



**Agenda Sheet for City Council Meeting of:**  
05/02/2022

<b>Date Rec'd</b>	4/15/2022
<b>Clerk's File #</b>	ORD C36205
<b>Renews #</b>	
<b>Cross Ref #</b>	ORD C36204 ORD C36206
<b>Project #</b>	
<b>Bid #</b>	
<b>Requisition #</b>	

<b>Submitting Dept</b>	PLANNING & ECONOMIC DEVELOPMENT
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<b>Agenda Item Type</b>	First Reading Ordinance
<b>Agenda Item Name</b>	0650 - NEW DESIGN GUIDELINES - SKYWALKS

**Agenda Wording**

New Design Guidelines for Public Projects and Structures, Skywalks over Public Right-of-Way, and City-Wide projects supported by amendments to the Spokane Municipal Code (SMC).

**Summary (Background)**

The adoption of these provisions will be undertaken via three ordinances. The first ordinance adopts the new design guidelines into the SMC. The second ordinance amends a portion of Title 12 and adopts a new chapter for Skywalks in Title 17C. The third ordinance amends portions of the SMC to clarify the formal design review process.

Lease? NO Grant related? NO

Public Works? NO

**Fiscal Impact**

**Budget Account** PASSED BY  
SPOKANE CITY COUNCIL:

Neutral \$

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Select \$

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Select \$

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Select \$

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CITY CLERK

**Approvals**

**Council Notifications**

**Dept Head** BLACK, TIRRELL  
  
FIRST READING OF THE ABOVE  
ORDINANCE HELD ON  
5/2/2022  
AND FURTHER ACTION WAS DEFERRED  
  
CITY CLERK

**Study Session\Other** Urban Experience:  
August 2019, Urban  
Experience: September  
2021, Urban Experience:  
April 13, 2022, City  
Council Advance Agenda:  
April 25, 2022

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Cathcart

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## ORDINANCE NO. C36205

AN ORDINANCE RELATING TO STANDARDS FOR SKYWALKS; AMENDING SMC SECTIONS 12.02.0405, 12.02.0410, 12.02.0424, 12.02.0452, 12.02.0464, 12.02.0470, AND 12.02.0476, ; REPEALING SMC SECTIONS 12.02.0450, 12.02.0460, 12.02.0462 AND 12.02.0474; AND ADDING CHAPTER 17C.255 SMC.

WHEREAS, through Chapter 04.13 of the Spokane Municipal Code, the City has established a Design Review Board to ensure that development projects subject to design review are consistent with adopted design guidelines and help to implement the City's Comprehensive Plan; and

WHEREAS, the City of Spokane has adopted three types of development review criteria that guide development of the built environment – (i) Development Standards, (ii) Design Standards, and (iii) Design Guidelines; and

WHEREAS, the focus of the Design Review Board is on ensuring the projects are consistent with Design Guidelines, whereas Development Standards and Design Standards are generally administered by development services staff, department directors, or the hearing examiner, depending on the permit application type; and

WHEREAS, the City has yet to adopt Design Guidelines for a number of project types that trigger the Design Review Process, including skywalks located above public ways, public projects or structures, and any other project subject to design review as required by code; and

WHEREAS, the City finds that it necessary to update its design review regulations to provide the Design Review Board with the necessary tools to (i) improve communication and participation among developers, neighbors, and the City early in the design and siting of new development projects subject to design review, (ii) 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, (iii) advocate for the aesthetic quality of Spokane's public realm, (iv) 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, and (v) provide flexibility in the application of development standards as allowed through development standard departures; and

WHEREAS, the City Council adopts the foregoing as its findings of fact justifying its adoption of this ordinance; therefore

THE CITY OF SPOKANE DOES ORDAIN:

Section 1. That the following sections of the Spokane Municipal Code are repealed: SMC section 12.02.0450 entitled “Design”; SMC section 12.02.0460 entitled “Dimensions – Angulation – Slope”; SMC section 12.02.0462 entitled “Arch – Vertical Clearance”; and SMC section 12.02.0474 entitled “Street Access”.

Section 2. That SMC section 12.02.0405 is amended as follows:

Section 12.02.0405 Findings

The city council finds as follows:

- A. The City, as a city of the first class, has the power to regulate and control the use of streets and avenues within the corporate limits of the City.
- B. The free circulation of pedestrian and vehicle traffic through the City is necessary to the health, safety, and general welfare of the citizens of the City.
- C. The construction of overhead pedestrian skywalks will facilitate movement of pedestrian traffic, especially ~~((within the major shopping center of the core area of the City, and reduce the volume of pedestrian traffic on the existing sidewalks and streets, all of which is))~~ within portions of the community where the reduction of pedestrian traffic congestion on the existing skywalks and streets appears warranted, may be to the general benefit of the citizens of the City.
- D. The placement of overhead pedestrian skywalks in the airspace across the streets and alleys in the city will not interfere with the use of the surface of the street as a public right-of-way.
- E. The issuance of a permit granting the right to use the public airspace to build a pedestrian skywalk or which permits a property owner to obtain access to the pedestrian skywalk system should not carry with it the right for the permittee to prohibit another property owner from joining the skywalk system or from obtaining access to any of its tributaries.

Section 3. That SMC section 12.02.0410 is amended as follows:

Section 12.02.0410 Policy - Purpose

- A. The city council, finding overhead pedestrian skywalks to promise improvement of pedestrian and vehicular traffic in congested areas of the City, declares that it is the policy of the City to approve, in principal, the construction of pedestrian skywalks over City streets and alleys. Said construction is in the interest of the public health, safety and welfare.

B. The purpose of this article is to guide future development of:

1. individual pedestrian skywalks to be situated within the City; and
2. a system of pedestrian skywalks and connecting walkways, generally at the second floor level ~~((, supplementing the street level pedestrian sidewalk system in the central business district (Census Tracts 34 and 35). Such pedestrian skywalks are intended to augment pedestrian movement, reduce pedestrian vehicular conflict, and permit expansion of retail shop and mall areas within convenient reach of the public, particularly in congested areas such as the central business district (CBD).))~~. Such pedestrian skywalks are intended to augment pedestrian movement, reduce pedestrian-vehicular conflict, and permit expansion of desirable land uses within convenient reach of the public.

C. Skywalks are intended and reserved for the movement of pedestrians over and across the public streets and alleys of the city. As used herein “skywalks” refers to pedestrian skywalks. Permits for the use of air rights for the movement of goods or the conduct of business may be granted or denied by the city council under such other policy as the council may adopt.

Section 4. That SMC section 12.02.0424 is amended as follows:

Section 12.02.0424 Evaluation by Hearing Examiner

The application is evaluated by the hearing examiner in accord with standards and criteria set forth in this article and ~~((chapter 11.02 SMC))~~ chapter 17G.060 SMC. The hearing examiner may impose such additional conditions or grant such exceptions to this article as the examiner deems appropriate, consistent with the policy and purpose of this article. However, if exceptions to the ~~((standards set forth in this article are granted by the hearing examiner, they may be granted only pursuant to recommendations made by the design review board.))~~ design standards set forth in SMC 17C.255.500 through SMC 17C.255.530 are granted by the hearing examiner, they may be granted only pursuant to recommendations made by the design review board.

Section 5. That SMC section 12.02.0452 is amended as follows:

Section 12.02.0452 Further Specifications

- A. The construction of skywalks shall be in accordance with the plans and specifications filed with the City, and shall comply with the City building code, so

as to provide necessary fire protection between the pedestrian skywalk structure and the buildings to which it is connected, as well as necessary fire protection between properties within the tributary malls and walkways.

- B. Skywalks must be designed and constructed so as to bear solely upon privately owned land and be removable without affecting the structural integrity of the buildings situated on private land.
- C. ~~All glazing within the skywalk structure shall be not less than one-quarter inch thick tempered glass set in metal frames. Skywalks must have internal, controlled, year-round drainage to adjoining building systems or to the storm sewer, constructed and maintained to the satisfaction of the City of Spokane.~~

Section 6. That section 12.02.0464 is amended as follows:

Section 12.02.0464 ((~~Ramps~~)) Obstructions – Malls and Walkways

- A. ~~((Ramps within the skywalk structure should be distributed continuously, uniformly, and symmetrically at an incline not exceeding one foot vertically for every twelve feet of horizontal distance (approximately eight and three-tenths percent). There should be no steps within a skywalk structure or in walkways associated with skywalks.))~~
- ((B)) A. Malls and walkways continuing from skywalks through buildings shall be maintained reasonably clear of obstructions so as to permit the skywalk system to effectively function in accordance with its purpose, to move pedestrian traffic rapidly within congested areas of the City.

Section 7. That section 12.02.0470 is amended as follows:

Section 12.02.0470 Signs - Lighting

- A. No advertising, readerboards, or other signs, except City traffic signs and skywalk wayfinding signage, shall be permitted on the internal or external portions of the skywalk structures. Distinct internal directional signs designating routes within the skywalk system may be permitted, and such signing indicating routes to street access shall be provided at all vertical accesses. Decorations for holiday, seasonal, and civic events may be placed on skywalk structures, on a temporary basis, subject to the prior written approval of the director of engineering services.
- B. Skywalks must have ~~((inconspicuous,))~~ nonglare, internal lighting, and where necessary for pedestrian safety and convenience ~~((, inconspicuous external lighting))~~.

C. Signs located on or facing on the sidewalk indicating the direction to and location of skywalk entrances shall conform to guidelines established by the City (~~plan commission~~) and shall meet the following criteria:

1. Skywalk entrance direction signs on sidewalks or placed on a structure fronting on the sidewalk should be reasonably standardized and uniform (~~(throughout the downtown area)~~).
2. The signs should not be a safety hazard or unduly restrict pedestrian movement.
3. The signs should be aesthetically pleasing and complementary with existing street furniture.
4. Signs should be simple, readable, and contain no advertising.
5. The costs of the sign and associated maintenance shall be borne by the (~~property~~) skywalk owners.

D. The hearing examiner administers skywalk sign proposals submitted as a part of a skywalk application as well as those proposed separately from and not a part of a skywalk application. The hearing examiner may prepare and adopt project-specific signage guidelines that reflect the above criteria to assist in the administration of applications for placement of sidewalk entrance signs.

Section 8. That section 12.02.0476 is amended as follows:

Section 12.02.0476 Limitation on Permits

- A. No more than one permit for a pedestrian skywalk should be granted in any one block of street frontage. In cases of unusually long blocks, or unusual property or physical problems, two standard second-floor-level skywalks may be permitted so long as their combined width does not exceed ten percent of the length of the block.
- B. Structures other than skywalks spanning public streets shall not preclude a pedestrian skywalk in the same block and such structures shall not be calculated in the ten percent limitation set forth hereinabove. In each case, the (~~plan commission~~) design review board shall carefully evaluate the need for an additional structure across such street and the location of the proposed pedestrian skywalk in relation to the existing structure with the intent of keeping the

structures spanning the street to the minimum number necessary for a successful pedestrian skywalk system.

Section 9. That a new chapter is added to the Title 17 of the Spokane Municipal Code as follows:

## Chapter 17C.255 Skywalks

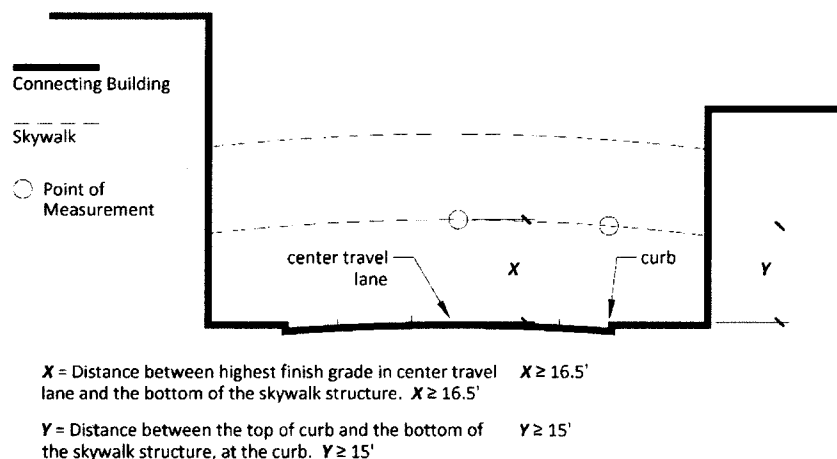
### Section 17C.255.010 Purpose

A. Purpose. To ensure public safety and a consistent development of skywalk structures in the public right of way, the following development standards must be met.

### B. Skywalk Development Standards

#### 1. Street Clearance

- a. Skywalks must have a minimum of sixteen and one-half feet clearance above the existing street grade in the center lane, and must have a minimum of fifteen feet clearance above the street pavement at the curb and over alleys.



#### 2. Circulation

- a. Ramps within the skywalk structure should be distributed continuously, uniformly, and symmetrically at an incline not exceeding one foot vertically for every twelve feet of horizontal distance (approximately eight and three-tenths percent).
- b. There should be no steps within a skywalk structure or in walkways associated with skywalks.



### 3. Street Access

- a. Skywalks must have adequate pedestrian access to and from the street level, such access to be available at, at least, one of the termini points of each skywalk.
- b. Each one-block area should have at least one street level pedestrian access point for every two skywalks that enter the subject block. This street level pedestrian access may be through stairways or by mechanical means and such access may be internal or external to the structure.
- c. In the case of existing structures into which a skywalk is built, existing access systems at the property perimeter may be counted for this access to and from the street if it is well marked, accessible, and within fifty feet of the skywalk terminus.
- d. Skywalks outside the central business district shall be provided with such street level pedestrian access as deemed warranted by the city council, acting with the advice and recommendation of the design review board.

### 4. Glazing

- a. For impact resistance, all exterior glazing in the skywalk structure shall be not less than one-quarter inch thickness tempered glass set in metal frames.
- b. The use of double-paned insulated glazing and of metal frames with thermal breaks is encouraged.

### 5. Drainage

- a. Skywalks must have internal, controlled, year-round drainage to adjoining building systems or to the storm sewer, constructed and maintained to the satisfaction of the City of Spokane.

## Section 17C.255.015 Design Standards Administration

All projects must address the pertinent design standards. A determination of consistency with the design standards will be made by the planning director following an administrative review process. Design standards are in the form of Requirements (R), Presumptions (P), and Considerations (C). Regardless of which term is used, an applicant must address each design standard. For design standards that are designated Requirement

(R) an applicant may apply to the Design Review Board pursuant to the procedures set forth in chapter 17G.040 SMC, and the board may recommend approval of alternatives to strict compliance, upon a finding that the alternative satisfies the decision criteria for a design departure in SMC 17G.030.040.

A. Requirements (R).

Requirements are mandatory in that they contain language that is not discretionary, such as “shall,” “must,” and “will.” Requirements must be satisfied by any plan prior to building permit approval. Requirements are listed with an (R) after the standard.

B. Presumptions (P).

Presumptions are standards that are meant to be applied, but with some flexibility. Presumptions indicate that the City is open to design features that are equal to, or better than, that stated – so long as the purpose is satisfied. A submitted plan is incomplete and will be rejected if it does not demonstrate that the presumptive elements have been in some way incorporated or overcome. Presumptions are listed with a (P) after the standard.

1. Overcoming a Presumption.

A presumption that may be unsuitable for a given project may be waived if an applicant can demonstrate to the planning director that there is a good reason why the presumption is inappropriate. The director may approve an alternative that achieves the intent of the presumption. At the discretion of the applicant, or in rare cases the director, may refer the permit to the design review board. A referral from the director would be in those cases where the complexity of the project and/or the cumulative impacts of deviations result in the project no longer meeting the overall intent of the design standard and the comprehensive plan.

2. Appropriate ways to overcome a presumption include:

- a. demonstrating that for a specific project the underlying design principle will not be furthered by the application of the presumption;
- b. showing that another design principle is enhanced by not applying the presumption;
- c. demonstrating an alternative method for achieving the intent of the presumption;
- d. explaining the unique site factors that make the presumption unworkable, such as lot size and shape, slope, natural vegetation, drainage, or

characteristics of adjacent development, which are identified through their use of materials, colors, building mass and form, and landscaping.

Note: Increases in the cost of development will not be an acceptable reason to waive a standard or determine that a standard is inappropriate.

C. Considerations (C).

Design standards listed as considerations are features and concepts that an applicant should consider in preparing a plan. Their omission is not grounds for rejecting a plan, but their inclusion or recognition is encouraged and may assist in overcoming certain presumptions and in gaining acceptance for a plan. Considerations are listed with a (C) after the standard.

Section 17C.255.500 Design Standards Implementation

The design standards found in SMC 17C.255.500 through SMC 17C.255.530 follow SMC 17C.255.015, Design Standards Administration. Design standards are in the form of Requirements (R), Presumptions (P), and Considerations (C). An applicant may apply to the Design Review Board pursuant to the procedures set forth in chapter 17G.040 SMC, and the board may recommend approval of alternatives to strict compliance, upon a finding that the alternative satisfies the decision criteria for a design departure in SMC 17G.030.040. All skywalks are subject to design review and are subject to a design review process and shall follow the skywalk design guidelines.

Skywalks must meet the design standards found in SMC 17C.255.500 through SMC 17C.124.530 and follow the skywalk design guidelines. To allow new development to better respond to the unique character of its surroundings, the design review board's recommendations to the planning director may include flexibility from the design standards if the board determines that the proposal meets the intent of the design standards and the skywalk design guidelines. See the Skywalk Design Guidelines and the Design Review Application Handbook for an outline of the design review process.

Section 17C.255.510 Windows – Building Design

A. Purpose. A skywalk should achieve an open character to reveal pedestrian use of the structure.

B. Windows Implementation

1. A skywalk's enclosing structure should have at least seventy percent transparent glazing, excluding structural framing members. (P)

2. Openings in a skywalk structure should be distributed evenly along the length of the skywalk. (P)

#### Section 17C.255.515 Enclosure – Building Design

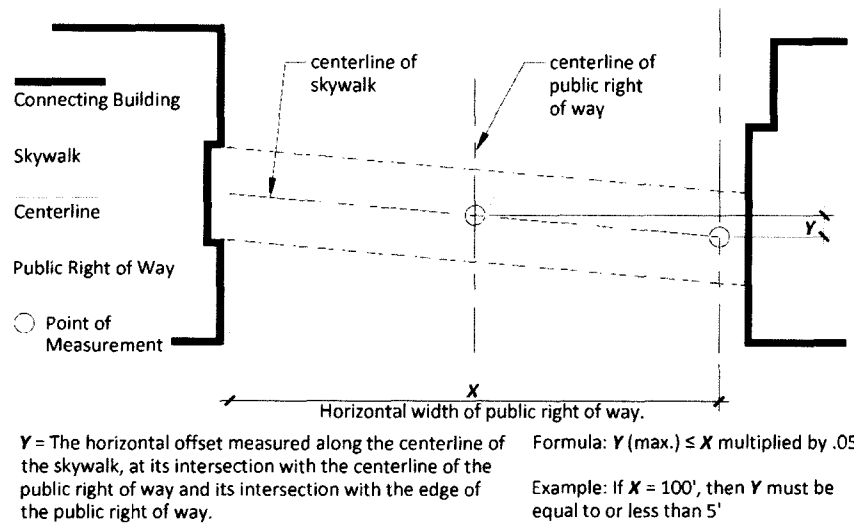
- A. Purpose. To ensure the year-round physical comfort of the pedestrian users of the skywalk.
- B. Enclosure Implementation
  1. A skywalk should be fully enclosed. (P)

#### Section 17C.255.520 Articulation – Building Design

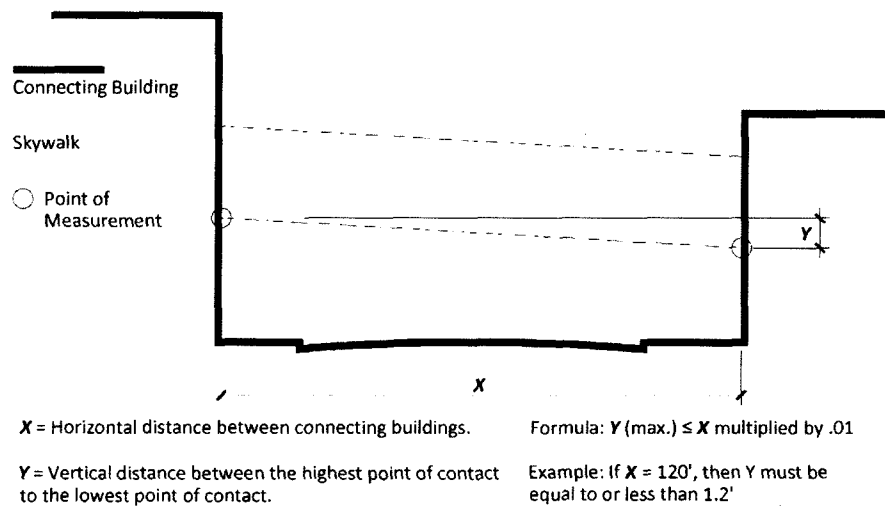
- A. Purpose. The exteriors of skywalks will be noncompetitive with the character of the connecting buildings.
- B. Articulation Implementation
  1. The exterior of the skywalk structure should be contextually compatible with the connecting buildings. (P)
  2. The exterior of the skywalk structure should be restrained and conservative in detailing. (P)

#### Section 17C.255.525 Angulation and Slope

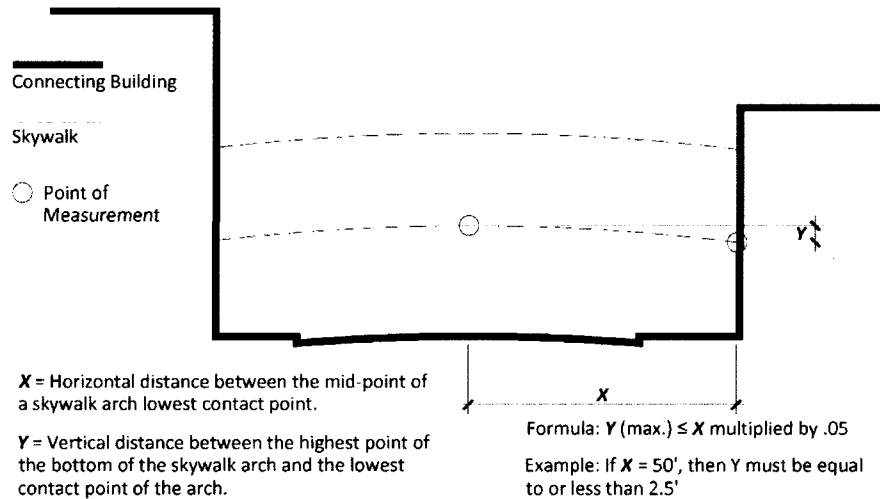
- A. Purpose. To convey a sense of structural stability to pedestrians and drivers, a skywalk structure should be as horizontal as feasible, and as orthogonal to the street grid as feasible.
- B. Angulation and Slope Implementation
  1. The horizontal angulation of the skywalk off the centerline of the right of way should not exceed five percent of the width of the right of way. (P)



2. The vertical slope of the skywalk structure should not exceed one percent of the width between the connecting buildings' contact points. (P)



3. No skywalk's structure should have an arch with a rise between the lowest end and the midpoint greater than a five percent slope. (P)



#### Section 17C.255.530 Dimensions

- A. Purpose. Skywalk structures must maintain adequate interior skywalk pathway dimensions, without unduly impacting the primary use of the skywalk and the liveliness of public sidewalks.
- B. Dimensions Implementation
  1. Skywalks must be no less than eight feet nor more than fourteen feet in width. (R)
  2. Skywalks must be no more than fourteen feet in height, as measured from the bottom of the skywalk structure to its top. (R)

Section 10. Severability. If any section, sentence, clause or phrase of this Ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

Passed by the City Council on May 9, 2022

Pro Tem  
Ann Krummen  
Council President

Attest:

Lynn H. Goble  
City Clerk

Approved as to form:

David  
Assistant City Attorney

Madeline Skadward  
Mayor

5/20/22  
Date

June 19, 2022  
Effective Date



**CITY OF SPOKANE PLAN COMMISSION  
FINDINGS OF FACT, CONCLUSIONS, AND RECOMMENDATIONS  
REGARDING THE DESIGN GUIDELINES AND DESIGN REVIEW ORDINANCES**

A recommendation of the City of Spokane Plan Commission to the City Council to approve amendments to the Spokane Municipal Code and adopt design guidelines for Public Projects and Structures, Skywalks, and Citywide as proposed by the New Design Guidelines project. The proposed amendments would repeal SMC Sections 12.02.0450, 12.02.0425.C, 12.02.0460, 12.02.0462, 12.02.0464.A, and 12.02.0474; amend SMC Sections 17G.040.020, 12.02.0405.C, 12.02.0410.B(2), 12.02.0424, 12.02.0470, 12.02.0476, 08.02.0665, 17G.030.020, 17G.060.070, and 17G.060.170; and add SMC Chapter 17C.255 containing Sections 17C.255.010, 17C.255.015, 17C.255.500, 17C.255.510, 17C.255.515, 17C.255.520, 17C.255.525, and 17C.255.530.

**FINDINGS OF FACT:**

A. The proposed text amendments aligns with the following adopted Shaping Spokane Comprehensive Plan policies:

1. Chapter 3 Land Use, LU 2.1 Public Realm Features – Encourage features that improve the appearance of development, paying attention to how projects function to encourage social interaction and relate to and enhance the surrounding urban and natural environment.
2. Chapter 3 – Land Use, LU 2.2 Performance Standards - Employ performance and design standards with sufficient flexibility and appropriate incentives to ensure that development is compatible with surrounding land uses.
3. Chapter 3 – Land Use, LU 4.4 Connections – Form a well-connected network which provides safe, direct and convenient access for all users, including pedestrians, bicycles, and automobiles, through site design for new development and redevelopment.
4. Chapter 3 – Land Use, LU 5.1 Built and Natural Environment – Ensure that developments are sensitive to the built and natural environment (for example, air and water quality, noise, traffic congestion, and public utilities and services), by providing adequate impact mitigation to maintain and enhance quality of life.
5. Chapter 3 – LU 5.2 Environmental Quality Enhancement – Encourage site locations and design features that enhance environmental quality and compatibility with surrounding land uses.
6. Chapter 3 – LU 5.4 Natural Features and Habitat Protection – Ensure development is accomplished in a manner that protects significant natural features and wildlife habitat.
7. Chapter 3 – LU 5.5 Compatible Development – Ensure that infill and redevelopment projects are well-designed and compatible with surrounding uses and building types.



8. Chapter 3 – LU 6.4 City and School Cooperation – Continue the cooperative relationship between the city and school officials.
9. Chapter 3 – LU 6.9 Facility Compatibility with Neighborhood – Ensure the utilization of architectural and site designs of essential public facilities that are compatible with the surrounding area.
10. Chapter 3 – LU 7.1 Regulatory Structure – Develop a land use regulatory structure that utilizes a variety of mechanisms to promote development that provides a public benefit.
11. Chapter 4 – TR 1 Transportation Network for All Users – Design the transportation system to provide a complete transportation network for all users, maximizing innovation, access, choice, and options throughout the four seasons. Users include pedestrians, bicyclists, transit riders, and persons of all abilities, as well as freight, emergency vehicles, and motor vehicle drivers.
12. Chapter 4 – TR 2 Transportation Supporting Land Use – Maintain an interconnected system of facilities that allows travel on multiple routes by multiple modes, balancing access, mobility and place-making functions with consideration and alignment with the existing and planned land use context of each corridor and major street segment.
13. Chapter 4 – TR 7 Neighborhood Access – Require developments to have open, accessible, internal multi-modal transportation connections to adjacent properties and streets on all sides.
14. Chapter 4 – TR 9 Promote Economic Opportunity – Focus on providing efficient and affordable multi-modal access to jobs, education, and workforce training to promote economic opportunity in the city’s designated growth areas, develop “Great Streets” that enhance commerce and attract jobs.
15. Chapter 4 – TR 13 Infrastructure Design – Maintain and follow design guidelines (including national guidelines such as MUTCD, NACTO, AASHTO) reflecting best practices that provide for a connected infrastructure designed for our climate and potential emergency management needs, and respecting the local context. Local context may guide signage and elements such as traffic calming, street furniture, bicycle parking, and community spaces. Accessibility guidelines and emergency management needs will be maintained.
16. Chapter 4 – TR 15 Activation – Build great streetscapes and activate public spaces in the right-of-way to promote economic vitality and a sense of place, with a focus on the designated Centers and Corridors identified in the Land Use chapter.
17. Chapter 7 – ED 6.1 Infrastructure Projects – Promote infrastructure projects that enhance the city’s quality of life and business climate.
18. Chapter 7 – ED 7.6 Development Standards and Permitting Process – Periodically evaluate and improve the City of Spokane’s development standards and permitting process to ensure that they are equitable, cost-effective, timely, and meet community needs and goals.

19. Chapter 7 – ED 8.1 Quality of Life Protection – Protect the natural and built environment as a primary quality of life feature that allows existing businesses to expand and that attracts new businesses, residents, and visitors.
20. Chapter 8 – DP 1.1 Landmark Structures, Buildings, and Sites – Recognize and preserve unique or outstanding landmark structures, buildings, and sites.
21. Chapter 8 – DP 1.2 New Development in Established Neighborhoods – Encourage new development that is of a type, scale, orientation, and design that maintains or improves the character, aesthetic quality, and livability of the neighborhood.
22. Chapter 8 – DP 1.3 Significant Views and Vistas – Identify and maintain significant views, vistas, and viewpoints, and protect them by establishing appropriate development regulations for nearby undeveloped properties.
23. Chapter 8 – DP 1.4 Gateway Identification – Establish and maintain gateways to Spokane and individual neighborhoods consisting of physical elements and landscaping that create a sense of place, identity, and belonging.
24. Chapter 8 – DP 2.1 Definition of Urban Design – Recognize current research that defines urban design and identifies elements of a well-designed urban environment.
25. Chapter 8 – DP 2.2 Design Guidelines and Regulations – Adopt regulations and design guidelines consistent with current definitions of good urban design.
26. Chapter 8 – DP 2.3 Design Standards for Public Projects and Structures – Design all public projects and structures to uphold the highest design standards and neighborhood compatibility.
27. Chapter 8 – DP 2.4 Design Flexibility for Neighborhood Facilities – Incorporate flexibility into building design and zoning codes to enable neighborhood facilities to be used for multiple uses.
28. Chapter 8 – DP 2.5 Character of the Public Realm – Enhance the livability of Spokane by preserving the city's historic character and building a legacy of quality new public and private development that further enriches the public realm.
29. Chapter 8 – DP 2.6 Building and Site Design – Ensure that a particular development is thoughtful in design, improves the quality and characteristics of the immediate neighborhood, responds to the site's unique features - including topography, hydrology, and microclimate - and considers intensity of use.
30. Chapter 8 – DP 2.7 Historic District and Sub-Area Design Guidelines – Utilize design guidelines and criteria for sub-areas and historic districts that are based on local community participation and the particular character and development issues of each sub-area or historic district.
31. Chapter 8 – DP 2.8 Design Review Process – Apply design guidelines through a review process that relies on the expertise of design professionals and other community representatives to achieve design performance that meets or exceeds citizens' quality of life expectations.
32. Chapter 8 – DP 2.9 Permit Process – Integrate the design review process with other permitting processes to increase efficiency and create a better outcome.

33. Chapter 8 – DP 2.10 Business Entrance Orientation – Orient commercial building entrances and building facades toward the pedestrian sidewalks and pathways that lead to adjoining residential neighborhoods.
34. Chapter 8 – DP 2.11 Improvements Program – Facilitate improvements such as sidewalks, street improvements, street trees, sewers, and parks in neighborhoods and commercial areas designated for higher density development.
35. Chapter 8 – DP 2.12 Infill Development – Encourage infill construction and area redevelopment that complement and reinforce positive commercial and residential character.
36. Chapter 8 – DP 2.13 Parking Facilities Design – Minimize the impacts of surface parking on the neighborhood fabric by encouraging the use of structured parking with active commercial storefronts containing retail, service, or office uses, and improve the pedestrian experience in less intensive areas through the use of street trees, screen walls, and landscaping.
37. Chapter 8 – DP 2.14 Town Squares and Plazas – Require redevelopment areas and new development to provide appropriately scaled open space such as town squares, plazas, or other public or private spaces that can be used as the focus of commercial and civic buildings.
38. Chapter 8 – DP 2.15 Urban Trees and Landscape Areas – Maintain, improve, and increase the number of street trees and planted areas in the urban environment.
39. Chapter 8 – DP 2.16 On-Premises Advertising – Ensure that on-premises business signs are of a size, number, quality, and style to provide identification of the business they support while contributing a positive visual character to the community.
40. Chapter 8 – DP 2.21 Lighting – Maximize the potential for lighting to create the desired character in individual areas while controlling display, flood and direct lighting installations so as to not directly and unintentionally illuminate, or create glare visible from adjacent properties, residential zones or public right-of-way.
41. Chapter 8 – DP 5.1 Neighborhood Participation – Encourage resident participation in planning and development processes that will shape or re-shape the physical character of their neighborhood.
42. Chapter 8 – DP 5.2 Neighborhood Involvement in the City Design Review Process – Encourage neighborhoods to participate in the city's design review process.
43. Chapter 9 – NE 1.2 Stormwater Techniques – Encourage the use of innovative stormwater techniques that protect ground and surface water from contamination and pollution.
44. Chapter 9 – NE 2.3 Native Tree and Plant Protection – Preserve native vegetation in parks and other publicly owned lands in the design and construction of new public facilities.
45. Chapter 9 – NE 4.3 Impervious Surface Reduction – Continue efforts to reduce the rate of impervious surface expansion in the community.

46. Chapter 9 – NE 14.2 New Plaza Design – Develop plazas with native natural elements and formations, such as basalt, Missoula flood stones, stream patterns, river character, native trees, and plants that attract native birds.
  47. Chapter 9 – NE 15.5 Nature Themes – Identify and use nature themes in large scale public and private landscape projects that reflect the natural character of the Spokane region.
  48. Chapter 10 – SH 3.1 Support for the Arts – Encourage public and private participation in and support of arts and cultural events in recognition of their contribution to the physical, mental, social, and economic wellbeing of the community.
  49. Chapter 10 – SH 3.2 Neighborhood Arts Presence – Provide the regulatory flexibility necessary to support and encourage an arts presence at the neighborhood level.
  50. Chapter 10 – SH 3.7 Support Local Artists – Solicit local artists to design or produce functional and decorative elements for the public realm, whenever possible.
  51. Chapter 10 – SH 4.1 Universal Accessibility – Ensure that neighborhood facilities and programs are universally accessible.
  52. Chapter 10 – SH 6.1 Crime Prevention Through Environmental Design Themes – Include the themes commonly associated with Crime Prevention Through Environmental Design (CPTED) in the normal review process for development proposals.
  53. Chapter 10 – SH 6.2 Natural Access Control – Use design elements to define space physically or symbolically to control access to property.
  54. Chapter 10 – SH 6.3 Natural Surveillance – Design activities and spaces so that users of the space are visible rather than concealed.
  55. Chapter 10 – SH 6.4 Territorial Reinforcement – Employ certain elements to convey a sense of arrival and ownership and guide the public through clearly delineated public, semi-public, and private spaces.
  56. Chapter 10 – SH 6.5 Project Design Review – Include the crime prevention principles of CPTED in any analysis of projects that come before the Design Review Board.
- B. Amendments to Title 17, Unified Development Code, are subject to review and recommendation by the Plan Commission.
- C. On March 1, 2022 the Washington State Department of Commerce and appropriate state agencies were given the required 60-day notice before adoption of proposed changes to the Unified Development Code pursuant to RCW 36.70A.106.
- D. A State Environmental Protection Act (SEPA) Nonproject Determination of Nonsignificance was issued by the City of Spokane on March 28, 2022 and a 14-day

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comment period commenced March 28, 2022 through April 11, 2022. No comments were received during the comment period.

- E. The proposed text amendment was processed pursuant to the process established under RCW 36.70A.370 to ensure that the proposed changes will not result in unconstitutional takings of private property.
- F. A legal notice of public hearing was published in the *Spokesman-Review* on March 30 and April 6, 2022.
- G. The Plan Commission held a public hearing on April 13, 2022 to obtain public input on the proposed amendments, if any.

**CONCLUSIONS:**

- 1. The Plan Commission has reviewed all public testimony received during the public hearing.
- 2. The Plan Commission finds that the proposed amendments are consistent with applicable provisions of the Comprehensive Plan and that the proposed amendment bears a substantial relation to the public health, safety, welfare, and protection of the environment.

**RECOMMENDATION:**

In the matter of the amendment to the Unified Development Code proposed by the New Design Guidelines Project, by a vote of 8 to 0, the Plan Commission recommends to the Spokane City Council the approval of the proposed amendments to the Spokane Municipal Code and adopt design guidelines for Public Projects and Structures, Skywalks, and Citywide as proposed by the New Design Guidelines Project. The proposed amendments would repeal SMC Sections 12.02.0450, 12.02.0425.C, 12.02.0460, 12.02.0462, 12.02.0464.A, and 12.02.0474; amend SMC Sections 17G.040.020, 12.02.0405.C, 12.02.0410.B(2), 12.02.0424, 12.02.0470, 12.02.0476, 08.02.0665, 17G.030.020, 17G.060.070, and 17G.060.170; and add SMC Chapter 17C.255 containing Sections 17C.255.010, 17C.255.015, 17C.255.500, 17C.255.510, 17C.255.515, 17C.255.520, 17C.255.525, and 17C.255.530.

*Gregory F Francis*  
[Gregory F Francis \(Apr 14, 2022 19:15 PDT\)](#)

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**Greg Francis, Vice-President  
Spokane Plan Commission**

Apr 14, 2022

# 2022-04-13\_PC Findings and Conclusions

Final Audit Report

2022-04-15

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