



Spokane Plan Commission Agenda

February 28, 2018

2:00 PM to 4:30 PM

Council Chambers

808 W. Spokane Falls Blvd., Spokane WA 99201

TIMES GIVEN ARE AN ESTIMATE AND ARE SUBJECT TO CHANGE

Public Comment Period:

3 minutes each Citizens are invited to address the Plan Commission on any topic not on the agenda.

Commission Briefing Session:

2:00 -2:30	1) Approve February 14th, 2018 meeting minutes	All
	2) Interview Diana Painter for vacant Plan Commission seat	All
	3) City Council Report	Lori Kinnear
	4) Community Assembly Liaison Report	Greg Francis
	5) President Report	Dennis Dellwo
	6) Transportation Sub- Committee Report	John Dietzman
	7) Secretary Report	Lisa Key

Workshops:

2:30- 3:00	1) DTC-100 Zone Amendment Workshop	Kevin Freibott
3:00- 3:30	2) University District Bridge Naming	Andrew Worlock
3:30-4:00	3) Code Amendment for Electric Fencing in the Light Industrial Zone	Melissa Owen
4:00-4:10	4) Procedures for Commenting, Making Recommendations, Dissenting Opinions	James Richman

Adjournment

Next Plan Commission meeting will be on March 14, 2018 at 2:00 pm

The password for City of Spokane Guest Wireless access has been changed. Username: COS Guest Password: **pFxy2FWb**

AMERICANS WITH DISABILITIES ACT (ADA) INFORMATION: The City of Spokane is committed to providing equal access to its facilities, programs and services for persons with disabilities. The Spokane City Council Chamber in the lower level of Spokane City Hall, 808 W. Spokane Falls Blvd., is wheelchair accessible and also is equipped with an infrared assistive listening system for persons with hearing loss. Headsets may be checked out (upon presentation of picture I.D.) at the City Cable 5 Production Booth located on the First Floor of the Municipal Building, directly above the Chase Gallery or through the meeting organizer. Individuals requesting reasonable accommodations or further information may call, write, or email Human Resources at 509.625.6363, 808 W. Spokane Falls Blvd, Spokane, WA, 99201; or msteinolfson@spokanecity.org. Persons who are deaf or hard of hearing may contact Human Resources through the Washington Relay Service at 7-1-1. Please contact us forty-eight (48) hours before the meeting date.

Spokane Plan Commission

February 14, 2018

Meeting Minutes: Meeting called to order at 2:10 pm

Workshop Attendance:

- Commission Members Present: Dennis Dellwo, President; Todd Beyreuther, Vice-President; Michael Baker; Christopher Batten; John Dietzman; Patricia Kienholz; Community Assembly Liaison - Greg Francis.
- Commission Members Absent: Sylvia St. Clair, Carole Shook.
- Quorum met.
- Staff Members Present: Lisa Key, Jacqui Halvorson

Public Comment:

- None

Briefing Session:

1. January 24, 2018 meeting minutes. The Chair entertained a motion to approve the January 24th Minutes; John Dietzman moved to approve; Todd Beyruether seconded. The minutes were approved unanimously.
 - The Chair entertained a Motion to approve the Findings, Conclusions and Recommendations for the Historic Preservation Demolition Ordinance summarized and submitted by the Secretary, Lisa Key. Todd Beyreuther moved to approve; John Dietzman Seconded. No comments or amendments. Motion Passed 4 to 2.
2. City Council Report: Jacob Fraley, Legislative Aid to Councilmember Kinnear, spoke on behalf of CM Kinnear.

Jacob summarized how the City Council adopted and passed the Historic Preservation Demolition Ordinance by a vote of 6 to 1. The ordinance that the Council considered reflected all of the Plan Commission recommended amendments; however, CM Kinnear subsequently put forward three motions to that language, which would:

 - 1.) Revert from the PC recommended amendment requiring notices be sent by registered mail, back to the original language, requiring notification by First Class USPS. That motion passed 5-2.
 - 2.) Revert from the PC recommended amendment that no less than three posting signs at three points of entry to a proposed historic district be required, to amend that recommendation to say “one sign posted at a central location”. That motion passed 5-2.
 - 3.) Revert from the PC recommended 60 percent threshold for the adoption of an historic district back to the *simple majority* threshold of 50 percent. That motion passed 5-2.

The final ordinance that passed reflects these three motions.
3. Community Assembly Liaison Report - Greg Francis
 - Greg was unable to attend the CA meetings in January and February but understands they don’t have any land use concerns at this time.
 - Lisa Key and Kevin Friebott will be meeting with the CA Land Use Committee tomorrow, February 15th. Kevin will present on the Building Height amendment along Spokane Falls Blvd; and Lisa will discuss the Infill Strategic Action Plan.
4. Transportation Sub-Committee Report -John Dietzman
 - The PTCS met last week, and this was the second session that was spent on selecting projects to recommend to the PC for inclusion in the 6 Year Transportation Plan out to 2024. Brandon Blankenagle will be going through that selection process later during this

meeting. The PCTS vote was unanimous on the selected projects. Design Standards for biking and pedestrians was also reviewed.

- Review of the 6-year Transportation Plan and reconciliation of projects from last year's list will continue at the next PCTS meeting. The Street Standards update may also be reviewed if there is time.

5. Secretary Report- Lisa Key

- Since the Joint PC/CC meeting held on January 25th, a 2018 Plan Commission/City Council meeting schedule has been sent out, and Jacqui Halvorson has sent the PC/CC 2018 meeting dates on the Outlook calendar.
- The NSC placemaking charrettes will be held on various Saturdays in February and March for the following neighborhoods:
 - Bemus and Whitman, February 24th, 10-2 at the Northeast Community Center (NECC);
 - Minnehaha, March 10, 10-2 at the NECC,
 - Hillyard, March 24th, 10-2 at Shaw Middle School; and
 - Children of the Sun Trail, which spans all neighborhoods in the corridor, will be held Saturday March 31, 10-2 at the East Central Community Center.
- At the last PC meeting there was some discussion about conversations that take place with the public outside of the PC meetings by PC members, and it was clarified that this was a general comment related to our Plan Commission's *Rules of Procedure*. A few reminders:
 - It was recommended that Rule 10 (Code of Conduct), and particularly 10.3 and 10.11, be read by all.
 - The commissioners were also reminded that they act as a collective and should not be representing their personal opinions on matters before the Plan Commission to the public prior to a PC hearing; and, should also be cognizant that the audience knows when you are speaking as an individual or as a representative of the PC.
 - Ex parte communication, and the quasi-judicial element of a governing body was also discussed, noting that most of what the PC deals with is legislative.
 - If you receive any written information or comments that effect your decision on a matter before the Plan Commission, you should provide that information to Lisa to disseminate to the other PC members.
 - If there is a perceived conflict of interest, you should consider recusing yourself, or present the matter to the Plan Commission for their determination, as provided for in the rules.
 - Plan Commissioner are subject to RCW 42.36 (the Appearance of Fairness Doctrine).
 - PC members were encouraged to review Title 4 of the SMC and understand what their role is, as established by City Code.
 - It was suggested that the PC have a separate meeting to further discuss these rules with James Richman.
 - This is guidance that all PC members should be clear on, especially for the new PC members.

Workshops:

6 Year Comprehensive Street Program Update - Brandon Blankenagle

Brandon gave a PowerPoint presentation on the 6 Year Comprehensive Street Program. In support of the State Growth Management Act and the City of Spokane's Comprehensive Plan, the City must maintain 6-year capital financing plans for certain providers of public facilities and services. Accordingly, the City must maintain a 6-year capital financing plan for its capital street program. Pursuant to RCW 35.77.010 the capital street program must be adopted before July 1 of each year, and filed with the Secretary of Transportation not later than 30 days after adoption. To determine the plan's consistency with the Comprehensive Plan, it is scrutinized by the City Plan Commission. The Commission then makes a recommendation to the City Council as to the plan's consistency with the Comprehensive Plan, and the City Council then accepts or modifies the plan accordingly. Projects are either maintenance projects, or capital projects and reconstruction. Brandon reviewed the prioritization matrix tool that is used as a starting place for the conversation in the project selection process; he also discussed the selection criteria and grant funding. The PCTS tries to spread projects throughout all three legislative districts, and tries not to focus too many projects in one area of any district.

- Questions asked and answered.

North Spokane Corridor Placemaking Process - Char Kay (WSDOT) and Louis Meuler

Char and Louis gave a presentation on the North Spokane Corridor Placemaking process. The Washington State Transportation Secretary toured the site and asked how the neighborhoods would be impacted by this project. This was a green light for placemaking.

- The Placemaking process capitalizes on a community's assets. One of the principles of placemaking is that the community is the expert. Also discussed was the concept of 'placekeeping', or how to continue to activate, maintain and utilize these places.
 - Discussion included economic development, maintaining the fabric of the existing neighborhoods, vacated streets and closures, clean-up of the black tank and other contaminated sites by previous owners, relocating the old rail line, funding sources, cataloging of public art in the corridor, and how to design public spaces so they interface with the communities. The City has also saved money by using dirt removed from the CSO tank sites for the NSC berm.
 - EWU planning students have been assisting with community outreach, and explained that this will be an on-going process well into 2020.
 - The four charrettes will use the community to identify the top ten spaces to focus on what they consider special; and will also reach out to our diverse communities.
- Questions asked and answered.

Capital Facilities Comprehensive Plan Chapter Update- Marcia Davis and Louis Meuler

Marcia and Louis gave a presentation on the Capital Facilities Comprehensive Plan Chapter Update. They will be working on the utility element of the 20-Year plan for LINK Spokane. This began by updating the Transportation Chapter 4 of the Comprehensive Plan, and will now focus on water, sewer and stormwater utilities in Chapter 5. Points made: Every project that comes forward for a charter gets reviewed from an integration standpoint; future challenges and opportunities including climate change and growth factors; the department is using new technology to test for pipe leaks (water and sewer); for thickness/condition of pipes, and for surface contamination; looking at how to best engage the public, which will likely follow the Comprehensive Plan style of engagement utilizing subcommittees due to the size of the project; private utilities will be asked to engage in the discussion later in the process; and the project schedule was reviewed.

- Questions asked and answered.

Items of Interest

Patricia encouraged the PC members to attend the City Council Committee meetings Monday at 1:15 PM, and the PCTS on the first Tuesday of the month; or watch these meetings on TV.

Lisa asked the PC members to give some thought as to what agenda items they would like to add to the four annual PC and CC joint meetings.

Patricia indicated that some boards approve/review the agenda prior to the meetings, and asked about the protocol to add something to the agenda. It was noted that as soon as you are aware of a new agenda item bring it up during the *Items of Interest* agenda discussion at the PC meetings, and after review and approval by the PC, will be added to the Agenda Management list. Or for a critical item in-between meetings, forward agenda items to Lisa or Denny. It was also noted that the PC can ask questions of the staff at any time.

The next Plan Commission meeting is scheduled for February 28, 2018.

Meeting adjourned 4:20 PM.



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February 23, 2018

RE: Proposed Amendments to Building Heights Requirements in DTC-100

Dear Plan Commission Members:

In advance of our workshop on February 28, 2018, it is my pleasure to provide you with three items related to my upcoming presentation.

The first is a summary report providing the findings of a direct public opinion and input survey issued by the Planning Department. Included in that report is general information about the survey, the responses we received to date, and a listing of all the text comments received as part of the survey.

The second item contains copies of all written comments we have received on the proposed project to date. These written comments were received outside the survey process and represent emails, online comments, and other sources.

Lastly, I have included a first draft of the actual amendment language to Spokane Municipal Code 17C.124.220 required in order to execute the recommendation of the building heights working group and the Plan Commission. Please note that this language is preliminary and I hope to get input from you on any necessary changes or additions at our workshop on Wednesday.

I look forward to presenting these materials to you at the workshop. In the mean time, if you have any questions please don't hesitate to ask. Thank you for your time and consideration.

Sincerely,

Kevin Freibott
Assistant Planner
Planning and Development
509-625-6184
kfreibott@spokanecity.org



Summary Report

Public Outreach Survey

BUILDING HEIGHTS IN DTC-100 ZONE

**Prepared by City of Spokane Planning & Development
February, 2018**

Project Manager: Kevin Freibott
(509) 625-6184
kfreibott@spokanecity.org

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Introduction

The following report summarizes the results of a public opinion survey issued by the City of Spokane Planning & Development Department in January and February, 2018. Following a request by a representative of some property owners in the DTC-100 Zone, the City of Spokane undertook a study of the current building heights requirements in the zone and potential modifications to those requirements that could result in easing financial barriers to development in this zone. This study was prepared following four meetings by a working group of industry, government, and public representatives. The resulting [recommendation](#)¹ of that working group was to allow greater heights in exchange for limitations on use, a limit on the floorplate size of towers above 100 feet, and minimum distances between towers. Detailed results of that study can be found in the study itself and are not summarized here.

Following adoption by resolution of the final [Building Heights Study](#)¹, City staff was asked by the Plan Commission to begin processing a code amendment consistent with the findings of the study. As part of that process, an online [Story Map](#)² was published and a survey was released, asking the public to comment on the various aspects of the proposed changes to City Code. The Story Map and survey were published on January 17, 2018. The survey is ongoing. However, for the uses of the Plan Commission at their February 28, 2017 workshop, the results were polled from January 17 to February 18. Those results are summarized in this report. A total of 759 surveys were received by February 18. However, nine of those surveys were invalidated due to the fact that they were empty. Thus, the following results concern 750 valid surveys.

Format and Questions

The survey was issued online only, as a survey through www.surveymonkey.com. The City possesses a paid account that allows for greater control of content and analysis and, more importantly, protection from spamming or multiple votes by the same IP address. The entire survey was 19 questions³ long and took an average of six minutes to complete. The questions can be categorized as follows:

- Six (6) general demography questions (place of residence, neighborhood, use of downtown, etc.);
- Four (4) general questions about the topic at hand (the importance of development, agreement with Downtown Plan policy, etc.);
- Six (6) detailed questions about the topic at hand (preferred floor plate size, distance between towers, pedestal height, etc.);
- One (1) open-ended question asking for comments of any type; and
- Two (2) questions asking for contact information (name and email).

None of the questions required answers to any others and users could skip any questions they wished to. Of the people who began the survey, 100 percent completed the survey⁴. The survey itself did not require that the user view the entire Story Map, but it was strongly encouraged by the survey's embedded nature

¹ <https://static.spokanecity.org/documents/projects/building-heights-on-spokane-falls-boulevard/building-heights-on-spokane-falls-boulevard-final-draft-report-oct-2017.pdf>

² <http://arcg.is/2BO3KNd>

³ A complete copy of the survey is attached to this report as Appendix A.

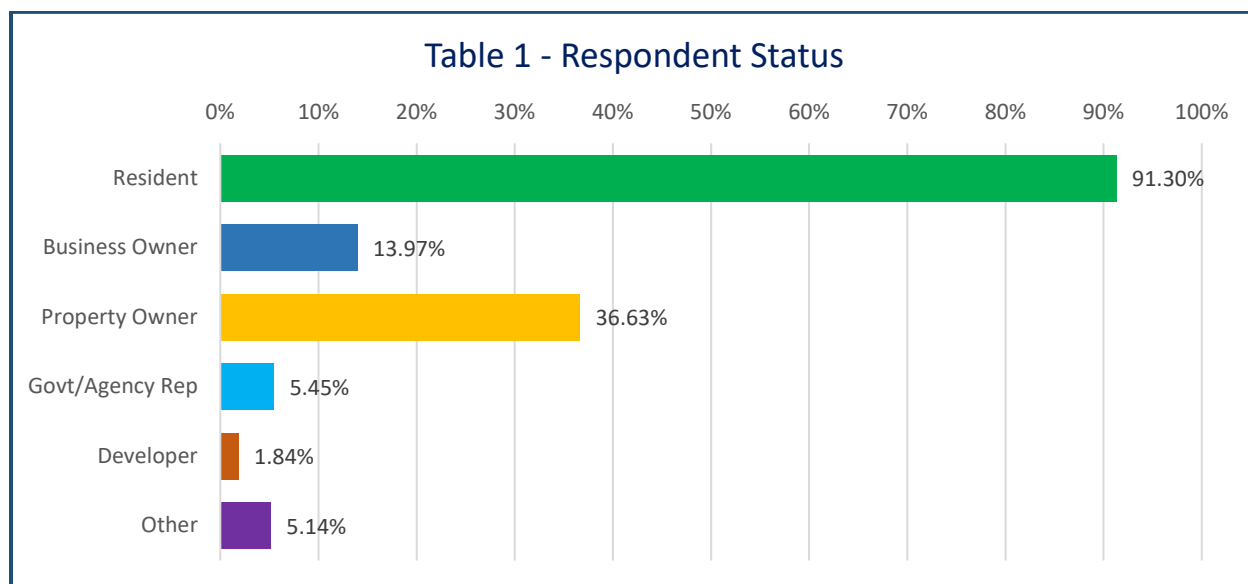
⁴ Not including the erroneous blank surveys, which were likely technical errors and not intentional.

at the end of the Story Map and through language included in public outreach extolling the usefulness of the Story Map and a statement that the information contained within would help the public answer the survey.

Demography (Questions 1 through 6)

The primary demographic question asked in the survey was the status of the respondent. Each respondent was asked to self-report their status in society through general descriptors of their position or role. Respondents could answer with more than one response and an “other” field was provided for clarification of their answer or for respondents to include an answer that wasn’t on the list. Those “other” answers were used in some cases to correct the responses by the respondent where necessary. For example, one respondent did not check the “resident” box but did say in the “other” box that they lived in Spokane. As such, their answer was modified to include the “resident” checkbox. Any ambiguity was left unmodified in order to avoid bias on the part of the editor.

Table 1 shows the breakdown of respondents by status. Please note that percent of the total number of surveys is shown, as the number of responses exceeded the number of surveys received. This was due to the fact that respondents could give more than one answer to the question.



The largest percentage of respondents identified themselves as residents. The second largest percentage reported as property owners. However, as shown in **Table 1**, the City received responses from all six sectors of the population. The high percentage of residents who responded is commensurate with the City’s goal of including public opinion in the consideration process, not only industry and agency representatives. While members of the public were invited to the Building Heights Study working group meetings, no members of the general public attended the meetings, beyond neighborhood representatives directly invited to join the working group.

The second question asked respondents if they lived or worked downtown. This question was designed in order to ascertain if answers were being provided by those that would be most affected by changes in the built environment. This distinction was further refined by later questions (questions 5 and 6).

Table 2 at right provides a proportional breakdown of the answers to this question. The results were relatively evenly distributed, with the majority changing frequently throughout the response cycle. As such, it's safe to assume that the survey respondents were from largely equal proportions of the population when classified by this qualifier.

The third question asked within which Neighborhood Council boundary the respondent lived. Responses came in from every neighborhood in the City (as well as a few from residents just outside the City to the north and east). The largest responses came from the following neighborhoods:

- Manito/Cannon Hill (62 respondents)
- Cliff/Cannon (59 respondents)
- Rockwood (42 respondents)
- Lincoln Heights (41 respondents)
- Comstock (37 respondents)
- West Central (36 respondents)
- Emerson/Garfield (36 respondents)
- Southgate (32 respondents)

Table 2 - Live/Work Downtown

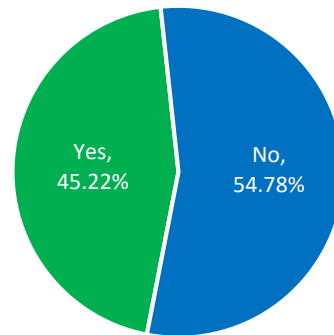


Figure 1 on the following page provides a map showing the responses by Neighborhood Council boundary, with the larger number of responses represented by darker green colors.

The next question asked the respondent to qualify how often they visit or use Riverfront Park, in order to clarify their familiarity with the park and its value to the community. **Table 3** below shows the count of each answer given by the respondents. Respondents were required to give only one answer in this case. The respondents represent a wide range of park users, with more than 73 percent of respondents reporting that they use the park at least a couple times a month.

Table 3 - Use of Riverfront Park

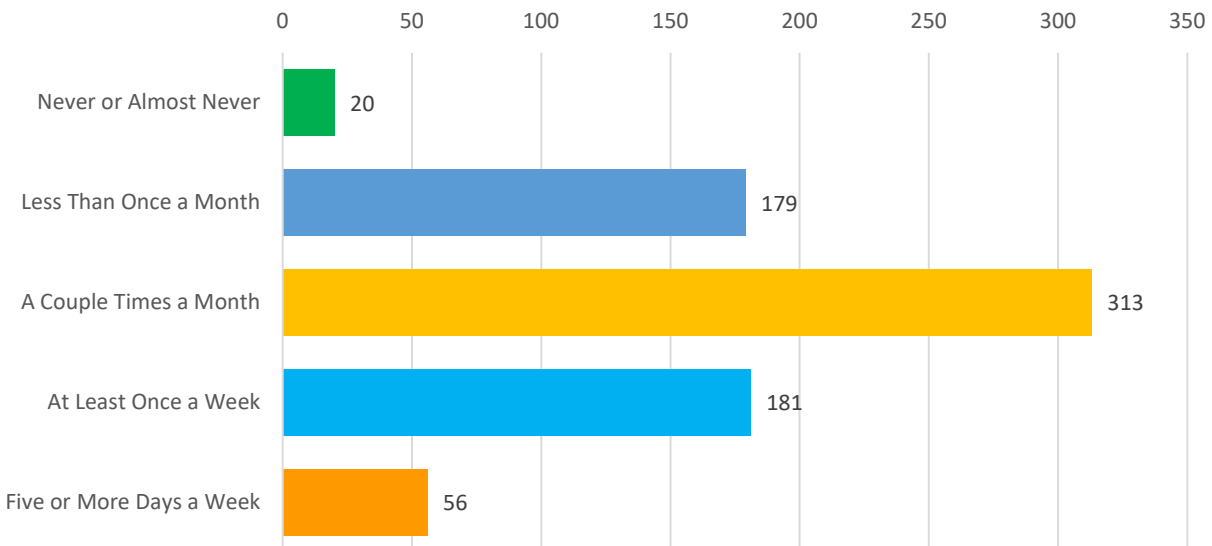
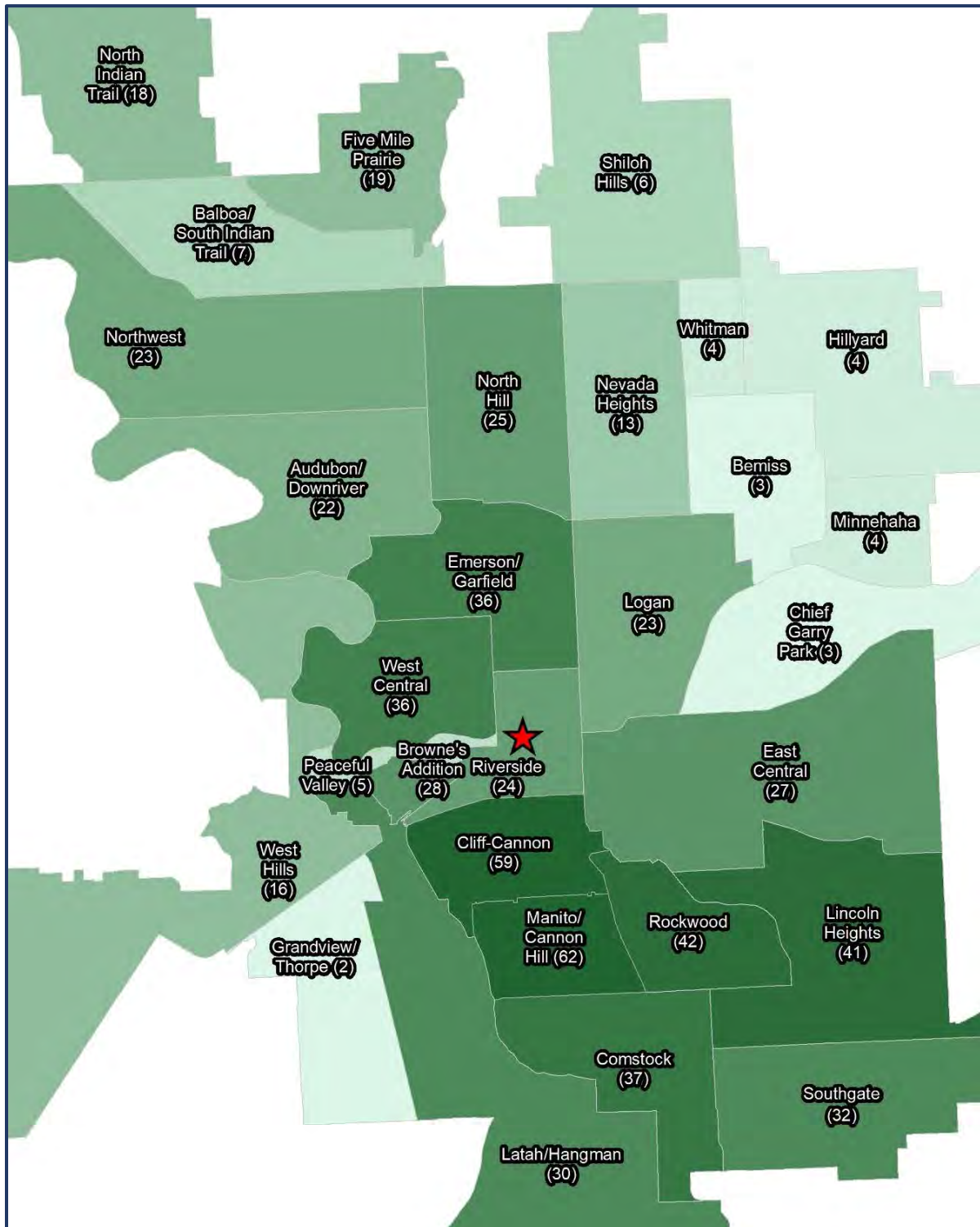


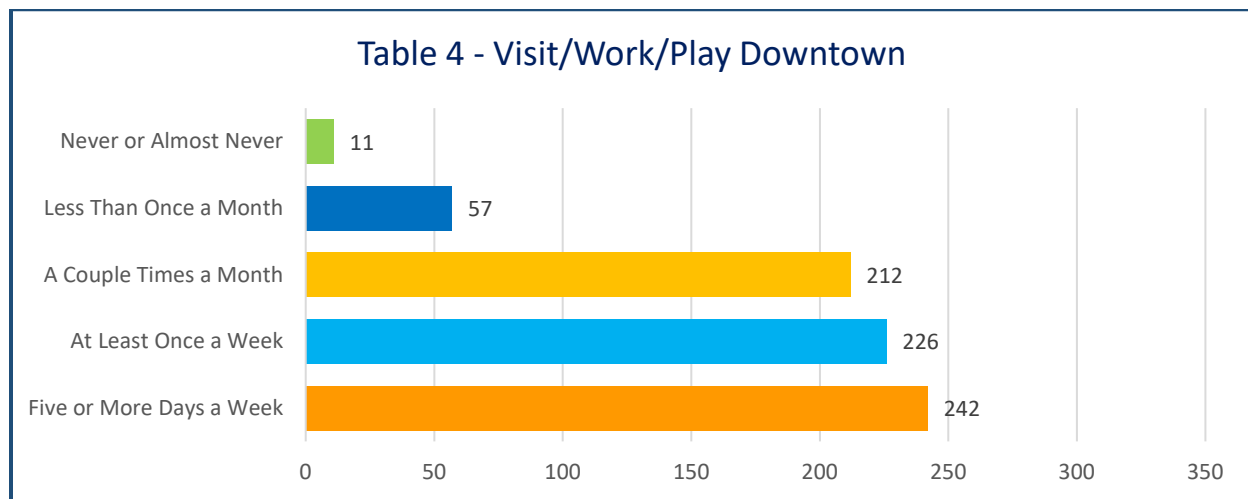
Figure 1 –Responses Received by Neighborhood



Source: City of Spokane, 2018

Notes: Darker green neighborhoods denote higher response rates. The number of surveys received from each neighborhood is shown in parentheses. The red star indicates the approximate location of the DTC-100 Zone.

A similar question was asked next, asking how often the respondent comes downtown to work, shop, or play. **Table 4** provides the range of possible answers and the number of respondents that answered each. As with the previous question, respondents were required to only give one answer.



When compared to **Table 3**, the results in **Table 4** are much more heavily weighted towards frequent users of downtown. Regardless, the combined results of these two questions point to high confidence in the expertise and personal knowledge of the respondents as they relate to the issue at hand.

Demography Summary

- Responses were received from all types of respondents, with the vast majority of responses received from residents.
- Responses were received from all neighborhoods, with the highest responses from the south hill and north of downtown.
- Respondents are relatively frequent users of the park and, even more frequently, they live, work, or play downtown.

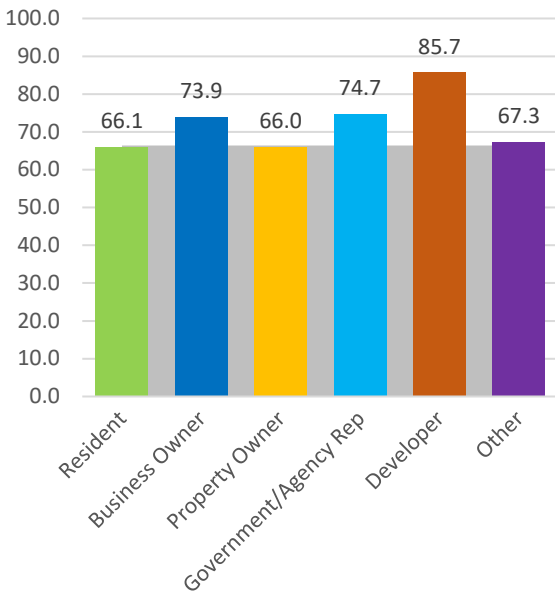
On-Topic, General (Questions 7 through 10)

In order to gauge general opinion of the topics related to the proposed amendments to the Unified Development Code, questions 7 through 10 asked the respondent to evaluate how much they agree with a set of statements. In each case they were asked to select a value between 0 and 100. The higher the number, the more they agree with the statement they are evaluating.

For each of the following tables (**Tables 5, 6, and 7**) the average response for each of the six possible statuses⁵ is given, as well as the overall average response. The overall average response is depicted in grey. The first question asked the respondents to evaluate how important increased development is to the downtown. **Table 5** provides a breakdown of their average answers. The second question asked how important the respondent felt Riverfront Park was to the City and Downtown. Responses are shown in **Table 6**.

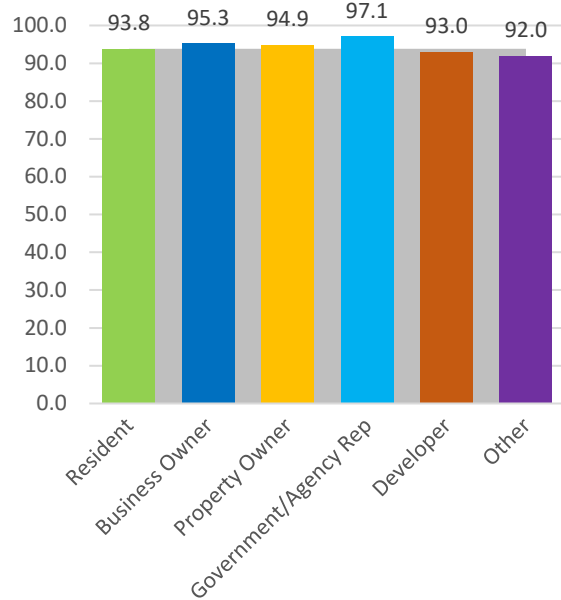
⁵ See Table 1 – Resident, Business Owner, Property Owner, Government/Agency Representative, Developer, and Other.

Table 5 - Importance of Downtown Development



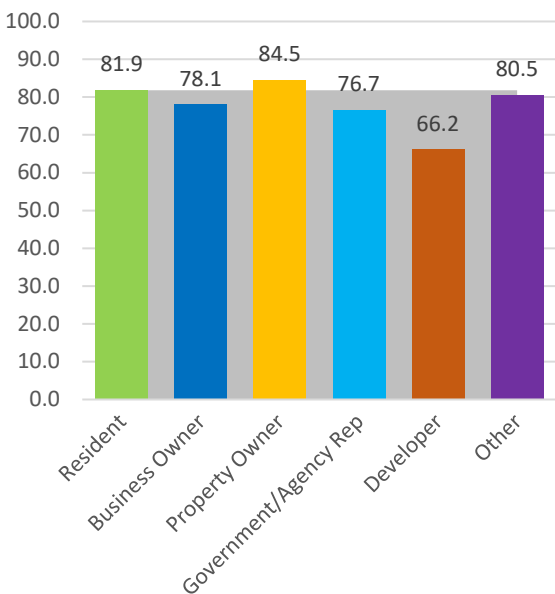
Average Answer by All Respondents: 66.4

Table 6 - Importance of Riverfront Park



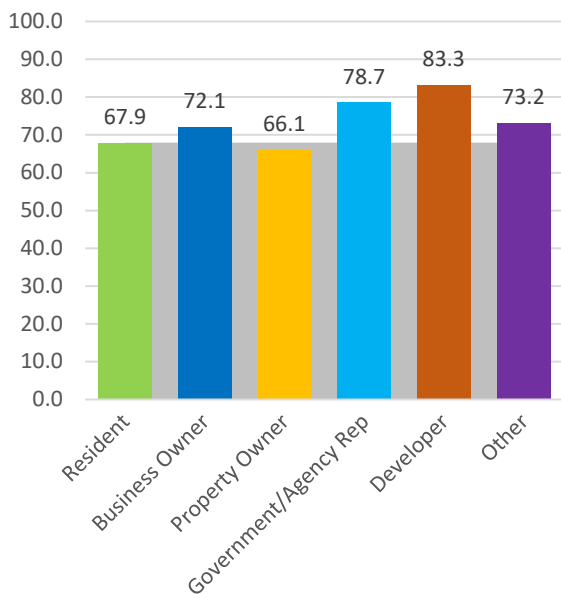
Average Answer by All Respondents: 93.8

Table 7 - Agreement with Downtown Plan Policy



Average Answer by All Respondents: 81.8

Table 8 - Importance of Developing Vacant Properties



Average Answer by All Respondents: 67.9

The third general question asked the respondent to evaluate how much they agree with the policy in the Downtown Plan which led to the current height restrictions in the Spokane Municipal Code. The results are shown in **Table 7** above. The specific policy statement is as follows:

"The Spokane community expressed a strong desire to maintain maximum exposure to sunlight in significant public open spaces, such as Riverfront Park, by promoting buildings designed to reduce shadows."

The last general question asked the respondent to evaluate their agreement with the concept that development of vacant lots and surface parking downtown is essential for a vibrant community. Their answers are shown in **Table 8** on the previous page.

General Topic Summary

Overall, the respondents indicated significant agreement with all four general concepts. Because of the extremely high number of responses by residents, the overall average answer largely corresponds with the residential answer. When all answers are considered, the answers indicate the following standard deviation⁶:

Importance of Increased Development:	<u>28.7</u>
Importance of Riverfront Park:	<u>12.4</u>
Agreement with Downtown Plan Policy:	<u>28.7</u>
Importance of Developing Vacant Land:	<u>31.4</u>

The answers overall show relatively low standard deviation, indicating some variability but general consensus in the answers provided. The most consensus among the various types of respondent regarded the importance of Riverfront Park – nearly all respondents strongly agreed that the park is key to the City.

On-Topic, Specific (Questions 11 through 16)

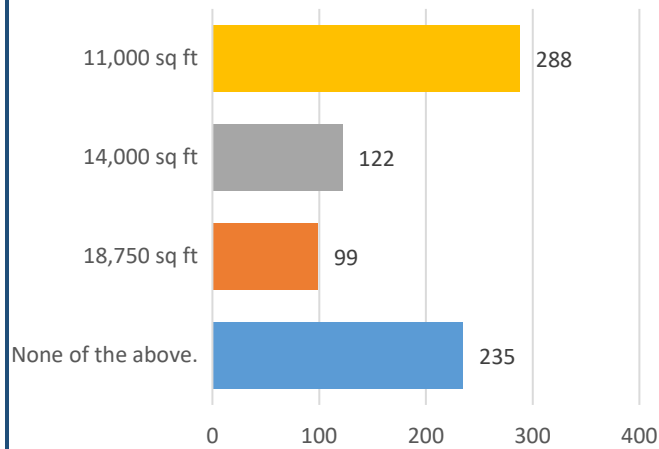
Following the general topics, the survey continued into specific questions tailored to the information provided in the Story Map and pertinent to the key variables in any new policy proposal – namely the size of towers, separation between towers, base height, and use. Respondents were asked to select between the various options by both text description and photograph, utilizing the same simulated photographs included in the Story Map.

The first question regarded the floor-plate limitation in the towers. The three options discussed by the Working Group and Plan Commission were shown in simulation and the respondent was asked to choose among them, with an additional option for “none of the above.” **Table 9** on the following page shows the various numbers of each response received. As shown in that table, the greatest response by far was for the smallest floor plate of 11,000 square feet (38.71 percent of answers). The second greatest response was for “none of the above,” (31.59 percent).

Respondents weren’t asked to expand on the “none of the above” answer but some commented anyway on the open-ended question at the end of the survey. See that section at the end of this report for more information.

⁶ Standard deviation is a mathematical expression of how much the answers vary. Low standard deviation indicates agreement among the population. High deviation would indicate that there is great variation between the answers given by different respondents.

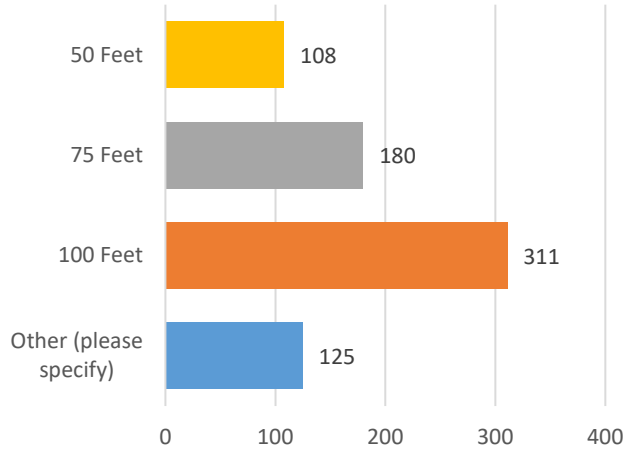
Table 9 - Preferred Floor Plate Sizes



The next question asked what the respondent felt was an appropriate minimum distance between towers. As with the floor plate question, three distances were provided as well as an “other” category, informed by graphic simulations in the Story Map and shown again in the survey itself. The answers provided can be seen in **Table 10** at left.

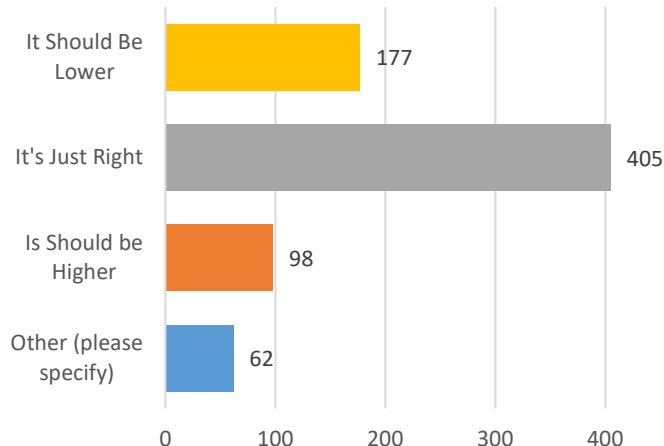
As shown in the table, the greater separation distances received the greater response. Over 42 percent of respondents selected the 100-foot distance. Only 15 percent supported the recommendation of the Plan Commission and working group for a separation minimum of 50 feet.

Table 10 - Tower Separation



Regarding **Table 10**, an answer of “other” prompted the respondent to give some indication of what they felt was an appropriate separation. Of the 128 “other” responses, a total of 93 (12.8 percent) said either “leave the code the way it is,” “no towers at all above 100 feet,” or some variation thereupon. A further nine (9) respondents provided a greater separation than 100 feet. Only one comment said that it should be left to developers to determine the proper distance between towers, and that respondent indicated in the beginning of the survey that they are, themselves, a developer.

Table 11 - 100' Pedestal Base Height



The next question discussed the 100-foot base height in the existing code, its history and reasoning, and asked for input on whether the respondent felt that height was too high, too short, or just right. The responses to that question are summarized in **Table 11**. When asked the question, 55 percent of respondents felt the 100 foot pedestal height was justified. More responses were received for that answer than all the others combined. The

second most common answer was to lower the height. Once again, the respondents were provided the opportunity to give a specific answer in the “other” field. These answers closely corresponded to the “other” answers given to the tower separation question.

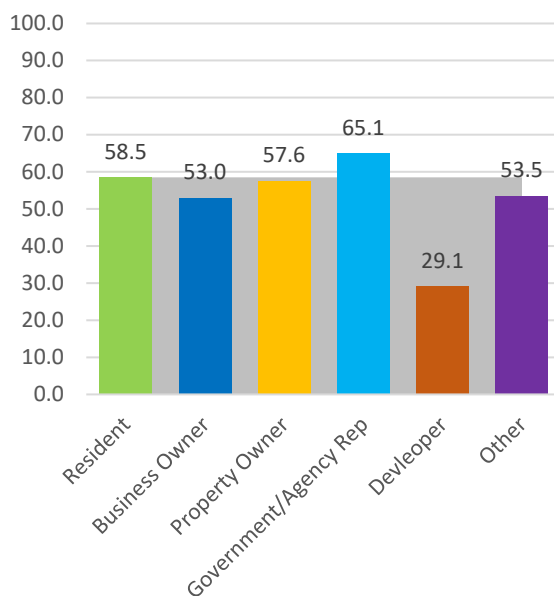
The next question asked respondents to evaluate how much they agree with the proposed limitation on use above 100 feet (residential and/or hotel only). **Table 12** gives the average response as well as the responses by each of the respondent statuses asked in Question 1 of the survey.

In contrast to the previous evaluation questions, agreement on this topic was significantly lower, averaging 58.5 out of 100 overall. Likewise, there was increased disagreement among the various respondent types, with a standard deviation of 35.

A follow up question was included, asking the respondent to provide their suggestion if they disagreed with the limitation of uses proposal. A total of 244 respondents (46.7 percent) took the opportunity to provide written comment in this field. A total of 59 respondents (11.3 percent) stated their preference for no structures above 100 feet and a further 36 respondents (6.9 percent) called for the City to retain the current height restrictions. Among those who were not opposed to greater heights allowances, 98 respondents (18.8 percent) said that they were opposed to the proposed use restrictions and that any use should be allowed above 100 feet in height. A general breakdown of responses is provided in **Table 13** at right.

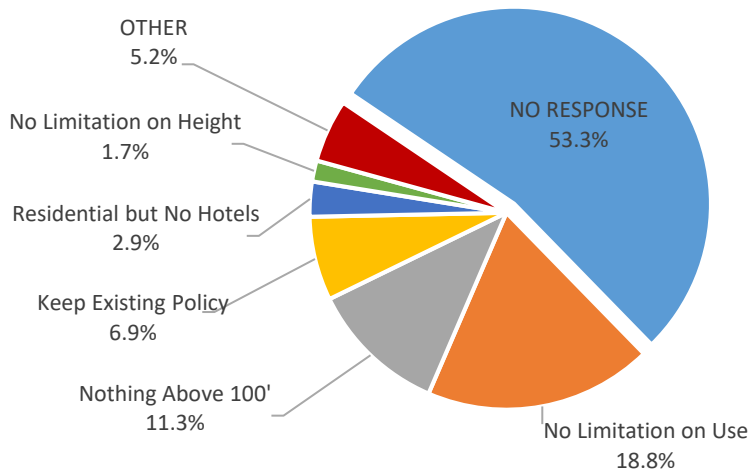
While the largest group of responses indicated no support for limited uses, it’s also important to note that, combined, the next two responses (nothing about 100’ and keep the existing policy) make up an equal share of the responses. A small percentage of respondents (2.9 percent) were against allowing hotels at all, many citing the visual and streetscape impacts of the Davenport Grand Hotel. A further 1.7 percent stated their opposition to any height restrictions whatsoever.

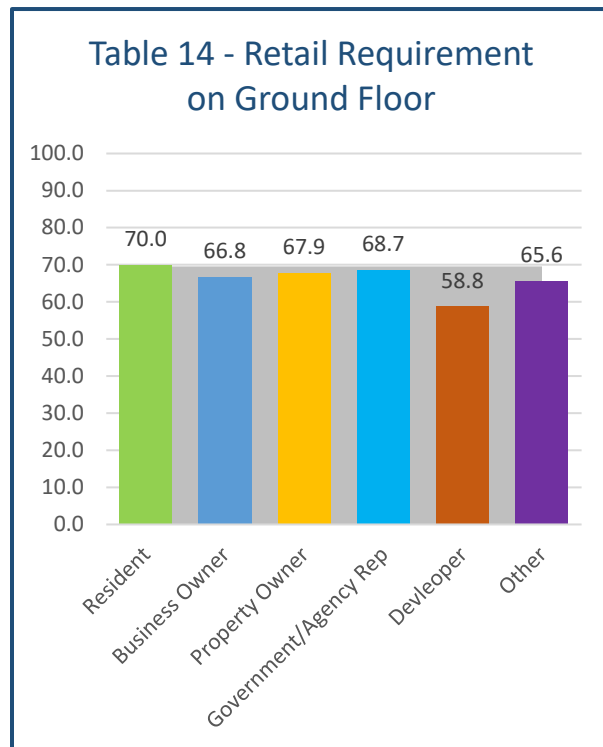
Table 12 - Limitation of Uses in Towers



Average Answer by All Respondents: 58.5

Table 13 - Text Responses to Use Limitation Question





Average Answer by All Respondents: 69.6

Among the “other” category of responses shown in **Table 13** suggestions were provided to include: a required proportion of hotel/residential versus office (e.g. 50/50); an allowance for a penthouse restaurant or public use; inclusion of public/community uses; and stated concerns that there is not enough parking downtown.

The next question asked the respondent to evaluate between 0 and 100 how much they agree with the proposed requirement that 50 percent of street frontage at the ground floor be retail use. **Table 14** provides the average answer given by each type of respondent. As with similar questions earlier in the survey, the overall average is shown in grey.

Once again, while the responses were somewhat variable, the overall standard deviation in answers was generally low (29.0). The overall average among all groups indicated fairly strong agreement with this proposed requirement.

Specific Topic Summary

Of the various detailed questions, it’s easy to make a few generalized conclusions about the proposal overall. There are essentially two overall divisions – those who appear accepting to the proposed modification of height restrictions and those who are generally opposed to any changes. Among those who are accepting of the proposal, at least in part, a few general conclusions can be made:

- They are supportive of smaller tower floorplates, placed farther apart.
- The preferred floorplate maximum above 100 feet is 11,000 square feet.
- The preferred distance between towers is 100 feet, or in the case of written comments, even more.
- The pedestal height of 100 feet is generally acceptable.
- They generally show less support for the proposed use restriction in towers.

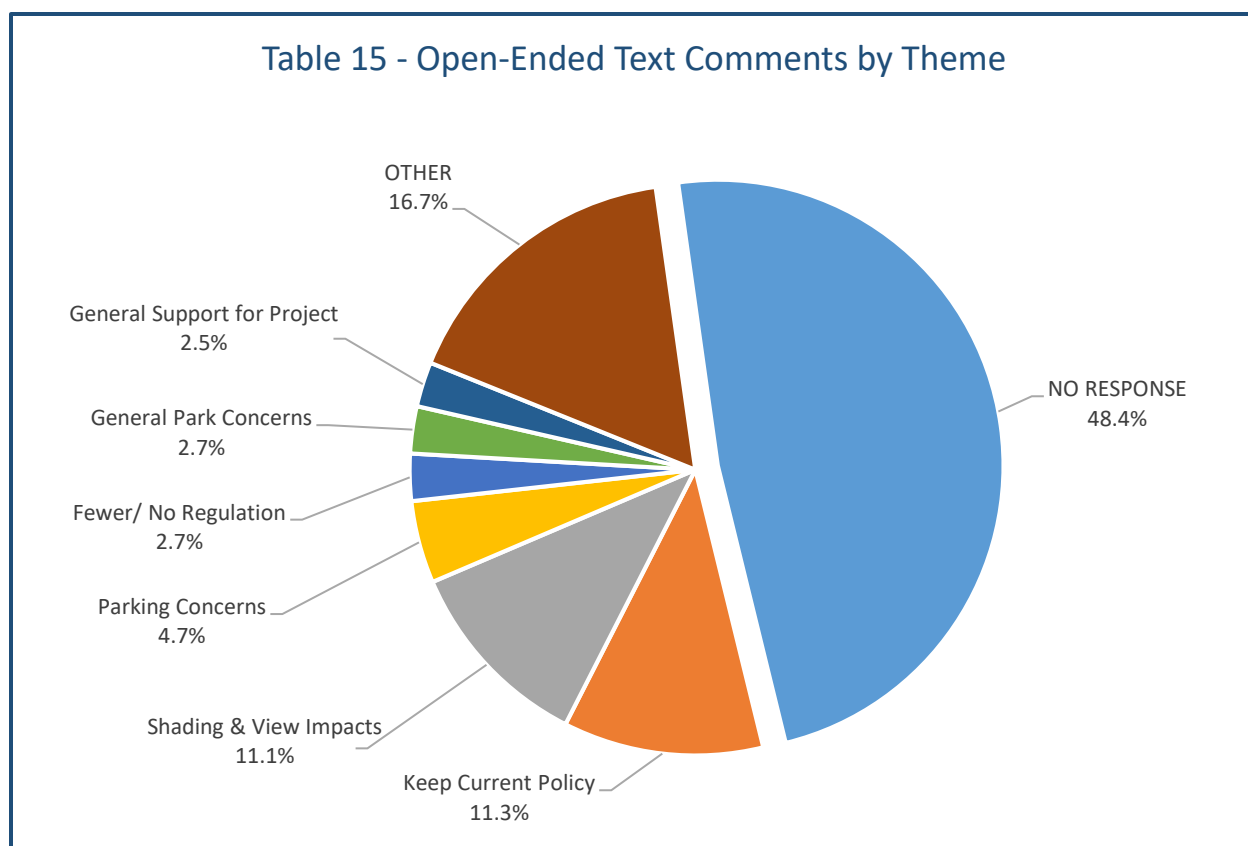
Among the second division of respondents, two camps are evident: (1) those who think the current regulations should remain and (2) those who feel even the current height limitations are too permissive. The two camps, combined, make a few common assertions:

- Additional visual impacts to the park, not only shading impacts, are abhorrent and should be avoided.
- The appropriate place for tall buildings is not next to the “crown jewel”⁷ of the City of Spokane (Riverfront Park).

⁷ Source: Survey respondent comment.

Open-Ended Text Comments (Question 17)

The final substantive question in the survey asked respondents if there was anything more they wished to say on the topic. A total of 378 comments were received, providing approximately 387 categories of comment⁸. Of the 750 valid surveys received, half of them decided to include written comments. All following percentages reflect a percent of the total number of surveys, not the total number of written comments. The most common themes expressed in comments are shown in **Table 15** below.



The two largest groups of comments concerned a call for no change to current regulations (85 comments or 11.3 percent of all surveys) and concerns about shading or views related to Riverfront Park (83 comments or 11.1 percent of all surveys). An additional 20 comments expressed concerns about impacts to the park beyond the question of views and shade (e.g. access to the park, parking, etc.), representing an additional 2.7 percent of all surveys. Conversely, 20 comments called for more permissive or entirely eliminated height maximums (or similar regulations), representing 2.7 percent of all surveys.

It is important to note, but not directly pertinent to the current proposal, that parking impacts were a significant concern of commenters. 35 comments regarding the scarcity and/or affordability of public parking downtown were submitted, representing 4.7 percent of all surveys. As the City is currently undertaking a significant parking study downtown, these comments will be forwarded to the staff members responsible for that effort. They are not summarized further here.

All of the general comments received in this effort are listed, in no particular order, in **Appendix B**.

⁸ Some comments included more than one topic, hence the disparity between the totals here.

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Building Heights on Spokane Falls Boulevard

Lend your Voice! Tell us what you think!

This survey will provide important public feedback on proposed changes to the height requirements on Spokane Falls Boulevard adjacent to Riverfront Park. Please take the time to fill it out completely. An opportunity will be provided at the end for any additional comments you wish to provide.

1. Please tell us a little about yourself. Check all that apply. You are:

- ☐ A resident.
- ☐ A business owner.
- ☐ A property owner.
- ☐ A government/agency representative.
- ☐ A developer.
- ☐ Other (please specify)

2. Do you live or work downtown?

- ☐ Yes
- ☐ No

3. If you live in the City of Spokane, in which neighborhood do you live? If you don't know, go on to the next question.

4. If you don't know what Neighborhood you live in, please tell us the nearest intersection and we'll figure it out for you! *Feel free to skip this question if you'd rather not answer it.*

5. How often do you visit/use Riverfront Park?

- ☐ Never or Almost Never
- ☐ Less Than Once a Month
- ☐ A Couple Times a Month
- ☐ At Least Once a Week
- ☐ Five or More Days a Week

6. How often do you come downtown to work/shop/play?

- ☐ Never or Almost Never
- ☐ Less Than Once a Month
- ☐ A Couple Times a Month
- ☐ At Least Once a Week
- ☐ Five or More Days a Week

7. In your opinion, how important is increased development Downtown?

Not Very Important Somewhat Important Extremely Important

8. In your opinion, how important is Riverfront Park to the City and Downtown?

Not Very Important Somewhat Important Extremely Important

9. How much do you agree with the following text from the Downtown Plan? **"The Spokane community expressed a strong desire to maintain maximum exposure to sunlight in significant public open spaces, such as Riverfront Park, by promoting buildings designed to reduce shadows."** In other words, do you agree that sunlight on the park is essential to the City?


Disagree Neither Disagree Nor Agree Agree

10. How much do you agree with the following: **"Development on vacant lots and surface parking lots downtown is essential for a growing, healthy city like Spokane."**

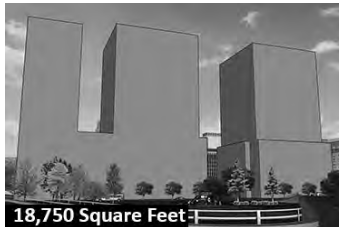
Neither Disagree Nor
Agree

Disagree Agree

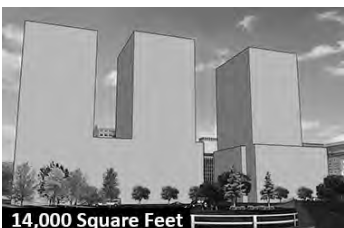
11. Of the three floor plate sizes shown in the simulations, which do you think is the best?

☐


11,000 Square Feet

☐


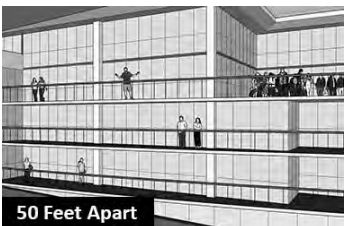
18,750 Square Feet

☐


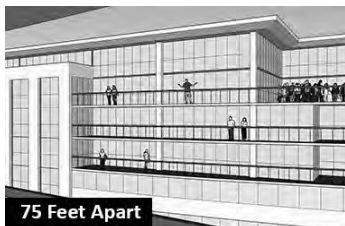
14,000 Square Feet

☐ None of the above.

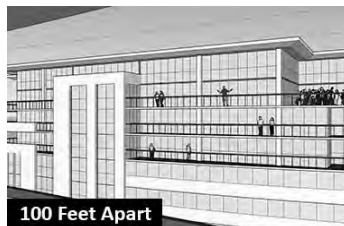
12. After viewing the simulations provided by the City, how far apart do you feel the towers should be?

☐


50 Feet Apart

☐


75 Feet Apart

☐


100 Feet Apart

☐ Other (please specify)

13. The base of the buildings in all the simulations are 100 feet tall, which is allowed within the current code and designed to conform to the 100 foot heights of similar buildings on the street -- namely the Old City Hall, the Wheatland Bank, and the Parking Garage at River Park Square. Do you agree with this base height?

- ☐ It Should Be Lower
- ☐ It's Just Right
- ☐ Is Should be Higher
- ☐ Other (please specify)

14. The City is considering limiting any uses above 100 feet in height to only residential and hotel uses. The main reason for this is to foster development that will activate the street and the adjacent park, all week long. Do you agree with this limitation?

Disagree Neither Disagree Nor Agree

☐ ☐ ☐ ☐ ☐

15. If you disagree with the statement in Question 14, what do you think would be best instead?

16. The City is considering requiring that the ground floor of the building be at least 50 percent retail. Do you agree with this?

Disagree Neither Disagree Nor Agree

☐ ☐ ☐ ☐ ☐

17. Is there anything else you would like to tell us? *(There is an email link below as well, if you'd like to write us a more lengthy response.)*

18. You are not required to give us your name or contact information. However, if you would like to give us your email address we will happily send you any additional information or notices issued as part of this project.

Name

Email Address

Thank you so much for taking the time to tell us what you think. If you have any questions or additional comments on the project, please feel free to contact the project manager, Kevin Freibott, at kfreibott@spokanecity.org or by phone at 509-625-6184.

Please make sure to click the "Submit" button below!

The following comments were provided in the final question of the Building Heights survey. Any spelling or grammatical errors are the author's and have been retained. Where the commenter provided their name, it has been included at right. An arbitrary number has been assigned to each comment in order to aid reference to individual comments. The number has no significance on the identity of the commenter or the actual text of the comment. Likewise, shading of rows is provided to increase legibility. The shading of rows has no other significance. The following comments are provided in random order.

#	"Is there anything else you would like to tell us?"	Name (Not Required)
1	While I believe in the rights of the property owner/developer, I feel code/ordinance is to protect the good of the whole(majority). This seems to be only one issue with regards to downtown/immediate surrounding. Comprehensive long term planning/master plan for the entire 'core' would suite the citizens, stakeholders, and visitors better.	Scott McGann
2	Parking downtown is already a huge pain, which is why many residents avoid going there. Building on the parking lots will make it worse.	
3	Stop regulating so much. A little is necessary but govt. tends to use regulation to reward campaign donors and punish political opponents.	
4	sent an email	Kaaren Goeller-Bloom
5	The study 'Social Life of Small Urban Spaces' conducted by William Whyte regarding what makes public spaces inviting and engaging is worth referencing. One finding in particular is that access to sun MUST be protected. Also, consider the common complaints of current day New Yorkers that their city is becoming a city of shadows. Spokane is a long way from that of course, but please take the long view. All in all, if done correctly this can be a very good thing for Spokane as long as the street experience isn't forgotten due to development opportunities.	Cody Rathbun
6	While I personally like the idea of requiring 50% retail on the ground floor of the proposed developments, the reality is there are fewer retail stores being developed due to the likes of Amazon and other digital means of shopping. This is causing a lot of vacant store fronts that does little to activate a street. I would consider reducing the amount of required retail areas on ground floors.	Steven Meek
7	There's an implicit assumption in this survey that the building restriction will be changed, so this seems to be a predetermined outcome.	Greg Gordon
8	I think it needs to be 100% retail shop and restaurants again NO BANKS!!!! These need to be places that are open all different hours and are accessible to the common public. Hotels that have vale in front of the main pedestrian entrance on the main street should not be allowed. Activated and inviting main entrances MUST face the street, I know there are design and code regulations around this but look at the south side of Davenport Hotel they got away with having nothing activating on the street level that faces Main Street creating a GIANT dead zone for a whole downtown block, that is unacceptable interpretation of why those codes and design standards were created.	Jackie Caro
9	I would definitely like to see more high-density residential development downtown, especially in blocks containing surface lots such as the one east of the Bank of America Tower, and the 2 surface lots south and east of the Paulsen Building. Along with the lots along Spokane Falls Blvd, these 3 underused surface lots if redeveloped for high-density, could also have the potential to transform and shape Spokane's skyline.	Andrew Waddilove
10	This is prime downtown property that should benefit all citizens, not just developers. The downtown plan was written based upon what the people of Spokane wanted and I don't see how that has changed. Keep the sun in the park and along the whole street. There is no reason to make changes or allow huge/tall buildings on this street, there are other locations they can build.	Jennifer
11	There are positive uses that don't need retail. Also some locations where retail will not succeed and you end up with a white elephant that detracts from the building.	Al Payne
12	Please do not change these restrictions, They were implemented for a reason and serve our city well. There is no shortage of paved lots in the downtown core that can be developed to these specifications but keeping the open feeling of Riverfront Park and the entrance to downtown from the north is important.	
13	I think considerations such as full-city transportation plans should be considered when thinking about increasing population density downtown. Also, please look at interesting developments like Paseo Colorado in Pasadena, CA and the 3rd Street Promenade in Santa Monica for development ideas.	
14	I work on the top floor of the Auntie's Bookstore building. These buildings as proposed will entirely block our view of Riverfront Park. It will be like putting up a solid wall to anywhere south of the park. If you drive towards downtown on Division from the north, you see the huge mass that is the Davenport Grand. This proposal would continue that building mass and block out the entire view of downtown Spokane. Please do not approval this proposal, it is bad for Spokane!!!	Terri McRae
15	Spokane is unique for having the advantages of both a big city and small town. Other cities I've visited- such as Seattle, Minneapolis, and Los Angeles - make me feel trapped and closed in. I don't want Spokane to give up our beauty and uniqueness in the name of progress.	Krystal Weeks

#	"Is there anything else you would like to tell us?"	Name (Not Required)
16	I don't see the point of the extensive and costly renovations to Riverfront Park that are already underway if the city is going to immediately detract from the open space, sunlight, and city views and thus the attractiveness of the park! It doesn't make sense. I think the CURRENT building heights restrictions are too high. The simulations clearly show that adding tall buildings immediately ADJACENT to the park substantially change the feel of the park. It feels very boxed-in and the buildings take center stage away from the park itself. There are other areas of downtown that can be used to maximize business and economic development. Keep the open, sunny feeling of Riverfront Park. More is not always better. Let's keep it real.	
17	Keep the code as it is. Excellent demonstration of the issue. Thanks for asking.	
18	I do not want the regulations changed.	John bakee
19	Please do not waste important time with these tower ideas, these East Berlin-style buildings. (All that's missing is the Berlin Wall!) The space should be developed--I agree wholeheartedly--but it should be achieved by keeping in mind human scale, historical reflection, and aesthetic values. People will still make money out of this development, but only if it's somewhere people really want to go. I haven't once stepped into the Grand Hotel because it's so damned ugly. Others who have gone confirmed my impression, and they told me not to waste my time--or my money. The proposed soul-killing towers are more of the same, if not worse. There is a wonderful opportunity here for something really fabulous. Please do not throw that opportunity away by throwing out the original codes.	Carlene Adamson
20	Please maintain sunlight in Riverfront park, it's a jewel of a park. I'd rather see downtown developed in other parks.	
21	If there must be a building here, keep it small. Don't block out the sun. Developers knew the rules when they bought the land.	Matthew J Kee
22	keep the code as is.	Richard Powell
23	There is nothing in the Constitution that guarantees speculative developers the maximum profit on their properties at a substantial social cost. Fifty foot base height with step backs above that would be compatible with neighboring buildings.	Eric C Johnson
24	Again, I would like the height restrictions to stay the same. And please no hotels if the code gets changed!	Liz Smith
25	I think the long range plan thoughtfully created and approved by citizens should be followed. Developers should be required to add to the beauty of historic buildings, not build boxes that resemble the county/city jail.	Anna Mae Hogan
26	Spokane has always pumped the brakes on growth, yet complains that there is a disparity of income, jobs, tax allocation, etc., etc., etc. with the Seattle area. Did Spokane really think it had a chance to woo Amazon's new headquarters here? Is Spokane "International" airport really international when the only direct flights (of any consequence) are to Seattle or Portland? In order to attract business, Spokane must be business friendly.	Brian Sheldon
27	All of these proposals, even the current code, create a canyon on Spokane Falls Blvd. The Grand Hotel ruined the views into Downtown & the Spokane River from the South Hill and North Hill. What kind of view of the new UD Bridge would be available from Downtown? This is short term thinking and selling of not only those lots, but the beauty and sunlight around Riverfront Park.	
28	tall buildings so close to Riverfront make it less desirable to go downtown	James
29	I think it is important to keep sunlight coming into the downtown area (I feel it promotes people coming into the area) along with avoidance of wind tunnels	
30	I understand the financial considerations, but once built it's DONE. I think the park is too important to risk!	
31	I like the idea of new development downtown. However, we need to make sure that there is still sufficient parking options, so any new building that is constructed should have a sizable parking garage.	
32	Eliminating precious downtown parking would be problematic. In fact, Diamond systematically gouges residents in this area.	Sam Weber
33	If Spokane wants to be a vibrant city and attract a younger generation (which it needs to do to survive) It is going to have to increase development. Fill in all those horrendous parking lots and vacant lots and build build build the downtown core. stop sprawl. build up, its the way of the future.	Kevin Brannaman
34	I would like to see the ordinance make the ground floor level of any new building pedestrian friendly. No huge swathes of facade that overwhelm at street level. Also ability to get through those areas, perhaps as "public plazas" with art, landscaping, seating required. I just don't want new development in this area to be monoliths with only private space around. By the way, I am an ex-planner and I love your presentation here.	
35	No light rail, no bicycle paths!	
36	Thank you for the opportunity to have input on this. I love how our downtown is growing. It's still classy with more to do. I would like to see more shopping opportunities, I would like to see residential done right so that it doesn't get tired and have people move out leaving empty buildings in the future.	erin jennings

#	"Is there anything else you would like to tell us?"	Name (Not Required)
37	Financiers want the code on building setbacks facing Riverfront Park repealed to allow construction that would block sunlight from the park. The existing rule is a compromise between market values and social values. If the city council throws out the protection, it will join the national trend of de-regulation, unleashing development near the park. More big empty buildings. "The sky's the limit!" Over decades, the proliferation of big buildings has walled off much of downtown from the Spokane River. Our senses have forgotten its nearness. Promoters claim that tall buildings "generate a spark". I say they generate a chill by increasing the hours of shade and cold in public space. Let the park work as designed, with deciduous trees shading in summer and welcoming the winter sun. We must question old assumptions: That development is good, even when it means private profit usurping the public good. That surface parking lots are bad. If they are to be the only surviving open space downtown in this era of "density", so be it. Parking and restaurants complement people's use of the park. High rises don't. Don't yield to market profiteers the treasure generated by our public investment in open air and green space. Express your concern to the city council.. Let us resist unregulated capitalism's dark, cold reign.	Morton Alexander
38	I believe River Park to be vital to the future of our city. Codes were put in place to protect and preserve our park. They should not be compromised. There are many other parking lots and run down buildings in need of renovation/development within a very short distance...that will not cast a shadow over our park!	
39	I am opposed to changing the current code. I am very much in favor of an "open air" environment around Riverfront Park, which this change will impede. You would do well to not undervalue the existing "feel" of Riverfront with the existing height limitations.	Dennis P Flynn
40	Don't deceive the public and show the shadows with the buildings in different times of years and not just May otherwise I feel this is a biased survey to help developers proposals.	
41	Please do not change the current height restrictions. Riverfront Park and the river are the core attractions that draw visitors and potential new residents to the City. There is ample space for development in the downtown area. It is not worth losing the open space feel around Riverfront Park to change the height and setback requirements in this small portion of downtown.	Virginia Darrell
42	Riverfront Park and the Spokane River are the jewel of downtown. Anything that diminishes that, such as shadows, would make downtown less desirable for residents. I say this as someone who hopes to downsize by moving downtown. I will not move downtown, however, if the park is less pleasant, especially during winter months when sunshine is so important to mental health.	Miriam Berkman
43	Wow what an opportunity to give our city something new, beautiful, and life-giving! Please, please, please do not authorize development until the developers submit architectural designs which honor the architectural roots of Spokane's finest structures, and add beauty to this most valuable part of Spokane! In other words, you have one shot at this. Please don't saddle your citizens with uninspired, and uninspiring buildings. And, there should of course be a commensurate investment in original sculptural and other permanent artwork on and around the property. Tall buildings are never better than open space. These MUST NOT be token projects! Please don't be afraid to THINK AND DREAM BIG and require developers to invest in the quality of life of their community so it hurts at least a little! The City is doing some WONDERFUL work for our citizens. Kendall Yards, the skate ribbon, the lower waterfront park are fantastic achievements. Please keep going, and go BIGGER! Spokane is a wonderful, beautiful city with so much to offer. This is an opportunity to make a statement of confidence in everything this fine city has to offer! We can do it! Otherwise, developments like this, and the developers who create them, are a net negative, a drain on resources and they're part of the problem, like the Davenport Grand Hotel and Davenport Hotel Tower projects which are brutally obtrusive, even offensive in their laziness and mediocrity - this was an example of thinking "small" because they didn't think Spokane was big enough, sophisticated enough, or worth any bold thinking. "It's just Spokane. Let's keep it realistic." Ugh. Please think of ways to make this project an act of love for this city. Not just a transaction for developers. Thank you!	Rocky Hessler
44	Very impressed with this presentation and thoughtful consideration of the alternatives. The charm of downtown is the variety of architecture and the relatable human scale. Large towers would not add to the ambiance and special charm of downtown Spokane and Riverfront Park. We also want to be careful not to overbuild retail that could leave a lot of empty space in challenging economic times.	Glenn and Lori Williams
45	Again, who are these people coming into Spokane and tearing it all apart? What are they doing to this beautiful city? This city cold have been a quaint, interesting place to visit. Instead they have made it a discombobulated mess. Those of us who have been here for many years at appalled by removal of our iconic buildings. Money spent here could have been better used in an other direction, in many, many cases.	
46	The Plan Commission needs to reconsider: 18,000 sq ft is grotesque not just for the park but for the cityscape. Even the middle route is too much building UP on the Blvd. Make it people friendly! Keep 11,000	Carol Ellis
47	I do not like any of the new plans. They will not only cast a shadow across the park, they will also make the area near the park feel less open and more claustrophobic. I am also not convinced by the developers' argument that we need much greater density and that we need to develop the parking lots. One of the great things about Spokane is its accessible downtown--you can actually park there. Taking away parking while adding density will work against that, and I'm not convinced that is actually in the best interests of Spokane residents.	Amy Teel
48	If you put those buildings in you will ruin downtown.	Michele Smith

#	"Is there anything else you would like to tell us?"	Name (Not Required)
49	Leave existing restrictions in place.	Kelly Lordan
50	In general, I'd love to see surface parking lots downtown redeveloped. I strongly feel the 18,750 sq ft option is too blocky for this location; it would obscure light and sight lines too much. I'd rather see taller towers with more slender profiles on this site. Also, please prevent developers from creating tower bases that present a solid flat wall all the way to the sidewalk. Any permit should stipulate that base profile be softened with setbacks and opening that ease the transition between public open space and private commercial enclosure. I feel this is especially important for this location, since it's adjacent to Riverfront Park. I'd strongly recommend looking to Toronto's Guidelines. at https://www.toronto.ca/legdocs/mmis/2013/pg/bgrd/backgroundfile-57177.pdf	Grant Holloway
51	Don't do it. Your initial statement says property owners/investors find it "onerous" to not increase the building height. I find it onerous if you do. Investors/developers have too much control over what is being built in our city.	Rita Conner
52	If vacant parking lots are converted to new buildings, ample parking should be incorporated in to the new building design.	Craig Bjorklund
53	The public spoke on this topic years ago and there is no reason to change these rules. The property owners are claiming 'excessive' regulation but want to impinge on the surrounding area. They wish to take from the public for their own profit and there is no benefit to the public. The park has made those properties vastly more valuable for nearly all likely uses. There is no need to go further. There is no right to a profit. Businesses have the right to try to earn profits. Claiming any regulation is excessive is placing ones judgement and profit above the public's deliberative process. Similarly property rights are not all encompassing. Development is not always good and not always well done. Proper design would not detract from the park it would augment it and THAT is whats best for the city.	
54	Current regulations allow some development without impacting Riverfront Park - the park is more important than high-rise buildings.	Ken & Kay Savitz
55	What is the nature of the hotel/apartment needs downtown? If trying for higher end apartments/condos then the 100 foot space between towers makes more sense.	Shirley Dicus
56	I would need further information to be able answer questions 14 and 16	
57	There are other properties downtown that will have not effect on making the park a cold shadowy zone. Build eyesores there. Buildup of skyline across from the park will benefit a few developers and no one else.	Kevin Miller
58	Please concentrate on the serious parking problems,a major reason why mot people and myself will not go downtown. Around the Fox there is no parking that is not private. For disabled persons such as myself I can not walk very far and parking to go to an event at the Fox is, there is none because it is all private lots you can not park in. Do something about that problem. Parking is the main reason I will not go downtown.	
59	I believe that optimizing for letting sunlight through the street is best, there is already a lot of shade in that area from the existing buildings.	Dan Wilson
60	With the substantial amount of vacant and/or seemingly abandoned buildings throughout the downtown corridor, I (as both resident and business owner) am extremely confused why that issue isn't being addressed (or if it is, why it isn't in the public eye). As a life long Spokaneite, my concern is that there are countless vacant buildings or areas that could be developed first (the most obvious being the skywalk/crescent court), as opposed to just making more buildings. Obviously, as the city continues to grow at the rate we are at, there will eventually be a need to identify more development opportunities. However, in the meantime, why not rehab and redevelop existing structures to utilize the square footage that has already been developed instead of further cluttering our beautiful cityscape.	Billy Jones
61	Keep shadows off of the park! Don't ruin our greatest asset, enjoyed by thousands every year, just to appeal to a handful of developers or a handful of retailers or a few hundred residents. This space belongs to all of us.	Lee Powers
62	In regards to Question 14, I would prefer to see more space allocated to residential uses than to hotel uses. Residents living in the downtown area are the people who will make the downtown area alive and vibrant during both weekdays and weekends. Hotels are housing for transients (that is NOT a pejorative but describes who uses hotels), individuals who do not care if there are grocery stores, delis, libraries or other amenities in the downtown area that will make living there an attractive and viable option. And thank you for making it possible to have input to this process...nicely done!!	John Ludders
63	How did the city let WW get away with building the Grand Hotel with no street level retail? That block facing Main is an underutilized, empty hallway in a prime shopping location. there was a chance to extend/connect the Main Ave shopping experience and was sadly missed. Street Level Retail makes a city what it is. It's the faceforward personality of a neighborhood and must not be overlooked.	
64	Like question 16, shouldn't there be a % requirement for public art for each building?	Shannon Zaranski
65	I don't like the idea of building additional tall buildings downtown, particularly next to the park. There are a number of buildings that aren't completely occupied or otherwise not in use - why not renovate them and attract anchor stores and restaurants (like the city did with Apple)?	Chris Barton
66	The open spaces and parking is needed downtown! We should not build anymore large structures there.	
67	Please affirm the current stepped regulations.	jack vines

#	"Is there anything else you would like to tell us?"	Name (Not Required)
68	Very concerned ... there is no going back to shapeless, sunfilled park once building are there. I am all for progress and development just not around park. These apartments and condos would only be within pricing of higher income people yet would negatively impact a park that is there for all to enjoy. Everyone pays taxes. Thank you.	
69	I think sunlight is especially important in the park in winter. On hot summer days shade is welcome, but not at the expense of sun exposure (and snow melt) in cold weather.	John Davies
70	Parking is already too limited downtown for vehicles over 6'6" eliminating these open parking lots will further reduce availability and prevent people from coming "downtown". Additionally, adding even more shade around the park will make it dark and dreary. Remember Spokane's slogan "Near nature, near perfect"...higher building downtown does not give a "natural" or "perfect" effect.	
71	Has a study or research of shading in the park been done for the Winter months? The rendering is only for May 1st which is 6 weeks away from the Summer Solstice. How about the location of the ice ribbon and carousel during the winter?	Heather Schelling
72	The park is suffering enough. The trees have been decimated, the grass is being turned to pavement and now you are suggesting shading it too. What happened to our nice field of grass? If you want people to come to the park (non-downtown dwellers), don't get rid of the close surface parking lots. Are you crazy? People need to park a car, not buy a condo. You are making it too expensive to enjoy Riverfront Park. Low to medium wage people will stop coming. Leave the "no-shade" policy alone. Save the sun. Save the trees. Save the grass. Thank you.	
73	Lumping hotels and residences together is questionable - residents need and will patronize "daily living" businesses - groceries, service businesses, etc. while hotel guests will patronize restaurants, cafes and different types of businesses. I hope there are goals of considering impact to residents vs. guests/visitors - as development in favor of one group may be unfavorable to the other. I am a downtown resident and want to be comfortable, safe and enriched living here. My current concerns are safety and cleanliness in Spokane's current state - these factors need addressing as a foundation for development. I see near-misses EVERY DAY - pedestrian, bicycle and auto - when walking to and from work. I see drug "transactions" nearly every day as well. I dodge groups of people congregating on the street (cigarettes, marijuana, skateboards, open containers, drugs) nearly every day. I hope for sustainable mindful development but also great weight and necessary resources and planning to fundamental essentials of safety and sanitation.	Karin Engstrom
74	Retail would be great if it can be supported. Have any unbiased research reports been completed on what could be supported (this goes for all property types really)? Empty retail space is a sight for sore eyes and depressing.	
75	Let the developer do his job. City should stay out of it as much as possible	
76	When I voted for the levy for Riverfront Park improvements it was with the expectation that the park would be protected from the impact of commercial development, at least to the extent it is now. I believe most people had the same priority and that our intention was not to provide a more valuable environment for intensive commercial development. Now that the city got their money the rules are changing in order to favor business interests over citizens. The city is acting in bad faith with this proposal.	Matt Shelley
77	I'd like to see more underground parking rather than above.	
78	Driving into Spokane is refreshingly varied in building heights compared to other cities which have an oppressingly tall feel. Buildings should be graduated in height particularly at the edge of parks to not overwhelm the parks but also to invite people into downtown not cut them off from it. Is it about making money for the developers or keeping Spokane a pleasing unique city as it develops? Our legacy has always been the parks! When did we think literally overshadowing them is the way we want our town to grow. RF park is jewel with a lot of money just put into it. Please think of ways to frame it and feature it vs wall it in and overshadow it.	
79	Just let them build what they want. Get over it! It's good for the city.	
80	Please do shade our park. If you need a sample of unintended consequences look at Central Park in NY City & not all of the building towers that shade the Park are used.	Melissa Madsen
81	Our family looks forward to events at the Riverfront park, and shopping/eating out/movies at the Square regularly in that area of the downtown. Lack of sunlight along the park would be a detriment to it's attractiveness to tourists. After last winter, I can't imagine more shade in that area, which would result in prolonging icy streets and snow. If that happens, count me out in visiting during the Winters!	
82	You can't just get rid of the parking. Basement parking should be required on all new buildings.	
83	Please still allow developers to follow the old standard (with steps and more sq ft) if they would like.	Dana Brimmer
84	Please don't allow any more ugly behemoths like Davenport Grand!	Johanna Yegge
85	Development on vacant lots is important but current parking is scant and maintains the current parking lots is very important!	
86	I saw one drawing that showed consecutive building floors stair-stepped; however, I did not see that as one of the options above. The look of that building was more appealing and did not negatively block the sun or - from what I could tell from the drawing - the ability to see some of the Park as people approached downtown.	Marti Breneman
87	City needs to fix/improve existing problems such as crumbling infrastructure, crime, homelessness first	

#	"Is there anything else you would like to tell us?"	Name (Not Required)
88	I would prefer to see upgrade to existing buildings or new buildings to replace old ones RATHER than fill the current parking lots with buildings. Parking in Spokane is easy--if it gets harder from less lots, I won't visit as often.	
89	Public spaces are for all of us. Casting them in winter shadows is a taking from all of us for the benefit of a few developers.	
90	Question 10 is really misleading. "Development" doesn't have to mean buildings, concrete structures etc but that is implied here. The lots could be garden spaces, bike parking lots, co-op stores, or a market like Philadelphia's Reading Terminal etc. Of course a developed and vibrant downtown is beneficial for the city, but packing it with sky-scraper hotels and/or apartment buildings etc is not the type of development that creates a unique and vibrant downtown. I do not think code should be modified from current, because more shadows on the park make it cold and un-usable for more of the year, as well, giant buildings right at the edge of the park block viewing into the vibrancy of downtown that should draw people from the park into the city. The renderings of the max sizes are really garish and ugly, and most likely some company will build as big and they possibly could. Keep it low but potentially allow an exception for exceptional proposals -- like a sky restaurant etc, not for a boiler plate apartment building..	Deb Ritter
91	what considerations has the city taken into account for large events such as hoopfest and blooms day? Also I encourage you to keep the Park at the top of the list for in planning. There are many people who spend time in downtown simply because of the park and I'd hate to see this gem negativity effected.	
92	The City needs to promote a sunny atmosphere at the park. Shadows, especially in winter, will promote more hazardous conditions because ice won't melt as fast in shade. Shade will cast gloominess over large portions of the park. The towering buildings will loom over the park, decreasing the feeling of roominess and being out in nature.	Anita Lewis
93	The city of Spokane seems to be determined to make our city ugly. Kendall yards, the new building for recently homeless, the hideous new building hiding our beautiful carousel, the runners in the park statues, the designs are awful and depressing. Not sure if we want to go there for anything anymore. Blocking out more sunlight would probably be the last straw. Pig-out isn't that great.	
94	As much as we like to see the Downtown develop, it is important to keep the River "free-flowing" not turning it into channel-looking river by building too close and too high around its banks. It is a heart of this city and its ecological needs have to be taken into consideration.	Dubravka Martincic
95	Riverfront Park remains a jewel of beauty that sets Spokane apart. Please, no shade. No more ugly giant fancy hotels or ritzy apartments that make developers rich and our skyline cluttered.	
96	One more thing to consider: the view from top of the hill south of the downtown area. I've heard comments from several people (I'm included) about how the Grand Hotel ruined the sight line. So I'd hate to see buildings taller than that. Also, an emphasis on adding parking would be great.	Julie deBurgos
97	if you build retail on the first floor . Please provide adjacent parking tower for visitors	
98	too many residential bldgs. means a lot of congestion; too many hotels means the core of the city is for tourists, but not residents. The charm of the downtown is accessibility, and the lovely park, centennial trail, and river, and not feeling hemmed in by huge tall buildings. Space is beautiful. Kendall Yard was great until they recently began to build too many apartments -too congested. Don't lose Spokane's character and wonderful architecture with crowded steel and glass buildings shading the park.	
99	How about the Grand Hotel? A building with only one entrance for pedestrians and that is in a service drive filled with motorcar traffic. Where is the retail in ... or even the access to ... that monstrosity?	Wayne Kraft
100	I think the proposed development of Riverside is insane. Bike lanes and another transit station? What's wrong with the present bus station except you took the police out?	Susan Harms
101	I think the downtown area should be filled. It should be very high density. If the city of Spokane wants a vibrant city it should focus of residential and business buildings in the DT core. Forget all those open parking lots! Build. I am pro density pro urban life,	Andrew Whitver
102	Give them an inch, they will take a mile. Don't open up our park spaces to corporate development and shade. There is plenty of open spaces for building in the Spokane area, SAVE OUR PARKS	
103	I believe the standards you currently have in place are correctly designed to protect Riverfront Park. Please do not change them to any of the "new" suggested alternatives. They work for developers but not for the public wanting to use the park.	Kent C. Aggers
104	There needs to be enough parking for residents and visitors if you are going to take away parking lots. There is already a hard time finding parking, so it makes me not go downtown if it is raining or really cold. Also, it is difficult to figure out the rules/usage of parking meters and parking decks. They all are different, can there be a simpler system or centralization so we only have to remember how to use one system?	
105	We need more tables and chairs in park near river to sit and have coffee or lunch. Not pick nick benches but round tables with chairs. Also it would be nice to have dining along the river with cocktails. It's hard enough to see the river without actually crossing it. It is to beautiful to have hidden by tall buildings.	Kathleen Low

#	"Is there anything else you would like to tell us?"	Name (Not Required)
106	It seems as though some developers or land owners already have plans for this area and will most likely get their way. I'm not entirely opposed to development downtown; I think it's generally a good thing. However, I don't want to lose the character and charm of downtown Spokane (we don't want to be like a NYC or Chic, etc.). Eating up park space in that area, due to the over sized carousel building an ice ribbon, is already changing the feel and character of that area (more buildings and less park space). Spokane is not Seattle. Some historic buildings in Seattle have been completely enveloped by huge buildings. Also, the parking availability, which keeps many from going downtown, will be greatly diminished.	
107	The graphics used in this survey and in the Review do not show the huge shadow that these buildings south of park will cast in winter. Shade isn't a problem in summer, it can even be an asset. Winter shadows foster icy sidewalks. On a sunny day between Oct and March who would want to walk in the shadow of a building?	Pat Keegan
108	I think sunlight in the park is critical, but I don't feel like the shadows in the simulation are too extreme.	Anthony Carollo
109	We need more shopping. While Anthropologie, Free People, and Urban Outfitters have added to the shopping culture downtown, more recognizable brands would add to the growth of the shopping economy. We receive a lot of shoppers from out of town because we are closer than Seattle. Let's dig into that.	
110	I feel our Riverfront Park should maintain to the largest extent possible the most available direct sunlight to it. I feel it is extremely important to the health, well being, and experiences of visitors there.	
111	We are being VERY shortsighted here. Spokane does not have a Central Square / City Plaza. The Bennet Block and the lot to the east of Stevens are PRIME parcels to develop a Town Square for the city of Spokane. Stevens could easily be realigned to allow for a larger space that would accomodate hardscape areas for gathering, celebrations, important events, etc. The plaza would act as a transition from the downtown core to Riverfront Park. This needs to be further explored before Spokane loses an opportunity permanently.	Grant Keller
112	Have you taken in traffic congestion, additional heat radiance and wind tunnel effects of this, why is this being considered when the owners of the property already knew of the restrictions when they bought the properties?	
113	Please don't throw shade on our park. Many other areas of downtown that can and should be developed	Errika
114	No towers shading the park	
115	The obvious. Parking. Look at the businesses that rely on those extra parks around both lots.	
116	We are not Seattle. Riverfront park is the prize Jewel of Spokane and you want to ruin it by putting crappy, ugly high-rises around it. Are you all getting a kick back from this latest scheme? Go lower and put in a year round market not ugly high-rises.	
117	I agree that buildings over 100 feet should be hotels or residential. However I am totally against building towers of any kind in the locations referenced in this study. Any building in these locations should be limited to 100 feet or shorter.	Deborah Lowery
118	There are many buildings that could be refurbished. While growth is necessary it should not be at the expense of open, sun filled spaces.	Julie Enyeart
119	I am concerned about parking. As it is there is not enough downtown especially when there are events. More development on surface lots will reduce parking without the addition of more.	
120	Your simulations and site made it easy to understand the ideas. Nice work. A model to be emulated.	Dan Kolbet
121	The most recent residential projects in the downtown core are focusing on rental, but we need condo projects for sale. Ownership brings pride and long term investment DT that rentals just can't achieve. We need to think long term not short term.	Gene Brake
122	Some shade provides relief from hoop fest sun or other activities. The park has lost of available sun overall.	
123	Don't shade our park. And no more high rise building with ac units sticking out, please	Erik Nelson
124	Please include ample parking as well as public transport in these plans. Also consider connecting to existing skywalk system.	Alex Cassano
125	Preserve the park and limit height s of new construction. Allow taller towers elsewhere that doesn't adversely affect the crown jewel of Spokane.	Chris Eichorst
126	I don't necessarily see a problem with the parking lots by the park. They help us keep a small-city feel, and they broaden the airy feel of that area of town. I think towers would be better in other parts of the city.	
127	Build or preserve historic downtown with a first priority being on quality of life for the average citizen, who will be that person on the street, in the parks, etc.	Brent
128	I think it might be good if the side of the building facing the park were to be a bit on the decorative side for those using the park to enjoy. It might help some of the anxiety I have seen from some people of the taller buildings. The main complaint I saw was lack of sun, but when i was watching the simulated shadows, it didnt seem they went that far into the park. I used to work in the park at the bistro (which is rebuilt) next to the carousel and there were countless times I would have liked a bit more shade in the area. Even later as a patron, shade is nice. My biggest concern would be the block of view of the sky, but could be content if the building were very pleasant to look at. As an aspiring architect, I love buildings, but I also love nature. What about a living wall (ideas easily found by googling living wall) on the side that faced the park? I have seen similar things in other places and they are quite fascinating. I look forward to seeing what the city comes up with for that area. Thank you for allowing public input.	Ashley

#	"Is there anything else you would like to tell us?"	Name (Not Required)
129	In the Sample Development Comparison shown I liked that the Vox building had a shorter base, which to me allowed that open feeling while making the height of the other buildings more acceptable. Comparing this with the other plans there was a huge difference in the feeling of open space while still allowing more building space. Any building built should have to follow a height restriction, whether or not they are residential or hotel.	
130	An open, sunny park is an essential core asset. It can only be ruined once. Property owners have been aware of this limitation for a very long time. We'll see if the money wins again.	J. Craig Sweat
131	Why is there such a push to develop only higher end retail spaces & only want to house the affluent! Are you planning on creating an area of people of a certain economic status & the rest can just leave?	
132	Thank you for the thoughtful approach and excellent simulations.	Andrea Hall
133	My primary concern is: Street Level Presence - larger buildings can easily feel like impersonal monoliths. Having attractive, friendly, open and accessible street-level occupants can make or break a new development. (believe me: I left Ballard because they couldn't figure that out)	Emily Himmelright
134	Keep the step back: only affects north strip; allows balconies facing the park; towers can go south of it; allows maximum sun in park.	Charlotte Lamp
135	Shade will keep the sidewalks in the park icy much longer making walking less enjoyable and much more dangerous.	
136	Hate the Grand Hotel. Eyesore that blocks views. Don't do more big buildings.	
137	Keep Downtown Spokane a fun, safe, and beautiful destination for our families and neighbors.	Kerrie Miles
138	Please do not increase the height limitations. The expression "cast a shadow" means something negative. Why are you considering casting a greater shadow on Riverfront Park? This is our downtown crown jewel, why block off the light from the sky with buildings. Be more creative! The citizens approved a \$64 million revitalization of the park. These proposed building heights do not fit with that revitalization.	Jenifer Priest
139	I already think that the Davenport Grand has taken over the feeling of being in a park. The sidewalks and entry to the Convention Center and INB seem darker and more closed off due to the blockage of sunlight. I would hate to see this continue down the block. I think it would be more of detracting than an asset.	
140	Spokane is a city and needs to begin developing like a city to encourage growth and adequate access to housing; however, the city needs to consider how to balance growth in a way that does not exasperate problems of poverty. Because so many resources were taken away from the homeless community and advocates this year, I do have grave concerns about how this project will affect our city's homeless.	
141	Spokane needs better leadership. Period.	Laura D Bracken
142	Riverfront Park is a priceless gem and NOTHING should be constructed to lessen its beauty and enjoyment. Shadows will take away its warmth and leave fewer picnic spots. Please don't harm the park. Do we really need tall buildings? Seattle we are not nor do we wish to be.	
143	I really want to thank you folks at City Council for letting the community have input, and I hope that preserving our rich Spokane character is preserved!	Patty Garegnani
144	Grow! Keep Growing!	Branden Tripon
145	There are many vacant or store fronts and buildings in downtown. Why not give an indent I've to upgrading and reusing ?	Liz Bowermaster
146	please do not stifle development. while the protecting the park should be important, we need tax dollars to do that. the only way we can get more tax dollars is by encouraging business development. I'd love to see one building to be exclusively luxury condos/apartments, but don't mandate it, just provide a tax abatement if they the developer does make it exclusively luxury condos/apartments	Eric
147	The shadow simulation in both January and July would be instructive and more so than just in May.	
148	Not only should height be considered but Tennant and public parking. Total occupancy of the downtown apartment areas should be considered before allowing new condos to be built. The same goes for hotels.	Virginia Baxter
149	The reason people want to move here is because it is a livable city. Let's make sure that we think about that as we grow and RESIST the development that would jeopardize our quality of life.	Heidi Gann
150	I think there should be a requirement for a larger percentage of green space around new buildings. I also think there should be a requirement that if a parking lot is being build over, public parking needs to be built into or under the new structure.	
151	My main concern is who will use this space and where will we park? If Riverfront Park is shaded, it will become less attractive. There are few restaurants in the park and none along the river. This limits use. Retail use implies time limited use. Parking downtown is horrible: expensive, limited availability and a deterrent to citizens visiting the city core.	
152	The buildings that have a view of the park now will lose their view. That would be very sad for all of us that love the view.	
153	I am horrified that the City would even consider bowing to developer pressure to shade the Riverfront park with tower buildings. Just so wrong.	

#	"Is there anything else you would like to tell us?"	Name (Not Required)
154	I agree with the proposal for the maximum floor plate as long as other considerations are adequately addressed. 1. The nature of the first floor development the most important consideration in this discussion. Activation of the ground floor level space is more important than restrictions on the use of the upper floor space. The Davenport Grand is a case in point. The very limited pedestrian access on that entire block has created a poor streetscape and a deterrent to an active environment. It would be a shame if the same streetscape defines the borders of our most precious asset -- Riverfront Park. 2. The potential increased density of the 18,750 option is a good thing as long as the second-order effects such as the need for parking and alternative access to the downtown core are addressed. Replacing surface level parking lots with new buildings that contain ground floor parking garages, on arguably the most scenic block-faces of our downtown, would be a tragedy. I would like to understand how overall parking and transit strategy will support this increased density. This holistic parking/transit strategy is important not only to this development, but also for overall growth in the downtown core and the north bank.	Steve Blaska
155	see me coordinating email	John
156	The Grand Hotel is an eyesore that cuts off downtown from the river. The last thing Spokane needs is two more blocks of that. This city is not so desperate for development that it needs to come at any price.	
157	I think buildings should be allowed much higher	Phillip Mazurik
158	Please attract more family friendly activities to DT. Such as Dave and Busters, Top Golf, Rain Forest Cafe, etc. Connect more of the building with sky walks to give the seniors a place to walk during the winter and spend money.	
159	Leave the codes the way they are	
160	The parks are what convinced us to move to Spokane almost 30 years ago. The Grand Hotel was a big disappointment architecturally. It does nothing to improve the park or Convention Center. Please don't surround the park with more uninteresting tall building that block the sun and ruin the natural beauty of Spokane.	Janlw
161	Because downtown Spokane is situated in a river valley, the view towards the South Hill from the park and also from the South Hill towards the park would not be improved by skyscrapers. Regulations should be aimed at increasing green space downtown, or should require new construction to be completed in such a way as to allow light to shine through the structure (e.g. using non-tinted glass in upper stories.) Thank you!	Angela Lehman
162	Build out not up. There is no reason to cram so much into downtown. It will just make those who live further out less likely to go there. Look at the mall. Several stores have closed due to lack of business. Why make it worse.	
163	I am a millennial, so i know my opinion might not mean as much to the city council as older property holders in the city. However, as a millennial, i can tell the city council first hand that what attracts me to any city is the scope and magnitude of the downtown. If Spokane improves and builds up its downtown, the city will no doubt see growth, especially with the young demographic, which will also help the city overall. I believe these height restrictions should be lifted, and developers be allowed to build more buildings in our fair city. A better downtown means a better, more productive city!	Jordan Wolfson
164	I would like to know why the city feels it is necessary to box the people out of the river area and park ? Right now there is an openness around the park that is rapidly being closed off. It reminds me of the Chicago river that is lined by towers and streets, concrete. With the building of the convention center and that Condo by the Flour Mill you have allowed people to be barred from the rivers' edge except if they can walk or bike to certain areas. Those of us who are less mobile cannot access the river bank. I don't want this city to be solid concrete and a place that keeps many people away from places where they can enjoy the outdoors. Views in and of the city are important too. They are being cut off to many people.	Ms K Riley
165	The buildings along the park should be lower in height to allow for sun and allow for a conformity with the older buildings they would stand along. There is enough areas in the downtown area that can and need to be developed for retail, hotels and residential areas.	Jennifer Ingerson
166	Spokane core needs higher high rise buildings.	David
167	The park and the river are only an asset to downtown to the extent that they are visible and easily available to people. Having a wall of high rise barriers to the river is counterproductive. There should be no towers. There is no need for development higher than the buildings that are already along the river.	
168	Prefer current rule	
169	Do not approve anything beyond half the height of the Grand Hotel. It suffocates the park and is ugly as hell.	
170	I believe maintaining the maximum sunlight possible in Riverfront Park is more important than developers making a bigger profit. The park is a jewel for the city. It is a major draw for both residents and tourists and would be a travesty if it were to become more shaded than it is. Once you build a building too tall you can't go back. There are other more appropriate surface lots still available downtown for taller buildings, just as long as they aren't right next to the park.	
171	The code should be amended to preserve open space adjacent to the river and the park from the massive structures allowed in the amendment. It is not about shadows in the park. It's about the mass of building structures that would dominate the physical space of the area. That sense of open space belongs to the citizens. Do not sell it open space to developers. Buyers knew the restrictions when they purchased the property. They can make their money farther back in the downtown core.	Suzanne Tresko

#	"Is there anything else you would like to tell us?"	Name (Not Required)
172	Mixed use downtown will keep the city alive. It will help revive the vitality of Spokane, and encourage people to live, work and play there. It will make it much safer and more attractive to residents and visitors alike. However, we need reasonably priced and ample parking. If there's an event downtown now, I'm reluctant to go. Parking is expensive, hard to find, and sometimes it's unsafe to get to the venue from the parking area, even in the daylight.	Patty Stewart
173	Really stupid fucking idea.	
174	Please stop getting rid of the parking lots. There's not enough parking in the proposed area, especially during events. I also think the buildings being as tall as the simulations looks awful & looks too crowded.	Alice Davies
175	Riverfront park is the center of the city and shouldn't be blocked with big buildings. There is plenty of space downtown for skyscrapers not next to the park	
176	The idea of development, without any sense of what might be the types of development, leaves me a bit perplexed. There are some stores that are beneficial. There are some growing businesses that would be beneficial. And there others that I just have zero interest in supporting. But Riverfront Park is HUD, in one of the things I always show to people who come to town. Nobody cares about another big city. But they do care about a city that prizes it's outdoor space and quality of life. I'm also still super mad about the cost of the garage at the mall, so if the development in any way is corrupt and causes taxpayers increased harm, then I really don't want it.	
177	I would like to see more patio style restaurants along the river. I think the current convention center was a mistake. Unless, it was more open for public seating and enjoying the river.	Foxtail3555@msn.com
178	In light of the Las Vegas shooting, safety in allowing hotel/living space looking down on the open park should be considered.	
179	Riverfront Park is unique. Don't jeopardize its 'openess' by creating an urban jungle of building all around the park. There are plenty of other sites, old buildings which can be utilized before taking away more downtown parking.	
180	Once these buildings are up, they won't come back down. It is imperative that we make wise decisions now based on future growth and development. The city of Spokane needs to greatly value its parks and green spaces that are constantly getting chipped away at. This park is one of the major beautiful areas in downtown Spokane - let's keep it that way. The park alone is a draw for residents and tourists, and if the park diminishes in quality then people will no longer go there and frequent the shops. We need to protect our park!	
181	Goodale and Barbieri have been enriching themselves at Spokane's expense for over half a century. Please do not be led by their pressure. Make the city vibrant by ignoring Seattle highrise "wanna-be's," providing free short-term parking subsidized by businesses who want customers to come downtown, and getting the scary street people out of the center of our treasured city. It's VERY SIMPLE, people!!	
182	Bad idea to allow these tall buildings. 4,5,6 stories is enough.	
183	I'm very grateful for the simulations, but they show the sun at almost summer maximum. The shadows will lengthen in almost all of the rest of the year. Please limit the size, height, etc to maximize sunlight on the part most of the year.	Martin Wells
184	In addition to apartments or hotel, office space (think administration purpose) would be nice too.	
185	Spokane would benefit from more shopping, restaurants and modern bars. People like the city views so build it up and add modern things to do. If you add more residential units, you need to add more things to do.	
186	Consideration should be given to ensure housing units are available to the entire spectrum of residents, children, young people, seniors, people with disabilities, focus on price ranges affordable to median income families, and also have options for low and high income people.	Jefferson Coulter
187	River front park is huge. Are we really going to limit the amount of buildings we put across the street because it will create shade in 10% of the park? Look at Central Park in New York. There are huge buildings surrounding them and it is still a beautiful park. And in mid August when it is 100degrees that shade might be nice	
188	For business and traffic, putting too much into a small area creates greater strain on roads for commuting, parking headaches, and then worsening air quality. Spreading the building into more outlying areas would help in all the above.	
189	I think the exterior architecture designs should be required to resemble the other old buildings in Spokane with some ornate design elements to beautify Spokane and prevent the construction of plain boxes and to complement the beautiful park.	Rebecca
190	Additional retail downtown is always a good thing as long as there is adequate and affordable parking available. I agree that development downtown should foster increased activity for residential as well as commercial and business use, adding a lively and vibrant atmosphere to our city. However, it needs to be done with great care and consideration not to take away the allure of the park and enjoying the outdoors in the sun. Spokane has less than 6 months of warm sunny weather and having huge buildings that cast bigger shadows over the central downtown attraction of our city can ultimately keep people away. As far as building residential, 100 feet apart is optimal for increasing privacy and decreasing sound and noise. For question number 11, I chose what appeared to be the smallest set of towers because the shadow simulation appeared to show less sunlight covering the park during the day. Hopefully I viewed it correctly.	Donna Ledbetter

#	"Is there anything else you would like to tell us?"	Name (Not Required)
191	This plan should be shelved forever and the couple landholders be made to work within zoning that adds zero shade to the park. The taking of a public asset for private gain should be resisted at all levels of city government. We are not obligated to appease these so called stakeholders for their bottom lines. If there is not a no vote, then these working groups are staged fiddlers who masquerade in the public and parks interest. Enough of this already and build up on lots away from the park.	
192	Parking must be included in these buildings. I regularly use these flat top lots and you are taking away much needed downtown parking, especially for tall vehicles that don't fit in garages!	
193	The shadow simulations show the situation in May. Most of the year will be shadier. And colder. If we were shown shadows during the winter, more people would not like these ideas. The designs should do everything possible to maintain sunlight and the view of distant slivers of sky. Perhaps 75-100 ft. apart all the way to the ground, with more room for peds. The problem already with hanging out downtown is that it's cold for people to just be there on the streets between the tall buildings. Not enough setbacks from the street. It's not made for strolling and hanging out. Part of that's our climate, but part is the street design. Personally, if buildings go up in this location at all I think it will be a real shame. There are plenty of less-obtrusive places to house people and stores.	Anita Eccles
194	spokane would do well to preserve historic structures, keep buildings to a moderate height, and avoid high rise construction. -consider how appealing and human scaled the old city of paris is like. if you want high rise development, go to seattle and see what has happened there - it has become an overcrowded, expensive, traffic choked high rise city. the only people benefitting from that are land developers and a city hungry for increased tax revenue. don't fall victim to temptation and take this first innocent steps that will lead the same direction that seattle went.	grant spearman
195	I think we should keep the current code in place.	Daniel Sells
196	Design aesthetics are extremely important for these spaces due to view from park. Example: Davenport Grand is to much like a concrete wall. Variety of building appearance will help city look fresh and innovative.	R. Ricco
197	I'd like to see a focus family- and animal-friendly spaces that encourage socialization. I think the spaces should be kept fairly open to encourage community events that bring us together and could also be used to potentially attract events.	
198	Do not allow any shade to be cast across Riverfront Park by increasing building height. There are plenty of other places for higher development downtown that are further back from the park that allow greater height of buildings. I want to see a thriving downtown area, but with that the City needs more cheap & free parking available and a decent public transport system that includes light rail.	
199	I think the current code should be kept in place.	Christina Woytalewicz
200	Retail such as amenities to downtown residents perhaps. Retail is suffering how much more stores we need?	Stella Debarros
201	If a project will increase traffic flow and additional wear on existing roadways, require the developer to bring the infrastructure to the necessary standards, in a timely manner, before issuing a certificate of occupancy. I have watch too many of these Limited Partnerships and LLC's disappear and the taxpayer is left holding the expense.	
202	vertical limitations will limit the ability to develop for the future, so the more flexibility given the more likely the city is to see development take place on these vacant lots. Strongly support	Neil Muller
203	I think it's more important how the ground floor uses functionally interact with the street and sidewalk adjacent rather than the City dictate what the use should be (eg retail).	
204	One of your questions is if Riverfront Park is vital to the City and Downtown. I believe that those are two separate questions and it would have been nice to present different viewpoints for those.	Stacey Selcho
205	Retail provides nice activation of the street, but I get concerned about requiring 100% retail. Maybe consider 50% retail as an alternative.	Dana Harbaugh
206	Let the free market dictate the use of this prime property. The City should just get out of the way.	
207	Downtown is starting to gain more residential density on many levels of socioeconomic scales. Downtown growth should be fostered to allow for significant growth downtown and the additional height along Spokane Falls Blvd. would help foster that development.	John Eckert
208	Increasing development in surface parking lots is extremely important to me. One of the biggest tragedies of Spokane's development over the last 70 years has been the loss of historic buildings to parking lots. I think the amount of historic buildings we still have downtown makes us unique as a city and is something that has kept me living in Spokane and working downtown. While we can't bring back many of those lost buildings, redeveloping those parking lots to increase density downtown will improve the city's economy and make it a more enticing place to live. Also I'd like to add that looking at other cities' urban parks as a reference to sunlight might be needed. I think the *idea* of having shadows puts people off, but in person they don't have as much of an impact. It also might help benefit the ice ribbon staying cold in the late winter!	
209	I hope that any development downtown includes mixed income residential development. Don't take away from the park just so rich people can live downtown. Aside from the shadows, these buildings just don't look good (the Davenport Grand is a great example of an ugly and tall building that blocks the skyline).	

#	"Is there anything else you would like to tell us?"	Name (Not Required)
210	After opening up the downtown area for Expo 74, it would be a mistake to allow tall buildings to once again obstruct visual access to the area. Not only are the shadows offensive, the view from the view from the north side is an ugly "wall".	Loretta Fenrich
211	When you're developing downtown, I would like to see the closed and abandoned businesses put to use. I would also like more resources for the homeless people down there so that they aren't just standing around in the park.	
212	I don't think a concrete downtown is the best for Spokane. It takes away from the beauty of the City.	
213	I think that the original plan to keep sunlight in the park should be stuck to. I am all for continuing to develop our city and love everything that has been happening, but adding these ginormous buildings right next to our beautiful park and blocking the Spokane city skyline that we know and love seems extreme. You'd be cutting off a great view of Spokane that we see from the park with these huge towers, plus taking away sunlight. These buildings in another part of town would be amazing, but right next to our park should not be the place. I think we need to protect these lots and develop them in smarter ways, that still keeps Spokane's charm for those of us who already love it the way it is.	Lauren Schubring
214	For question #11, why did you not give me the option to say that I preferred the simulation that showed the buildings that comply with the current code? That was actually the footprint I preferred. Thank you for soliciting my opinion!	Victoria Van Inwegen
215	We don't need to become Seattle. It will ruin our air, land and water. Try working on the inner city neighborhoods. Ash and Maple are a major corridors and an embarrassment to the city. Clean up the inner city ghettos.	Lori Raney
216	Maintaining the open spaces and sunlight in the downtown area is extremely important to a healthy and vibrant Downtown area. Over developing this area would destroy the beauty that is Spokane.	Colleen McCalip
217	Aren't "brick and mortar" retail stores struggling and slowly dying? I wonder if the 50% retail figure is too high. More flexibility might be needed.	Ben Taylor
218	Keeping the jewel of Riverfront Park free from shadows, over commercialization, etc. should be the top priority! Developers who are lucky enough to build on that property will be able to deal with those parameters...they are just being greedy! Thanks for the chance to leave input. I hope it's not just for show.	Dawn Holladay
219	This increase in height request continually gets put back on the table. I was a Plan Commissioner for 10 years and we reviewed this more than once. The Comprehensive Plan is clear about not allowing shadowing of any part of Riverfront Park. Developer's interest in making more money should not trump the Comprehensive Plan nor compromise our most important downtown asset. Not ever.	Karen Byrd
220	Although the base of buildings should be retail, most brick and mortar stores are closing. What other options are available to create a lively downtown where people actually walk around. I think the homeless situation needs to be addressed if you are looking to increase residential population.	
221	18,750 sq ft is too big! 14,000 would be okay but I honestly think 11,000 is best for the park and best for Spokane.	Haili
222	We stand by the runners every year for the StPatrick's Day Parade because it is in the sun. All areas of the park should be in the sun year round and never should be in shade because of tall buildings. These developers need to get real and work within the current codes.	
223	I wonder if we are being held hostage by developers who claim they won't/can't develop our wonderful city unless we give up our ideals. I wonder what the onerous hardship actually is? It sounds like we won't get any "development" without plunging the "gem" of the city into darkness. You show three tower options and then pick the biggest/closest one. Do we really have options? A vibrant downtown is desirable and hopefully we can have beauty and livability included in the development plans. Thank you for the survey.	
224	Quit restricting river view/access to the wealthy	
225	Let's build this city!	Greg Marks
226	I do agree with having an emphasis on developing high density residential. If we also can promote affordable high density commercial development as well and encourage companies to put their corporate offices here in downtown Spokane, we may see greater vitalization with professionals who wish to work and live downtown.	Randy McGlenn II
227	I feel strongly that increasing the shadows in the Park is a mistake. As development increases, Riverfront Park will become more and more important to positive mental health of the residents of those proposed new buildings. Besides preserving sunlight, the tall buildings looming overhead will feel oppressive. The original statement in the Downtown Plan is correct. Short term profits for a few will diminish the intrinsic value of the park to the entire community. Thank you for the opportunity to comment on this.	
228	I like this approach baseplate sizing restrictions as a compromise between the need to encourage residential downtown development and maintaining the integrity of the park. I like the smallest building sqft because it does the best job of keeping the park free of shade encroachment. The largest just feel too imposing in the simulations. Thabksyou for creating this website. It is very informative and helps me understand the the impact of the proposals.	Meredith Gilstrap

#	"Is there anything else you would like to tell us?"	Name (Not Required)
229	I would like to see the city continue to develop the downtown area while maintaining as much of the green spaces as possible. Parks are a vital part of a city and effort should be taken to ensure they remain usable and as natural as possible. I do think that some amount of shading is acceptable, but it should be as "porous" as possible to minimize the impact. I also think all new or renovated buildings should be strictly mixed use with a strong preference for residential. Having more housing in or near downtown will bring more business and be beneficial to city revenue. Having the ground floor be predominantly retail/restaurants is also important as they impact the city's character. Lifeless office space on the ground has a negative impact on the city.	
230	Our current downtown is a jewel! There is an airy quality and you can see. I would strongly urge you to limit anymore building along the river, focus expansion and development further north and south. These areas are falling to ruin and there are existing buildings that can be rescued and renovated	Katie Droter
231	I think for housing, the size/height of Apartments/condos in Kendall Yards would be much less of an eyesore. What an awful obstruction to the view of downtown as you head south for even more ugly high rises to go up. The Davenport Grand was bad enough, this simulation demonstrates the aesthetic issues with allowing more towers right on the park, but also the functional problems of shadows and reduced sun exposure on our lovely (and newly remodeled, very expensive) RFP.	
232	Downtown needs to be developed without sacrificing the beautiful park, or parking. Spokane does not have the public transportation to support no parking.	
233	the park has been at increased risk of being "walled in" for some time now with past and present developments. That's unacceptable. The park is the gem of the city and should be treated that way for all. Builders are getting their way and monopolizing the river gorge vistas and denying those same views to the public. That has to stop before the entire downtown gorge area is totally walled off from public use and viewing.	
234	Your simulation video was in May. I would like to see the same simulation in late August when the shadow are longer and the sun is lower. Also how will this effect the ice build up in the winter on the road.?	Jim McLefresh
235	If you want people to live downtown you need to first address their needs safety, parking, close to grocery markets and after 5pm activities. It's not safe after 8. Parking is limited after 8. The only grocery are mostly booze joints and not safe to go to otherwise closest is brown addition or fresh market. Downtown is virtually dead after 8 except the bars and then it becomes unsafe.	
236	The current code should not be changed. The Grand looks pretty bad and we don't need a couple more of those next door.	
237	Our park is so special. Limit the size of the buildings surrounding it. It is the heart of our city.	Mary Hughes
238	This was very informative and well-presented. Kudos to the person or people who put it together. I think affordable, mixed residential development downtown is really important to the growth of the city.	
239	Reading between the lines, it sounds like the goal is to build apartments and hotel towers with premium park/river views. However, it would be nice to place more of an emphasis on the entire Spokane community. Not just those that would be visiting or living in the towers. With all of the other available places downtown to build towering buildings, why can't we develop those spaces...and when there are no more available to develop, then turn our attention back to these areas along Spokane Falls Blvd? Just a thought. I love development, and I love the park. I don't think we need to disrupt the experience at the park (especially since we are paying to redevelop it). Thank you for seriously considering this feedback.	
240	I am curious about wintertime shadows into Riverfront Park and the impact that would have on snow and ice. As a pedestrian I am acutely aware of the impact that building shadows have on sidewalk conditions and am concerned that taller buildings would make it even more difficult to enjoy the park in the winter.	
241	I strongly agree with the proposal to prioritize retail at street level, assuming that that also includes restaurants. Shops and restaurants encourage a vibrant streetscape with lots of activity. This is much less true of offices.	
242	I hate what the Davenport Grand looks like and resent the way it blocks the view. I would not be in favor of anything that affects the sunlight of the park	
243	People are going to complain, but it's important to remember that those complainers are typically jobless losers with zero interest in economic development. They're probably also too stupid to read the entire proposal or understand what it actually means. Build as big as you can while keeping as much sunlight hitting the park and everything will be all good.	
244	I've had 3 out of town visitors in the last year and all commented on how nice the downtown is becoming and how beautiful the park is.	David Noonan
245	Keep up the great work - this is awesome!	
246	The cost of parking coupled with the limited access to anything is making downtown harder to enjoy. We are dumping money into budgets that cannot be followed leaving more need for money and less ability to enjoy our beautiful city at a cost that everyone can enjoy.	

#	"Is there anything else you would like to tell us?"	Name (Not Required)
247	It's imperative to prevent shadows on Riverfront Park—including in winter. The impact of shadows in winter would be significantly greater than your simulation of May 1 shadows. If large building blocks are allowed, like the Davenport Grand, only taller, the park will be in shadow all winter long. Based on your simulations, it looks like some of the largest built or planned buildings would be no smaller than the 11,000 sf floor plate currently allowed. Why change? The first 10 floors will have 450,000 sf already. If developers want to build the Empire State Building, there are plenty of empty blocks not adjacent to the park.	Chris Kelly
248	If the buildings built were stair-stepped like in the first rendering, that would provide a great opportunity to have terrace outdoor patio restaurants overlooking the Park on the lower levels, and for condos/apartments/hotel rooms on upper levels as well.	
249	Ground floor being open to public and inviting is critical to success of downtown....	
250	I do not like this project, the money deserves to go elsewhere. For example, education.	
251	Concentrate retail to create a critical mass	
252	While I agree that sunshine and minimizing shadows in Riverfront Park is desirable, I don't feel that any of these proposals significantly impacts sunlight in the park. It only affects a small amount of the southern edge of the park.	
253	Living downtown there is a lack of affordable parking options, there already aren't enough all day meters dedicated to residential parking permits in the Riverside neighborhood. I agree with getting rid of surface lots, but where are all these new residents supposed to park? Will these towers contain underground parking garages? While it would be great if we had everything we needed downtown so that a car wasn't necessary, Spokane is still so sprawling that a car is almost necessary.	Cole Kelly
254	PRESERVE THE PARK! With grass and trees. Quit trying to pave the whole thing. Save the sun. Limit the tower shading. You want people to have a picnic, read a book and play with their kids or are you just worried about making money?	
255	The time I spend in Riverfront Park and downtown varies by season. The better the weather, the more I'm there. The choices you provided didn't allow me to reflect that.	David Troyke
256	It is vital that affordable housing be available downtown. We have an urgent need for housing in view of the expanding homeless population in our city.	Donna
257	I think that huge, monolithic buildings directly across the street from Riverfront Park are a terrible idea. River Park Square, the INB Center and the Davenport Grand already cut visual space between the South and North Hills and the heart of our city: the river and Riverfront Park. Huge, tall, monolithic buildings on the little open space that is left on Spokane Falls Blvd would choke the visual breathing space between existing downtown buildings and the park and lose the feeling that the park and river flow naturally into/from downtown. It would feel like the park and river were cut off from the rest of the city by big walls. One of the things we love about our view from the North Hill into downtown is the visual open space between the river, park and downtown buildings. You can really appreciate how pretty our downtown is and how it is not built up like Seattle or other large cities because of that view. The wall of buildings on the north side of the park completely cuts off the visual openness of the park and river which is bad enough. Doing the same thing on the south side would be like enlarging your nose so no one could see your beautiful eyes. One of the pleasures of visiting Riverfront Park is looking south into downtown to admire the different architectural styles and appreciate how our downtown is not all ugly, modern high-rises. Huge monolithic buildings in the last open spaces on Spokane Falls Blvd would destroy that attractive southern view from the park. Finally, making these last open spaces into expensive residential and pricey hotel properties will mean that average Spokanites will no longer have visual access to our river and beautiful park. It's already bad enough that River Park Square literally turns its back on the park and the INB Center blocks the view of the park from downtown but this plan will also mean that only rich residents and hotel visitors would be able to enjoy a parkfront view from their giant towers. If anything, building heights should be reduced in the last open space on Spokane Falls Blvd. Riverfront Park is the jewel of our city and it should not be cut off from the community by walls of buildings.	
258	Retail at River Park Square is important and should not be interfered with, however the downtown area has plenty of room for decisive growth financially without changing that building.	
259	I think it's a false equation that someone who believes strongly that improved and vibrant development downtown requires tall buildings along the park. The developers who own those lots do not HAVE to put tall buildings on them. There are many creative uses for those spaces that won't cloak our best asset in darkness for parts of the day. I think it would be a shame to limit any sunshine in Riverfront Park. There are so many empty lots in downtown Spokane, and it seems like towers and such are more appropriate in the core, not bordering our crown jewel.	Anne Walter
260	You have already ruined Riverfront Park. You might as well allow huge buildings which will shade the new horrible buildings and concrete which has taken over a huge portion of the park. You took away the green. I hate the ugly killer ice ribbon and the hideous carousel building which is completely lacking in charm, class, beauty. I would go downtown more but you've destroyed the soul of the park. Stop wasting our money and destroying places full of memories.	
261	Pro growth and development think big	David Ohman

#	"Is there anything else you would like to tell us?"	Name (Not Required)
262	The idea that building height restrictions are hindering development is absolutely unreal. If the city is exploring encouraging development of residential space by increasing restrictions by a story or two without impacting sunlight to the park, that would be acceptable. Riverfront park is a precious resource, one that must be safeguarded for the future. We absolutely MUST NOT mortgage our future and history on the promise of cheap development now.	
263	Development of these parcels should be a high priority for our city. We need fewer downtown parking lots, especially next to the best attraction in the city.	Brian Donovan
264	The pedestrian walkway behind the Davenport is awful. Have you ever had to walk in front of all those windows while there is a conference happening there? It's very awkward.	
265	While shade and visual appeal are important, two concerns that I don't feel were addressed are parking and demand. First, where are the residents, shoppers, and workers going to park on a regular basis? Currently, those areas are parking lots. Garages (both above and below ground) are good, however, they can also cause significant traffic slowdowns during events and commutes, plus they are generally more expensive. Second, is there really that great of a demand for upscale downtown living in this specific location? With the current homeless population that congregates in the park on a regular basis, will people really want to live there as opposed to the north side of the park/river in areas such as Kendall Yards?	Danielle Geisler
266	Thanks for the opportunity to chime in!	Jane Robinson
267	The park is one of our greatest assets and should be protected above urban development.	
268	As I said before, I feel that the city of Spokane needs to encourage more large businesses to move to Spokane, and I don't feel that adding more residential units and hotel space is the best way to do that. However, I could be wrong since I am not an economist.	Kevin Carey
269	I love Spokane, I love the Park. It is time to grow. Look at Central Park in NY. A sanctuary of a park in the middle of the biggest city in our nation. Let Spokane be the "Manhattan" of the Inland Empire!	Joshua Martin
270	While downtown development is extremely important it should not be allowed to compromise the quality of the urban environment and the park. Ultimately the quality of the downtown urban environment will determine the long term health of downtown.	Jeffrey Warner
271	Large buildings will block sunlight and city views	Christine O'Malley
272	Spokane needs development like this to compete with other cities undergoing downtown renewal, so do whatever it takes to make it happen.	
273	Don't make the buildings too big. Spokane is nice because the building are still small.	
274	The simulations are great for showing a spring day, but what happens when the sun is lower in the fall and winter?	
275	Great work on the presentation material	Robert Brock
276	You need to hire local residents if you're going to do this.you gave zero info about the safety of buildings.or if any tax money would be used	
277	the simulation was very helpful, thank you	karen ssebanakitta
278	Avoid buildings that become walls on Spokane Falls Boulevard such as the Davenport Grand Hotel. Encourage designs that include views north by existing structures in downtown Spokane.	Lynn Mandyke
279	Whatever is ultimately built must be *tasteful* above all else. Not another Soviet Bloc-style Grand Hotel. Not more Anytown, USA McHousing like in Kendall Yards. These are buildings that will surround perhaps the most iconic feature of downtown Spokane for possibly centuries, so they must make a lasting and unique contribution to the skyline that defines Spokane. Part of this means holding developers—yes, even if it's Walt Worthy—to code and ensuring that Spokane doesn't get sold short in pursuit of development for development's sake. Listen to the Design Review Board and consider making their recommendations binding.	Eric Iannelli
280	Building height code is there for a reason. Please respect the people's wishes for a sunny riverfront park and tell developers to live within their constraints.	Christopher W. Kuperstein
281	Given that Spokane summers tend to be, on average, quite warm, I think people might not realize how welcome some shade might be on the south side of Riverfront Park, especially at midday. To that end, a taller building allowance could provide such relief from the heat, and satisfy the need of a developer to maximize the square footage of their building.	William Nye
282	In reference to #16 above; Downtown parking is still an issue and as long as there are parking fees and meters everywhere, the retail stores downtown will not flourish.	
283	Spokane needs business to grow. Buildings that can draw in business and entice a growing job market can bring an increase in taxes, paying jobs, opportunities, and overall a better state to the Spokane economic diversity. Downtown is beautiful to a point but look how long it took to get riverfront park remodeled. Even then, there have been issues with not enough money for the proposed plans for riverfront park... if we want to continue to update the downtown area the city needs more taxes to come in. To get more taxes we need more businesses. To get those businesses downtown, the city needs to sacrifice some skylines to entice larger businesses. What I would like to see is for city regulations on buildings become less constructive but to also become more creative. In other words if we have the capacity to start creating a modern city with taller buildings in downtown Spokane why not utilise new technology/ideas and showcase it to the world! Buildings with Tesla made solar panels or electric rental car locations throughout downtown and so on. I want to see innovations explored and used in downtown Spokane like it was in 1974 during the Expo.	Chris Trechter

#	"Is there anything else you would like to tell us?"	Name (Not Required)
284	The additional height just does not compliment the downtown!	
285	the ground floor requirements should be more like 75% - 90% retail. The Davenport Grand is not only an eyesore, but its lack of retail frontage hasn't negatively impacted walkability and livability along that stretch (compared with the old surface lot) but it hasn't helped either. The Grand block remains a conceptual impediment to getting people to walk from the west end of downtown to the east.	Luke Baumgarten
286	Balconies for residential portions should be on the east and west sides of towers so each residence can have a portion of daylight in the morning or at night.	
287	This is great information! The intended result of getting the surface lots developed into the newest, most dynamic and urban development in the downtown core would be a major boost for downtown and continue its building momentum to create a active, vibrant -- and truly urban -- downtown.	Andrew Rolwes
288	I would like to see more the parking lots developed, but towers take away the feel of nature.	
289	I am all for growth. I am not for the destruction and ruin of the charm and beauty of downtown. Find the middle people. Restore what's there and improve The Falls Blvd. We do not have to decimate beauty in order to grow a city. There is enough ugly in this world to go around - keep downtown beautiful.	char parker
290	Do not change existing code. Sunlight is already difficult to find in Spokane, especially in the winter months. Riverfront Park has a lot of shade already, and I am 100% opposed to any additional shade. Developers have plenty of other opportunities for developing surface parking lots. I completely disagree with the assertion that our current building codes disincentivize development. The DSP does not care about the Spokane public, only rich developers and rich people looking to purchase from those developers. We The People want our park and sunlight preserved, PERIOD. Our city is a beautiful testament to the Olmsted brothers' vision, and I vehemently oppose anything that will threaten their legacy. Parks and public space are more important than money.	Suzanne Saunders
291	I just don't agree we should build huge view blocking buildings. I like the small town look we have going on. But we still are able to have retail and business here. The old and the new are really lovely together. You would probable want to tear down all the brick original buildings. And only leave the builings named historic. Well they could all be named historic in my eyes.	
292	The majority of the ground floor should be retail.	David Buescher
293	To question number 16. It should be 100% retail and/or mixed use space encouraging gathering spots/placemaking, with strong, city-led initiatives that encourage and foster local businesses to fill these retail spots, not chain stores or large corporations. To question #7. I believe increased development in the downtown core is vitally important, but should be first focused on existing buildings and infrastructure that is currently underutilized and/or sitting empty. I also believe this development should be done with smart growth and people oriented practices as the underlying lynchpin for all development moving forward. To question #10, I agree with this statement, depending on the type of development being proposed. Again, development bent towards people and passersby. And development that activates, creates vibrancy and allows for citizens to connect with each other and the built and natural environment in meaningful ways is key.	
294	Please research how not to become a monstrous downtown like Austin. Futuristic nightmare.	
295	I walk through Riverfront park on a regular basis and have worked there in the past. Anyone who has spent time in the park knows that there are more than enough sunny areas of the park to hang out in, many of which are not shown in the simulation video (which was great by the way). A video that showed the whole park instead of the just the south side would display this. There is relentless sun all day in central meadow, clocktower meadow and the lilac bowl as well as the howard street bridge to name just a few areas. From May to September patrons are often seeking shade to cope with our hot dry summers. I don't feel that the shadows are significant enough for concern. Creating affordable spaces for downtown Spokane residents (i.e. not Seattle prices) is crucial and exciting for this growing city. Parking lots are eyesores and wasted space and adequate underground parking is the best option followed by garage parking. Density creates an exciting energy and helps create demand for businesses and community events. I look forward to seeing Spokane's lifeless parking lots come to life! Thank you for creating this survey.	
296	Riverfront Park is described by many organizations as the Crown Jewel of the city. We need to protect our valuable limited resources and disregard the greed-driven wants of developers.	Lance Hart
297	I've wondered if there has been talk of any ordinances to require use of certain building materials for any towers - specifically, I believe it should be required (or at least strongly encouraged) to have a certain percentage of the building's exterior to be glass. If you look at both commercial and residential towers in cities like Seattle & Portland, the architecture & design fall in line with a modern & growing city much more, in my opinion, than buildings which have a pre-fab concrete or brick majority exterior (which tend to be what gets built around here). I think to move Spokane forward there ought to be a focus on the design & materials used for new development which can enhance the skyline & become new positive landmarks. Doing so should enhance the feel of the city, in a wonderful & meaningful way which in turn creates more interest & growth to the area.	Erik Dordal
298	1) North side windows should be maximized for the view. 2) Can't imagine liking an apartment or hotel room looking directly across at another building < 100 ft away.	
299	For question 16, I think the amount of retail required should be higher. Perhaps as high as 75 percent.	Mark Simonds

#	"Is there anything else you would like to tell us?"	Name (Not Required)
300	First, I consider the existing code to be best, preferring relative skyline uniformity for egalitarian character, aesthetic grandeur and use longevity/flexibility. If change is demanded, know that proposals for towers will almost certainly include extensive parking, and we MUST avoid creating clones of the Davenport Grand, i.e., extruded, small-plate volumes atop poorly decorated parking garages. If a revised code is unavoidable, I'd insist upon closer to 80% active frontage (retail) on all sides of ground floor and extensive architectural design guidelines.	
301	Limit the affect of shade reduction on the park. Big looming buildings will not enhance it's appeal. Ensure that on street ground level retail is part of any deal.	
302	The park is a huge asset to the community, and any project that will negatively affect it would not be worth the economic gain for a small number of individuals.	
303	not sure about the retail 50% rule, as retail currently struggles downtown and this could impede growth	Sally Lodato
304	I do not think that tall buildings should block the sunlight to Riverfront Park, especially in winter. I fear than more buildings like the Grand Hotel (a monstrosity! how could that design have been approved?!) might be built.	
305	Increasing the population density downtown will lead to increased traffic, which might impact hwy 90 and certainly impact traffic on downtown surface streets. Spokane has a nice homey feel; I would personally hate to see it turn into a large city like San Francisco or New York. If that were to happen, we would likely see the problems that come with a large city: homelessness, drug use and crime. We already have too much of these problems. I'd like to see more done to reduce these issues before we consider increasing our population.	David
306	Spokane is not Seattle! Please do not start building tall buildings downtown. The current height of buildings downtown is tall enough. We have so many beautiful old buildings downtown that are vacant (for example: all the spaces on First Avenue between Wall and Stevens near the Ridpath)!! Why doesn't the city encourage developers to refurbish and occupy buildings like those. There are so many unused spaces in downtown that could be renovated, rather than left shuttered and dark. That would bring life to the **entire** downtown and not just near the park and river. The small town feel is what makes Spokane unique. Again, this is not Seattle and the leaders in City Hall need to realize that "building up" isn't always best. Keep Spokane's charm, keep buildings low. Reinvigorate forgotten parts of downtown, rather than encourage new and unnecessary construction!	
307	Quit Californicating Spokane! Raise taxes, improve infrastructure. Stop building!	Chris Dallman
308	Keep the current regulations. Developers will just have to find a way, like we all do.	Mr. Brian Sen Ching
309	On an annual basis, less than 50% of the days in Spokane are sunny. Therefore, I do not agree with any heights that would cause shadows in the Park.	
310	i don't want to look like cenarl park next you want to build over the river	
311	It would be nice to have more interesting architecture than the Grand Hotel, and more considerate design. The Grand fails in that it blocks massive amounts of light to the Opera House/INB Arts center, making most of the south east facing glass pointless. It would be nice to have more thought out reviews of projects that go into these parking lots that better compliment the architecture of downtown.	Cody R S
312	Spokane use to be wonderful before the corrupt developers took control of our city	
313	I like the family environment Spokane offers. I would like to see that stay the theme of Spokane.	
314	I am concerned not only about shadows on the park but about creation of wind tunnels and interference from the buildings with signal reception.,	Marian Hennings
315	I feel towers should not be allowed and the 100' building height should be kept.	
316	Tall buildings would be dreadful to the feeling when IN the park. Stupid idea!!!! Go with the citizen's wishes!!!!	Consuelo Larrabee
317	I have to say I'm somewhat uncomfortable with the Plan Commission voting to recommend the most developer-friendly option. In reference to the amount of retail on the ground floor, it should be significantly more than 50% of the frontage. The Davenport Grand is a perfect case study of this—and it never should have been allowed. If necessary, one option would be to split up the type of ground floor usage categories into street-activating (i.e. cafes, restaurants, coffeeshops, boutique retail) and non-street activating (i.e. bank branches, offices, event centers, hotel or residential lobbies). In general, I think at least 50% of the frontage should be street-activating retail. Not things like bank branches or offices which aren't typically big pedestrian destinations. As such, the retail frontage percentage could probably be higher than 50% to account for the difference between those two retail use cases.	Anthony Gill
318	Spokane has this unique, beautiful park. Protect it. We don't get a second chance to protect it.	David Zundel
319	I appreciate the care and thoughtfulness of this presentation---Thank you! I think the Davenport Grand is a monstrous "shoe box" and we deserve better design in the downtown, especially after the investment we have made in Riverfront Park.	Mary Ann Murphy
320	I hope I've been getting my message across prior to this. I do not support adding additional buildings to downtown Spokane. I am especially against any buildings being added to the perimeter of Riverfront Park. Talking about requiring living space above 100 feet is ... well, it's ridiculous. You've already destroyed the view and decreased the potential for the rest of the citizenry to be able to access the park. We have a huge problem with parking in this city. Virtually everyone I know refuses to go downtown because of the parking situation already. Contaminate our beautiful landscape and we'll want to head downtown even less.	

#	"Is there anything else you would like to tell us?"	Name (Not Required)
321	Thank you for all the work you all do for the city of Spokane. I was born and raised here and now work for the city. I am excited that after so long of feeling stagnant that this city is on a big upswing. Please continue to work for development and progress so that we can be the best city possible. Urban density and a thriving downtown core are essential to a strong city and the citizens ability to thrive. Build them high and dense and make our skyline something really beautiful. Thanks again!	Shaun Monaghan
322	Let the private developers use their creativity to develop the unutilized property to a higher and better use, but keep in mind the need for adequate parking.	
323	We moved here from a congested city in another state. Please keep Spokane less urban with trees and parks.	
324	You need to take the overall design of the city core into consideration along with the park shading. Lining the park with tall buildings is like putting a fence around it. View lanes from the core need to be preserved.	David Lill
325	I agree with the statement that emphasizes the importance of sunlight on the park. It's cool much of the year. The sunlight in the park makes it feel like a park and encourages use. The citizens of Spokane voted for the bond with the understanding that it would improve usage and encourage visiting the park. The height restriction and sunlight must be maintained.	David Lucas
326	As downtown residents who live directly across from the area you are addressing, we are vehemently opposed to increasing height limits on the buildings bordering the park. As I mentioned, the park is feeling less and less like a park and more like an extension of downtown already. Riverfront Park is the jewel of Spokane: there are very few cities that have such a feature in their downtown core. Please - let us keep it as a park and not shade it and encroach upon it until it becomes just another part of the concrete jungle! The city keeps trying to entice people to live downtown, but the changes being made make it less and less appealing. We have lived here for 4.5 years, and with the construction of The Grand Hotel and the changes in the park, it has become significantly less appealing in a short amount of time. We need more green space, not more concrete!	Nancy Enz Lill
327	I think it would be better to renevatate and use existing buildings that are currently standing vacant instead of trying to build more.	
328	Just more cover up of graffiti... Thanks	Peggy
329	I hope that developers realize that a healthy city involves people of all income levels. We would love to live directly Downtown (even closer than we already are) but our family only makes about \$70,000 per year (combined). Everything being built is top floor luxury condos or else rentals. We want to own! We want to own Downtown! Please consider making lower floors in future developments non-luxury! We don't all need (or want) granite counters, steam showers, and a rooftop gym! We want to be able to walk to amenities and take the bus instead of driving. We want to live in a bustling neighborhood. We want to contribute to Downtown's growth. You shouldn't have to be rich to be a good citizen.	Amy Chenail
330	Need more reasons to get people down town	
331	I know it's easy to look at past decisions that have been made and say "Well we should reevaluate this." But let's not forget the wisdom of the people who established those rules knowing that they would be challenged in the future, and let's not shrink back and allow development to "take over" what cannot be replaced. If this decision is changed it will forever have an impact on the Spokane City skyline and I can't help but think what we might be giving up hastily for Economic Development which is inevitable.	Dan Kendzierski
332	I think in addition to avoiding shadows over Riverfront Park, the other major issue I see is a disruption to the skyline of Spokane. The Davenport Grand has become somewhat of an eyesore to many views of downtown Spokane, and I believe any new large construction in that area should be incorporated into the landscape and architecture already present downtown.	Mercedes Leahy
333	Riverfront Park is awesome and allowing sunlight in the park is very important. But the city also needs to foster development downtown. People don't want to visit/move to a city that's boring and unchanging. If people see cranes in downtown Spokane, they'll think, wow, this is a growing town, there must be something exciting going on here. New buildings are a sign of increased activity and thriving life. Just the visual of a crane in the downtown skyline will spark that image in visitors' minds. Also, the city needs to encourage unique architecture. While we're all glad Walt Worthy built the Davenport Tower and Grand, those two buildings are DISMALLY designed for aesthetics. They are boxy, boring, unimaginative, and quite frankly, very ugly. Spokane needs a special/unique building in its skyline. Look at Mobile, Alabama as an example. Or Des Moines, Iowa. Both cities are about Spokane's size and have very distinct skyscrapers. Spokane lacks that. We need a prominent building that people can see and immediately recognize it's Spokane. Obviously, the city can't really control what private developers do with their design. But maybe the city can incentivize more creative architecture? Not crazy/wacky, just something more creative than a big ugly rectangle.	
334	Prioritize the citizens and public space users over developers. I don't come downtown to hang out in buildings. I come downtown to be outside and enjoy the park. So does everyone who come to visit me. That park is the best thing going for this city.	Sara Hansen
335	New building should not dominate our skyline like the new davenport tower. We should emphasize our historic architecture and any new construction and any new buildings should blend in with those and not box the park skyline in.	Ann Wick

#	"Is there anything else you would like to tell us?"	Name (Not Required)
336	Developing the vacant lots along Spokane Falls Blvd. should be a priority for DSP and the city. More retail and residential options are always beneficial, but I would disagree with adding more hotel/convention space.	Jeremiah Johnson
337	There are PLENTY of poorly developed and undeveloped spaces in and around downtown. Stop building new structures that add nothing but cause parking problems and increased nuisances. Riverfront Park is the jewel of Spokane-it is literally the essence of the city. It's the Central Park-known for maintaining its beauty and timelessness in the midst of an urban environment.	
338	The shade model seems to be when the sun is the highest in the sky in the summer. I would like to see what the shading model looks like for early spring or late fall. We just invested 70 million dollars to upgrade and fix our beautiful Park that the entire city uses and enjoys. And now the city wants to make a change to the code that could impact the amount of sun and the warmth the park receives year round just to appease the developer of two empty lots so he can try to build a bigger building and make his profit at the expense of the people and community of Spokane? This height restriction code applies only to the nearest block to the park; why would we even bother changing it? Build taller buildings on the north side of the park, or further south in the core of the city. Stay away from our park.	Reuben Greer
339	I would argue that the ground floor of the building should be 90% retail (or some other type of "third place" for people to gather), with only service & parking access points permitted on the ground floor. 50% is clearly not enough...examples of this would be The Davenport Grand Hotel, The Historic Davenport, and Bank of America Building Parking Garage...these three buildings have about 50% "retail", but yet it feels like 3 whole sides of the building are dead street fronts (and consist of parking garages, service entries, and inward facing retail w/o front doors). Also, the code revision should disallow any parking garage to face Spokane Falls Boulevard, otherwise I can already anticipate that the building form will consist of ground floor "retail", 7-10 floors of parking on top, and then the residential/hotel on top of that podium...which does nothing to activate the street front with city life. Examples of how bad this "type" of development can be include the Denver Spire in Denver, CO and Parkhaus in Lincoln, NE. Sure, there's residential up top, but the 7-10 floors of parking between it and the ground-level retail plinth kind of puts a damper on any urban life from happening on the street below, which runs counter to the goals of the code revision. Lastly, I do have some reservations about the effects this proposed code revision will have on mid-fall, winter, and mid-spring shadows cast upon Riverfront Park, especially in light of the park's master plan and the amount of investment being poured into the park along Spokane Falls Boulevard to make it a "year-round" park. We wouldn't want the new carousel building, ice ribbon, Howard South Channel Bridge, and Rotary Fountain area to be in shadow from September to April. The video example on the website shows May 1 as the approximate limit for having 100% sunlight on the park's prominent features (such as the carousel and red wagon). Based on the Summer Solstice date, this "window of light" would only last from about May 1 through August 10, which not long enough.	Jason Wong
340	There are many other areas in the downtown core that are being developed or have future potential. The park is for everyone and should not be obstructed by shadows from buildings such as those proposed in this presentation. Let the shade be from trees!	Linda Moulton
341	Infrastructure, roads are not capable of this much growth. There will be a great impact on traffic. This must be considered along with parking.	
342	NO SHADOW ON THE WAGON!	
343	The more skyscrapers, the better. It will attract more development to core downtown.	vipul
344	We do not need more hotel space downtown, and especially not around Riverfront Park. Including the convention center, a huge amount of Riverfront park is buffered by buildings that act as a barrier to residents, with little to offer citizens. More hotel space would only exacerbate the problem. The shadowing is also a major problem - the May 1st time is equivalent to mid-August, meaning lots of shaded area in prime late summer and fall park use hours.	Alan Chatham
345	It's upsetting to me that Spokane lacked the vision to keep the buildings that used to be in these vacant areas. But I think we need to put buildings back. Downtown areas should be dense even if that sacrifices sunlight. I just hope we get some good looking buildings. They will never be as cool as the old ones that are gone though.	Angela Merritt
346	Please do not mistake greed for more taxes for really wishing what is best over a ll for development near the park.	
347	Hopefully retail includes restaurant uses and not just storefronts like on the north side of main (River Park Square).	Will Maupin
348	Spokane needs high rises, and less wasteful surface parking. I love this plan and want these buildings to be built. I would also love for Spokane to be the first city in America with a cross laminated timber high rise, now that Kattera is locating in Spokane Valley, this would make all the sense in the world.	Mike McBride
349	Like how the city will develop without extensive sprawl	Neil Kinkel
350	"Near Nature" REQUIRES sunlight, as per the dead hostas underneath the parking ramp into the RPS parking garage. We are children of the Sun, let's keep it that way! The city of Spokane is going to Expand anyway, so even though the downtown is developing nicely, with pubs, shops, eateries, buses, let's not kill it with terrible over-crowding; GENTRIFICATION will kill our city, and threaten service jobs with high-profit enterprises that care nothing for our city.	H Higgins

#	"Is there anything else you would like to tell us?"	Name (Not Required)
351	Or, you could require it be 100% retail, with an exception only for entrances for parking and loading. Parking should be forbidden within 10 feet of grade (above or below).	
352	I was born and raised in Spokane. I know this city from street to street and would love to see more development. For a very long time spokane was lacking in development which stalled company's from moving in and creating more jobs! We are on track to help bring in more opportunity for work and attract more people to the downtown area. The more people live in downtown the more tax revenue we will get therefore making spokane cleaner and safer! Best Regards -Pavel	Pavel
353	I think having tall buildings is essential for the city and its attractiveness. I think it would be amazing to get a couple of buildings significantly taller than the ones we currently have for the overall improvement of the skyline and feel of the city. It would also seem more progressive.	
354	Thanks for your work on this. I really hope we can see these sites developed within a decade. They have so much potential to add vibrancy to downtown and to further activate Riverfront Park.	Kyle Madsen
355	Can't you put in more parking garages?	Jena Leddon
356	It would have been nice to show other times of the year for the shading simulation. I would like to see what the impact would be during a time like Pig Out in the Park. Overall, I agree with increasing the height limit and restricting use to residential. I don't like the idea of hotel being allowed, at least not for all of the volume about 100'.	
357	No additional skywalks, please.	Larry Cebula
358	The base and tower form for buildings is very ungainly and actually ugly. A higher base form like the buildings used as samples fit into the streetscape better. Amazon has limited the need for storefront retail and no one wants to walk by vacant retail space. Office use is fine.	Betsy Bradley
359	I think the 11,000 sf bldg is a good compromise. I like that the towers aren't massive and overwhelming, considering the context of the area. I do NOT like the other options presented.	
360	I totally disagree with these proposals the promote development that limits access and sunshine in downtown and the park. Your simulations are deceptive because they don't show the current status of this downtown area. Currently there are no buildings on these lots which are the access between downtown and the parks. There is not enough street parking available for the current use of these parking lots. Unless your intent is to force parking in the Arcade or the Riverfront Mall. Both facilities are often full especially during the holidays. Your simulation needs revision to give individuals that fill out this survey get the true picture, not the picture are currently showing them.	
361	Spokane needs some tall buildings to define its skyline.	
362	Retail is great if you can get it.....but a business/office space would be fine as well.....	Marian Evenson
363	So excited for downtown development! Spokane is on the rise, and I am all in favor of more opportunities that motivate residents to go and spend time in downtown. I think downtown Spokane should be the "go to" for anyone looking to shop or eat out.	allison wilson
364	The Grand Hotel is an architectural abomination. It is a carry-over from a post-modernist, dark time in design. How it was approved is a mystery. The other buildings shown in the massing exercise, however, seemed to be heading in the right direction!	Kendra Kurz
365	min. 75% retail requirement at ground level would be better.	Larry
366	Infill is important to the success of downtown. But it *must* be sensitive to Riverfront Park and the public realm. Narrower building footprints, with required setbacks as building height increases, should be considered and potentially codified.	Anne Hanenburg
367	Maintain view corridors toward the south hill.	Paul Bundy
368	Re: Question 16, I agree that the City should require ground-floor retail uses. However, I strongly believe there should be a diversity of retail required at the ground level (as opposed to a single-use/big block retail space).	
369	If there were design standards to prevent something like the Grand Hotel from happening, then I would be more likely to think taller buildings would be ok. But given the current review process, there's no guarantee that the developer will do anything to try to make the buildings pedestrian friendly or to fit within the context of the city. The city needs to stop giving in to developers and look out for what's best for the residents.	
370	Thank you for creating such a clear tool to understand this important issue. I appreciate the simulation and the ability to tangibly see the potential impact on the park, the critical focal point of vitality for downtown. It's obvious that a lot of work went into producing this.	Julie Banks
371	in # 16 it should be commercial not retail	Sylvia St.Clair
372	Sun exposure on streets and sidewalks is necessary to keeping walkways clear of snow and ice during winter months.	
373	Parking and vehicle traffic must be carefully considered. I would hate for our City to become congested like New York City. The one way streets already take a lot of time to navigate, not only with current traffic loads, but having to stop at multiple traffic lights just to get around the block is frustrating.	Dan Skindzier
374	The way you ask the sun on the park question is misleading. It makes it sound like you are talking about all of the sun going away, rather than a tiny fraction of sun on the edge of the large park.	Mariah
375	Keep the current code which creates fewer shadows in the park.	Amy Cannata
376	the city don't know how to make a city work. lets get the roads fixed and stop the plan for choking traffic down to one lane on Monroe St. and get the traffic flowing.	

#	"Is there anything else you would like to tell us?"	Name (Not Required)
377	Developers need to make the best use of their properties, but not at the cost (in this case) of damaging what is a unique feature of our city-Riverfront Park.	Ann Fennessy
378	no	

From: [Ann Fennessy](#)
To: [Dave Lucas](#); [Freibott, Kevin](#); [Stuckart, Ben](#); [Burke, Kate M.](#); [Fagan, Mike](#); [Kinnear, Lori](#); [Beggs, Breean](#)
Cc: [Greg Francis](#); [Mary Terhaar](#); [kurt helgerson](#); [Jim Sullivan](#); [Khalil Beznaigui](#); [Julie Banks](#); stresko@outlook.com; erobey@comcast.net; [Stratton, Karen](#); [Mayor](#)
Subject: Re: Spokane Falls Blvd Building Heights Proposal - New Story Map for information
Date: Friday, January 19, 2018 11:51:03 AM

Dear Mayor Condon, Community Assembly Members, Committee Chairs, Community Assembly Alternates, Land Use Committee, Neighborhood Council Contacts, and Members of the City Council,

The story map recently submitted for consideration by Planner Kevin Freibott was an effective and easily understood presentation on the proposed changes to building heights along Spokane Falls Blvd.

It was especially effective in showing the different patterns of shade that would be cast on Riverfront Park by buildings exceeding the current height limit of 100 feet.

Because shading was the major concern in establishing those limits by the City Council in 2009, it is my opinion that the requirements should remain in place.

The citizens of Spokane two years ago approved a multi-million dollar upgrade of the Park, and any changes in the amount of sunlight cast during the day would decrease the value of the area.

Plan Commission workshops and hearings held in August, 2008 came to this conclusion:

“....preference to maintain an open, light-filled, sunny edge of Riverfront Park. Having sunlight on one side of every street allows for a better public realm, because it allows for openness as well as the sense of enclosure that the shade provides.”

Further, on page 81 of the downtown plan, “Access to Views and Sunlight” states that, “The Spokane community expressed a strong desire to maintain maximum exposure to sunlight in significant public open spaces, such as Riverfront Park, by promoting buildings designed to reduce shadows.”

Any changes to this intent would disregard the wishes of the citizens of Spokane—both today and in 2009-- and also negate the hard work and study done by the City Council and others to make this original restriction part of the city’s downtown plan.

Please keep the 100 ft building restriction on Spokane Falls Boulevard in place.

Thank you for your time and consideration,

Ann Fennessy

From: [Ben Giese](#)
To: [Freibott, Kevin](#)
Subject: No height restrictions
Date: Friday, January 19, 2018 8:20:40 PM

I wasn't able to get the survey to work, but I think that taller buildings near the park would be great for our city. The surface parking lots that are there now are a waste of space. Thank you!

Sent from my iPhone

From: [bonniekofmehl3](#)
To: [Freibott, Kevin](#)
Subject: Opinion on taller buildings
Date: Saturday, January 20, 2018 9:58:53 AM

No we should NOT increase the height of new construction downtown. It's claustrophobic sense makes me avoid downtown as is. One word concerning the look of proposed buildings
EYESORE!
Sent from my Boost Mobile Phone.

From: [Ellen Robey](#)
To: [Freibott, Kevin](#)
Cc: [Greg Francis](#); [Dave Lucas](#)
Subject: Proposed Building Height changes
Date: Wednesday, January 24, 2018 7:56:47 AM

In 1972-74 an amazing group of Spokane people had the foresight to create a magnificent park right in the middle of our wonderful City. It transformed Spokane in a way no one expected. Today that Park is a magical part of Spokane. I think the Olmsted Brothers would have been proud if they had participated. Having worked downtown for my entire career, the openness, the sunshine and being able to look 360 degrees around and see the sky and the beautiful architecture of the Old National Building, the Paulsen Building and many other historical structures truly made Spokane a jewel.

I have viewed the presentation several times and it makes me very sad to see us lose this jewel behind a wall of buildings and cutting off Downtown from the park. Having recently traveled to several large Eastern cities, I walked down tunnels of buildings with little view of the sky or the sun, cold wind tunnels....dreary indeed! Please don't change Spokane into one of those. The money currently being invested in the Park is wonderful! Don't hide these marvelous improvements.

Ellen Robey

From: [Don Barden](#)
To: [Freibott, Kevin](#)
Subject: Building Heights on Spokane Falls Blvd
Date: Friday, January 26, 2018 1:34:30 PM

Kevin,

I got into the website that describes this matter but after several tries, was unable to find a link to the survey or any means of providing input.

My input is pretty simple: I ride my bike down Spokane Falls Blvd from Washington to Post from time to time and am concerned that allowing much taller buildings along that stretch of SFB would create much cooler temperatures in the area shaded and lengthen the time that ice and snow remains in the bike lane on the north side of the street

Thanks,

Don Barden

From: [Happy, Julie](#)
To: [Freibott, Kevin](#)
Subject: FW: Comment on City Asks Public for Input into Building Heights along Riverfront Park - City of Spokane, Washington
Date: Monday, January 29, 2018 12:36:09 PM

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From: Disqus [mailto:notifications@disqus.net]
Sent: Friday, January 26, 2018 10:28 PM
To: Happy, Julie <jhappy@spokanecity.org>
Subject: Re: Comment on City Asks Public for Input into Building Heights along Riverfront Park - City of Spokane, Washington



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[mdriftmeyer](#)

All for it as long as the base ratio compensates for the height increase, and the designs aren't just cubic rectangles of primarily concrete only designs like the new hotel: a truly wasted opportunity to have more than a 50s/60s design that no one finds appealing and timeless.

The problem with these new designs is they have zero aesthetic appeal for mixed use upper levels to allow for open view seating in the upper levels. We don't have remotely the need for a business only suite tier of one, two or three side by side towers and no open mid-roof top restaurants, view points to overlook the park.

These designs do nothing but negate views of the park from existing buildings which still overlook the park.

It makes more sense to have the nearest road perimeter to the park cap be below the the line of sight of pre-existing capped builds, thus allowing for the views to remain, not to mention give focus of the near the park buildings as primarily consumer driven buildings, not professional office driven buildings.

Case in point, the Rotary Fountain View

Cut the three towers off and make the roof lines be designed for public access and social settings to overlook the park. This could give large events like the 4th of July,

Hoopfest and more a more inclusive vibe and reduce congestion, plus give the city the opportunity to have roof top restaurants around the park.

It seems rather obvious to me.

1:28 a.m., Saturday Jan. 27 | [Other comments by mdriftmeyer](#)

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From: [Happy, Julie](#)
To: [Freibott, Kevin](#)
Subject: FW: Comment on City Asks Public for Input into Building Heights along Riverfront Park - City of Spokane, Washington
Date: Monday, January 29, 2018 1:12:29 PM

From: Disqus [mailto:notifications@disqus.net]
Sent: Saturday, January 20, 2018 9:04 AM
To: Happy, Julie <jhappy@spokanecity.org>
Subject: Re: Comment on City Asks Public for Input into Building Heights along Riverfront Park - City of Spokane, Washington



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I Love Sign Language

I can't find the link to the survey but I am against changing the hight requirements for new buildings running along Riverfront Park.

[12:03 p.m., Saturday Jan. 20](#) | [Other comments by I Love Sign Language](#)

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From: [Happy, Julie](#)
To: [Freibott, Kevin](#)
Subject: FW: Comment on City Asks Public for Input into Building Heights along Riverfront Park - City of Spokane, Washington
Date: Monday, January 29, 2018 1:55:59 PM

From: Disqus [mailto:notifications@disqus.net]
Sent: Monday, January 29, 2018 1:55 PM
To: Happy, Julie <jhappy@spokanecity.org>
Subject: Re: Comment on City Asks Public for Input into Building Heights along Riverfront Park - City of Spokane, Washington



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Matty

Against increasing height-blocking sunlight

4:54 p.m., Monday Jan. 29 | [Other comments by Matty](#)

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From: freeri@yahoo.com
To: [Freibott, Kevin](#)
Subject: Thanks for this opportunity
Date: Saturday, February 3, 2018 4:04:42 PM

While others will have shared their thoughts more succinctly than mine, please accept these ideas as one citizen's concern about our most valuable asset, Riverfront Park.

First, government needs to find balance in generation of property tax revenue with the public's inherent right to the availability of recreational property that can generate revenue through events and attractions that generate sales tax income. Property owners with land adjoining Riverfront Park are entitled to construction of projects that provide them with fair return on their investment.....or, purchase of their property by the government at fair value to protect the intrinsic value of the park area.

If construction of projects in the area surrounding the park result in the creation of an aesthetically unpopular, enclosed park area the value and utilization of the park will be adversely impacted and public use of the park will dwindle and events will look for other venues. Sales tax revenue will fall and the park will deteriorate into a low use, high expense area.

Therefore, Riverfront Park must have an open area, a northwest regional feel that encourages sun, air and landscaping designed to return the area as much as possible to its natural state. Encroachment by construction as already accepted and additionally proposed basically for the betterment of property owners and high end residents devalues the potential of Riverfront Park and risks the viability and public enjoyment of the area.

Reduce height and density justifications and preserve the current and potential value of Riverfront Park. Why would the city invest millions of taxpayer dollars in needed park improvements only to make the area similar to parks in the Eastern United States that are surrounded by encroaching tall buildings?

Thank you for your consideration.

Frank Neeri

Sent from my iPad

From: [Grant Keller](#)
To: [Freibott, Kevin](#)
Subject: Building Height Survey
Date: Tuesday, February 6, 2018 10:35:21 AM

Hi Kevin,

I went through and took the survey but my browser was acting funky and I'm not sure if the survey actually got published. I just wanted to chime in on the building height discussion and emphasize that we may be missing a HUGE opportunity here. The two blocks on either side of Stevens present an incredible opportunity to create what Spokane currently lacks: A Town Square. Stevens could artfully be rerouted to one side or the other allowing for a large plaza and open space that would be a transition point from Downtown to Riverfront Park. Spokane currently does not have a large outdoor gathering space, other than what may be found inside the park. Most major cities have a large, open, hardscaped plaza and I think we should be considering this as we plan for the future of Downtown Spokane. I have sketched out a couple of quick ideas if you're interested in seeing them but I think you can probably envision what I'm talking about.

Thanks!

-Grant

Grant Keller
President | TERRABELLA, inc.
www.terrabellainc.com
M: 509.951.9227
O: 509.535.2333
F: 509.692-2066

From: [Delbridge, Tessa](#)
To: [Freibott, Kevin](#)
Subject: ATM-18-00088 Building Heights Objection
Date: Tuesday, February 6, 2018 2:21:47 PM

Hi Kevin,

Our office received this comment through the Ask the Mayor online forum, so I thought I'd pass it along to you as well.

*Mayor Condon:
Council Member Stratton
Council Member Mumm
Council President Stuckart*

I've closely reviewed the link provided below by the City of Spokane regarding current building height and setback restrictions in zone DTC-100 located immediately south of Spokane Falls Blvd. I've also reviewed some of the more obvious impacts to portions of River Front Park located south of the Spokane River and north of Spokane Falls Blvd. The graphics are very revealing. I compliment the City of Spokane graphic design team who assembled them, and the City for its decision to share them with Citizens. In summary, the graphics clearly illustrate the potential for significant shadow effects, as well as resulting seasonal thermal solar inputs for the Park should setback and height restrictions be relaxed. In conjunction with both seasonal and daily changes in sun azimuth and solar elevation, the stair step height setbacks presently in place within DTC-100 for buildings located immediately south of River Front Park appear to be well crafted to provide necessary protections for the park environment.

River Front Park is a Jewel in the crown of our City. Located, as it is, along the beautiful Spokane River which bisects the City, the Park offers a uniquely accessible and vitally important opportunity for residents to recharge, relax, and revitalize. River Front Park is used every month of the year, from January to December. I frequently pass through the Park as I walk or ride my bike from my home near Corbin Park to do business and shop in the City Center. During the winter I have observed families with children of all ages walking on the paths and playing on the snow covered lawns. When I walk through the Park I share my experience with hundreds of others who likewise walk or ride to catch some winter sun during the brief breaks in the short and dreary days of winter. In the spring, summer, and fall the morning sun brings life and color to the beautiful riverfront where I see elderly residents of our City strolling by the fountains that lie within a few feet of Spokane Falls Blvd, or watching the water fowl swim along the river bank. Later in the day, as the temperature climbs when the sun rises above the tall buildings already in place just south of Spokane Falls Blvd I see young mothers and fathers with their kids, as well as single individuals – both young and elderly - walking the paths that parallel the river. In the spring and fall when mornings are often crisply chill the early morning sun with its warming radiance is clearly a major draw for these families and individuals who rise with the sun.

The new ice ribbon, for example, as well as the fountains where children play or buildings associated with the newly housed carousel could be shrouded in gloom when they should be resplendent in all of

their colors. During spring, fall, and winter – months when temperatures plunge, shadows from taller buildings AND/OR buildings that lack the stair step setback on their roofs currently required by zoning in DTC-100 would doom Park visitors to gloom and cold. As we all know, Summer Solstice in June is the longest day of the year. During June the sun rises early in the day and sets late in the evening. The rays of the summer sun come from high in the sky and bring warmth to River Front Park very early each morning. Even during June, the month with the longest days of the year and the greatest amount of sun reaching the park, much taller buildings that now are prohibited within DTC-100 would likely cast chilling shadows over many of the newly built improvements. Would the multi-million dollar bond that built these new (and very expensive) improvements have received such overwhelming support had citizens known the fruits of their generosity would soon be shrouded in shadow?

I and my family vehemently object to proposals to “relax” building code restrictions south of Spokane Falls Blvd in DTC-100. We voted in favor of the Park’s multi-million dollar bond so Spokane’s crown jewels would glisten in sunlight and warmth for the enjoyment by all of our citizens and the visitors to our City. We did NOT support the bond so a few developers could build more unaffordable apartments and overpriced offices with spectacular views created and maintained at our expense. We want the Park to be welcoming and warmed by the sun year round. When the south shore of the Spokane River is doomed to shadow by canyon walls of tall buildings we all suffer irreparable loss.

<https://spokane.maps.arcgis.com/apps/Cascade/index.html?appid=61844852688f4adcb8025fae7614be14>

Please oppose efforts to “relax” the current height and setback restrictions with DTC-100. The restrictions are working exactly as intended while producing the precisely desired outcomes as foreseen by prior Mayors and City Councils. Your predecessors on the Council acted wisely by creating these restrictions. I hope you act in wisdom by retaining them.

Respectfully,

John Townsley

TESSA DELBRIDGE | CITY OF SPOKANE | CONSTITUENT SERVICES COORDINATOR, OFFICE OF THE MAYOR
509.625.6716 | tdelbridge@spokanecity.org | spokanecity.org



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From: [Delbridge, Tessa](#)
To: [Freibott, Kevin](#)
Subject: RE: ATM-18-00088 Building Heights Objection
Date: Thursday, February 8, 2018 9:31:26 AM

Hi Kevin,

I'm passing along another one that we received. Could you also draft a short response to these comments for Mayor's signature about the next steps, or how the consideration is being processed/timeline? Thank you.

I am opposed to both proposal 1 & 2 allowing high-rise building to shade Riverfront Park. In my opinion, the city should keep their current regulation as presented in the Spokesman Review on Saturday, February 3, 2018.

Visitors to the Park come to enjoy the open feeling that it the currently has. Buildings blocking the Sun light will be encroachment on the openness we currently enjoy. Riverfront Park is a very unique park. Let's not diminish its uniqueness. It helps to make Spokane an enjoyable place to visit for the people living in this area and is attractive to visitors.

Chris Wade

Tessa

From: [Margaret Caparoso](#)
To: [Freibott, Kevin](#)
Subject: Building Heights in Downtown Spokane
Date: Sunday, February 11, 2018 10:22:52 AM

Hello,

I am writing to let you know my opinion about the new building heights proposed for the city. I read most of the newspaper article and looked at the possible designs for higher buildings. I do not like any of the increased height requests or proposals.

The Spokane River is a dynamic and beautiful part of our downtown and the entire corridor it has created is worthy of the highest level of preservation. If this desire to build higher and go for more density it should be accomplished a long way from the River...I would say at least 3/4 to 1 mile from the River. The River is adding wonderful dimensions to our lives and well being that cannot be calculated and certainly does not have a price tag on it. Developers have a price tag on everything and they can do their thing but please, I request, don't build any higher near the Spokane River.

Please, do not listen to the requests from the big people in the development and finances sector of our area. Listen to the heart of Mother Nature and allow our River to be the best possible piece of creation that it is striving to be.

Thanks for your time.

Meg Caparoso

509-448-8480

From: [Fisher, Jessica](#)
To: [Martin, Abigail](#); [Freibott, Kevin](#)
Cc: [Wittstruck, Melissa](#)
Subject: RE: Storyboard and survey for building height on Spokane Falls Blvd.
Date: Monday, February 12, 2018 1:30:06 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image009.png](#)
[image013.png](#)
[image036.png](#)

I will share this on Nextdoor!

Kevin,

Here are the latest comments from Facebook regarding building heights.

[Susan Smith Lindsey](#) I think that huge, monolithic buildings directly across the street from Riverfront Park are a terrible idea. River Park Square, the INB Center and the Davenport Grand already cut visual space between the South and North Hills and the heart of our city: Riverfront Park and the river. Huge, tall, monolithic buildings on the little open space that is left on Spokane Falls Blvd would choke the visual breathing space between existing downtown buildings and the park and lose the feeling that the park and river flow naturally into/from downtown. It would feel like the park and river were cut off from the rest of the city by big walls.

One of the things we love about living on the North Hill is the view into downtown with visual open space between the river, park and downtown buildings. We can really appreciate how pretty our downtown is and be grateful that it is not built up like Seattle or other large cities because of that view. The wall of buildings on the north side of the park completely cuts off the visual openness of the river and park. Doing the same thing on the south side would be like enlarging your nose so no one could see your beautiful eyes.

One of the pleasures of visiting Riverfront Park is looking south into downtown to admire the different architectural styles and appreciate how our downtown is not all ugly, modern high-rises. Huge monolithic buildings in the last open spaces on Spokane Falls Blvd would destroy that attractive southern view from the park.

Finally, making these last open spaces into expensive residential and pricey hotel properties will mean that average Spokaneites will no longer have visual access to our river and beautiful park. It's already bad enough that River Park Square literally turns its back on the park and the INB Center blocks the view of the park from downtown but this plan will also mean that only rich residents and hotel visitors would be able to enjoy a parkfront view from their giant towers.

If anything, building heights should be reduced in the last open space on Spokane Falls Blvd. Riverfront Park is the jewel of our city and it should not be cut off from the community by walls of buildings.

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[Hank Chiappetta](#) Does it matter I'm sure somebody that was involved in the park will tell everybody that it's all a process and they forgot to let anybody know until the right time period a couple days before they do it like they did in the park over the the cement company New York art. I'm sure it's all in the process

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[Ryan Brix](#) Ruining Spokane one block at a time

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Sarah Fairfax I'm not sure I'm really opposed to higher buildings but is that really the design for the two buildings because they're not attractive at all!

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Greg Marks  yes

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Julie Shepard-Hall Don't block off the view to our park and our Cityscape. The ugliest site now when driving downtown on Washington is the boring white wall of the Grand. Adding large buildings across the park would be awful. Plus losing sunlight on our park and how it will affect the grass and plants

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Dana Brimmer I've heard that area called, "The bland canyon."

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Eddi Taru Who really cares about the shadow? Just build the buildings that you want to build. We need new buildings.

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[3 Replies](#)



Kara Wilcox Please don't allow taller buildings!

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City of Spokane - Municipal Government Please share your feelings by taking the survey! You can find the survey at the bottom of this blog. <http://bit.ly/2DuDlaR>[Manage](#)

[City Asks Public for Input into Building Heights along Riverfront...](#)

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Charlotte Lamp #1 only. Do NOT shade the park. We get little enough sun as it is. I use the park for walking almost daily.
3

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City of Spokane - Municipal Government Thanks for the comment! Please share your feedback by taking the official survey. You can find it at the bottom of this blog! <http://bit.ly/2DuDlaRManage>

[City Asks Public for Input into Building Heights along Riverfront...](#)

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Charlotte Lamp I did!

1

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Susan Traver I do hope these comments will also be used as public input.

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Ray Biddle Only if you take the survey. Read the instructions. Seriously.

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Susan Traver My point is that you should not be forced into taking a survey as the only means for citizen input to our City decision makers. I did read the instructions. I just also hoped that other comments from other sources would also be given to decision makers.

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Shauna Harshman If you comment on the article on the project page, or send an email they will for sure be taken into account, likely on the article on the fb page also.

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Michelle Walter no more ugly monster buildings

1

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Julie Hehyan What monster high rise do we have. We have one of the ugliest skylines and downtown that I have seen. We need new buildings!!!

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Erika Deasy Then we'd no longer be the brown city.

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Shawn Rumer-Kerbs I filled out the survey, but one thing I noticed on the shading was that it appeared to use the summer sun angle. Keep in mind this is lower in winter and will cast a longer shadow.

[8](#)

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Dan Kolbet Took the survey. Major kudos for the website simulations. Made the ideas very easy to see and understand.

[2](#)

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Erik Nelson The step building looked really cool. Don't shade our park!

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Smith Robbie If you do riverfront park will pay. Zero sense to block out the lil southern exposure left. But I'm sure people from a tax bracket I'll never achieve will make this decision.

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Julie Shepard-Hall It definitely needs some improvement, but not those high rise buildings. It's like blocking of our whole downtown corridor

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Ed Miller lets clean up what we have down town we don't need tall thing by the park we are not NEW YORK CITY like there big park there

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Nick Backman We have plenty of other buildable sites for high rises.

2

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Laura McNiel I did the survey. A definite no to taller buildings.

2

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Todd Smith Do people really think the city is actually going to listen to what we suggest. They do what to do no matter what.

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Nickie Ament No!

2

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James Kelly Let it rip!

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Jessica Edgar Worley Jessie Worley

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Christine Ortiz [Matt Sprott](#) bad shadows 😬

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Thanks.

From: [Fisher, Jessica](#)
To: [Freibott, Kevin](#)
Subject: RE: Storyboard and survey for building height on Spokane Falls Blvd.
Date: Tuesday, February 13, 2018 11:51:03 AM
Attachments: [image041.png](#)
[image049.png](#)
[image050.png](#)
[image051.png](#)
[image053.png](#)
[image054.png](#)
[image055.png](#)
[image060.png](#)
[image064.png](#)
[image087.png](#)

Here are the latest responses.

[Brandy E.](#) from [16th Ave](#) · 21h ago

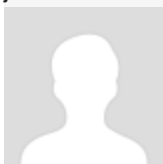
? .



[jack v.](#) from [Lincoln Heights](#) · 21h ago

If past experience is any predictor, it's already a done deal and any citizen input is just for show. Just ask anyone who wasted time and effort on the citizen committees for the most recent Comprehensive Plan. When it came out, all the citizen input was ignored and developers not present at the public meetings wrote the plan they wanted. BTDTNA

jack vines



[Justin B.](#) from [Cliff Cannon](#) · 21h ago

I really appreciate that this was a concern for new building. I recall when I was in Munich, Germany and noticed that when I was enjoying their beautiful parks I felt like I was in the forest, not in a huge city. Later I realized that they had taken great pains to preserve the sacredness of their parks by limiting the buildings in the vicinity of a park to be no higher than 5 stories (old growth trees there were tall). The effect of this is the ability to truly detach from the city while in the park. I'm not proposing a similar thing as this worked for that community. What I am in favor of is being aware of how we value parks (esp in spokane as it's part of our identity) and so should go forward with reverence for them. If this is the decision that balances respecting parks with economic development, I'm all for it.

Respecting the parks is preserving the ability to enjoy them without having huge swaths in shadow (it's cold enough thank you...).



[Dennis H.](#) from [Westgate / Windriver](#) · 20h ago

Jack, you said it best. Also note that it's hard to be heard from verbally. It's always, "go to this website". Therefore, city reps don't have to be held accountable. Sadly it is the way society does business now...even in the private sector.



[Jennifer J.](#) from [Manito/Cannon Hill NC](#) · 20h ago

I have looked over the info and am trying to understand the benefits and drawbacks for the proposed changes. Actually, I am trying to see what the benefit is to the citizens of Spokane. The rules were put in place originally as that is what the people of Spokane wanted. What has changed? How do these changes benefit us? Why would people want it to change?

I am simply trying to understand, so I can make an informed decision on this.

I see how developers would want this. I don't understand why everyone else might.

Also, I am not clear on why making these buildings residential/hotel would affect what the rules are.

I would greatly appreciate any input from those who might have more understanding or insight.



[Kim K.](#) from [Lindeke & Grandview](#) · 20h ago

Jack Vines is correct. Just watch the City Council meetings on Monday nights. They allow public comments on issues under consideration, but you are strictly timed and heaven forbid you go over the allotted 3 minutes. Ben Stuckart will cut you off like a gangrenous limb. The public comment periods only give the illusion that citizens have any input into decisions that affect them and that they have to pay for.



[Kim K.](#) from [Manito/Cannon Hill NC](#) · 19h ago

I agree with Jack ..keep our park full of sunshine and trees..limit high rises around this wonderful downtown gem!



[Michael B.](#) from [Manito/Cannon Hill NC](#) · 18h ago

Do not change height restrictions. I will pay attention to who votes for increasing heights and will vote accordingly.



[Tina H.](#) from [South Indian Trail](#) · 17h ago

Don't we have better things to vote on instead of wasting the view of the park?



[Paula M.](#) from [Shadle Park Northwest](#) · 16h ago

this a mess to me,why can't they do something about the lack of parking. There is no parking around the Fox, all the lots around there are private or pay by the month only. It is very hard for me ,i am 100% disable and can not do all the walking. I enjoy my granddaughter playing in the Spokane Youth Symphony Orchestra,but trying to get a parking space around there is impossible and almost no disabled spaces. One parking lot across from the Bing costs \$16 to park there. RIP OFF !! They can forget all the building,who needs it just make more parking.



[Erin J.](#) from [Five Mile Prairie](#) · 5h ago

I think it's very worth it. I also appreciate them letting the public vote on it. These buildings will be there for YEARS if not forever. I would like to have a say in what our downtown - the hub of our city - looks like.



[Sam W.](#) from [Cliff Cannon](#) · 2h ago

I find it interesting this is being brought up now. There seemed to be no issue allowing the Davenport Grand to be built, effectively obstructing the views of the park from the south. Granted, it does throw its shade onto the INB and not the park. However, as nice as it is, it is a bit of an eyesore in its location. I love the prospect for increased urban development. Our downtown is a great place. I just find the interest in this now as suspicious. I'm pretty positive that if it was Walt Worthy building high rise condos along the

park, it would be rubber stamped with out hesitation.

Phyllis T.I am writing to oppose the change of building code that would allow building on the two parking lots along Spokane Falls Blvd. Let's protect our park, if developers want to build on that property, I don't think it is too much to ask to modify the buildings to meet current code. Phyllis Thayer 2512 W. Courtland Ave Spokane WA 99205 phyl2mail@gmail.com

Consuelo L.Well, you know what? All 3 offerings stink! Their HEIGHT (!!!), their styles, & their placement so close to the curb & street will make the Park dark...especially at the Red Wagon. WHY do we need to allow buildings of these proportions...??? Riverfront Park is an open treasure & as soon as you start shading it w/big buildings, you take away a great deal of the its charm, its invitation to approach it & its feeling of safety. I say NO, NO, NO...just go to Seattle & see how Tall buildings have ruined what was an open & comfortable city...no more!!!! Thank you Consuelo Larrabee larrabee414@comcast.net

Bob M.Spokane natives got along fine without tall buildings and we will miss the sunshine. Nobody likes to live in shadows. With tall buildings, you are just copying middle American Aztec pyramids and only half of them. Bad karma...



Jessica Fisher | City of Spokane | Public Information Assistant
509.625.6749 | jfisher@spokanecity.org | spokanecity.org



From: Freibott, Kevin
Sent: Monday, February 12, 2018 1:34 PM
To: Martin, Abigail; Fisher, Jessica
Cc: Wittstruck, Melissa
Subject: RE: Storyboard and survey for building height on Spokane Falls Blvd.

Thanks, Jessica. I needed this. :o)

Kevin



Kevin Freibott | Assistant Planner | City of Spokane - Planning and Development Services
509.625-6184 | <mailto:kfreibott@spokanecity.org> | spokanecity.org | spokaneplanning.org



From: Martin, Abigail
Sent: Monday, February 12, 2018 1:32 PM
To: Fisher, Jessica <jfisher@spokanecity.org>; Freibott, Kevin <kfreibott@spokanecity.org>

From: [Happy, Julie](#)
To: [Freibott, Kevin](#)
Subject: FW: Comment on City Asks Public for Input into Building Heights along Riverfront Park - City of Spokane, Washington
Date: Wednesday, February 14, 2018 9:11:57 AM

From: Disqus [mailto:notifications@disqus.net]
Sent: Tuesday, February 13, 2018 1:47 PM
To: Happy, Julie <jhappy@spokanecity.org>
Subject: Re: Comment on City Asks Public for Input into Building Heights along Riverfront Park - City of Spokane, Washington



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A new comment was posted on [SpokaneCity](#)



This comment is awaiting moderator approval.

[Kathryn Alexander](#)

GREAT ideas!!! Hope they are listening.....

4:46 p.m., Tuesday Feb. 13 | [Other comments by Kathryn Alexander](#)

Moderate this comment by email

Email address: ethicalimpact@gmail.com | IP address: 73.109.63.15

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Kathryn Alexander's comment is in reply to [mdriftmeyer](#):



All for it as long as the base ratio compensates for the height increase, and the designs aren't just cubic rectangles of primarily concrete ...

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From: [Happy, Julie](#)
To: [Freibott, Kevin](#)
Subject: FW: Comment on City Asks Public for Input into Building Heights along Riverfront Park - City of Spokane, Washington
Date: Wednesday, February 14, 2018 9:44:18 AM

From: Disqus [mailto:notifications@disqus.net]
Sent: Tuesday, February 13, 2018 1:45 PM
To: Happy, Julie <jhappy@spokanecity.org>
Subject: Re: Comment on City Asks Public for Input into Building Heights along Riverfront Park - City of Spokane, Washington



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This comment is awaiting moderator approval.

[Kathryn Alexander](#)

I am SO proud of the City for doing such an amazing job in explaining this to residents!!!! The graphics and video are brilliant. I really hope you get the amount of response you are looking for - even if you don't get the kind you want!

[4:45 p.m., Tuesday Feb. 13.](#) | [Other comments by Kathryn Alexander](#)

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From: [Happy, Julie](#)
To: [Freibott, Kevin](#)
Subject: FW: Comment on City Asks Public for Input into Building Heights along Riverfront Park - City of Spokane, Washington
Date: Wednesday, February 14, 2018 9:46:13 AM

From: Disqus [mailto:notifications@disqus.net]
Sent: Monday, February 12, 2018 5:36 PM
To: Happy, Julie <jhappy@spokanecity.org>
Subject: Re: Comment on City Asks Public for Input into Building Heights along Riverfront Park - City of Spokane, Washington



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This comment is awaiting moderator approval.

[Su Meredith](#)

this is worth reading thru. they have provided good models of the options, how they would appear from the street and the amount of shade they cast.

[8:35 p.m., Monday Feb. 12](#) | [Other comments by Su Meredith](#)

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From: [Jessie Norris](#)
To: [Freibott, Kevin](#)
Cc: [Stratton, Karen](#); [Mumm, Candace](#)
Subject: Survey about change to downtown building height
Date: Thursday, February 15, 2018 9:27:21 PM

I was dismayed to read about the recommendation of the Plan Commission that there be a change to height requirements for buildings across from Riverfront Park, allowing areas of the park to be shadowed during some times of the day. I appreciate that the public is being given the chance to comment on the proposed changes - and yet something keeps coming back to me, a sentence from a plan for downtown that is not yet a decade old: "The Spokane community expressed a strong desire to maintain maximum exposure to sunlight in significant open public spaces, such as Riverfront Park, by promoting buildings designed to reduce shadows." That sentence seems clear and direct to me. The Spokane community expressed a strong desire **not** to have done exactly what the Plan Commission is now proposing to do. So I wonder why it is that the Spokane community is now being asked the question again, having made its desire clear less than ten years ago.

I'm not opposed to development per se, either downtown or elsewhere. Spokane has been one of the rare examples of a city that didn't see its downtown disappear, and I appreciate the efforts that have been made by numerous people over the years to keep downtown Spokane alive and vibrant. I'm delighted that those efforts are paying off, that there are more people living and working downtown, and that it's now a veritable hotbed of culture.

Having said that, however, I'm also aware that the City of Spokane hasn't always made the wisest decisions in terms of development - historic downtown buildings demolished to be replaced by surface parking lots is only one example. So before the decision is made to change the height requirements along Spokane Falls Boulevard, I would ask the City to remember some important history.

In the 1950s and '60s downtown Spokane was on its way to being a ghost town. Anchor tenants like Sears were leaving to move to the newly opened Northtown mall, and many storefronts were vacant. Far from being a source of pride and delight for the city, the Spokane River was inaccessible, bordered as it was by an unsightly railroad yard. Anyone who has lived in Spokane for any length of time knows what happened next. In the early 1970s, a group of visionary Spokane citizens, including King Cole, developed a plan to bring a world's fair to Spokane, doing away with the blighted rail yard and completely renovating that part of downtown. Thus was Riverfront Park born, a shining example of architect Daniel Burnham's injunction to "make no little plans."

The presence of the park is a large part of what has allowed downtown Spokane to flourish, as people move between the natural and built attractions of the park and the shopping and dining

attractions of downtown itself. How many cities can boast an unchanneled river running through their downtowns, adjacent to a scenic park with a gondola, a historic carousel, and an ice-skating ribbon, as well as quiet, meditative space? Forty years after Expo '74, the taxpaying citizens of Spokane have agreed to spend more than \$64 million to renovate and upgrade the park, to my mind a clear indicator of how much it continues to be loved. Given the incredible importance of Riverfront Park to the life of downtown Spokane, I can't understand why the Plan Commission would consider degrading it in any way. I was saddened when Walt Worthy was allowed to build the Grand Hotel looming over Spokane Falls Boulevard - whenever I drive past it, I feel trapped in a canyon for the brief time it takes to go by. I find it appalling to think that there might be more buildings lining that street, especially directly across from the park, that could have a similar effect.

I appreciate the plight of the property owners who feel the current height restrictions are unworkable. I would be willing to consider a different proposal, as long as it would not allow buildings along Spokane Falls Boulevard to impose on and tower over Riverfront Park, but I urge the City of Spokane to reject all of the options the Plan Commission is currently recommending for a change in building height.

Jessie Norris
2922 W. Dean Ave.
Spokane WA 99201

From: [Lydia Lavergne](#)
To: [Freibott, Kevin](#)
Subject: Re: proposed developments near Riverside Park
Date: Friday, February 16, 2018 11:33:44 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)

Kevin,

My interest is in street set-backs on the east and west side of these blocks that are going to be developed. I think that it is very important to maintain visibility of the park from Main, both for the pedestrian and for the motorist. If the park is not in sight, then it is out of our minds as well. I think also that generous set-backs on the east and west sides of the blocks encourage more pedestrian traffic into the park.

I'm planning to spend time taking some pictures and making something that demonstrates how important this is, but I need to know two things:

- 1) I need to know if this is a good use of time. If I put the time into it, will it be considered?
- 2) I need to know if it is even an option for the future of the east side of Howard. In other words, is the Atticus building going to be torn down?

I believe that a beautiful view of the park is important at the end of Howard especially, but also Stevens. I think that the developers' desire for towers could be a bargaining chip to get the beautiful views and the wide access (on Howard, Stevens, and the west side of Washington) that is needed to achieve four things:

- 1) keep the park present in people's minds;
- 2) draw in pedestrians and shoppers who are enjoying Main/downtown;
- 3) help us to take pride in the beauty of our city;
- 4) create a unified Main/Riverfront experience, rather than there being 2 separate experiences (Main vs. Riverfront) that are divided by a huge wall of buildings.

Will you please let me know if it would be useful to present my ideas with photos?

Thanks so much,
Lydia Lavergne

From: [Rose Fanger](#)
To: [Freibott, Kevin](#)
Subject: building height limits downtown
Date: Friday, February 16, 2018 1:55:19 PM

I am concerned that Spokane will be consumed by hordes of profit-above-everything developers and investors. I am also concerned that the city has no visual standards for what is built. Consider the Grand hotel, which is not grand, but big and dull. I personally like a lower height along the park - it feels open and breathable. And while I think you've already made up your minds to let the developers have their way, at least you could impose some artistic architectural requirements on them, and I don't mean some silly murals. I mean real architectural design. We have enough boxes of buildings. Spokane will be interesting to people if we keep our city beautiful.

Rose Fanger

From: [Rose Fanger](#)
To: [Freibott, Kevin](#)
Subject: city height limits along the park
Date: Friday, February 16, 2018 2:08:13 PM

I write to comment on the proposed height limits along Riverfront Park.

Personally, I like the low profile we currently have. It provides light, air and visual space. I am concerned that hordes of profit-above-everything developers and investors will turn downtown into ugliness. While I think you've probably already made up your minds to let developers have their way, at least you could impose some architectural standards to make their imposing structures more visually attractive. I don't think the city has any visual standards for new construction. Consider the Grand hotel. It is not grand. It is only big and dull. Please require better architectural design for new construction, and I don't mean silly murals. I mean beautiful design of buildings. We have enough boring boxes. Our city will continue to be beautiful only if you insist on design standards.

Rose Fanger

From: [Fisher, Jessica](#)
To: [Freibott, Kevin](#)
Cc: [Happy, Julie](#)
Subject: RE: Storyboard and survey for building height on Spokane Falls Blvd.
Date: Friday, February 16, 2018 3:14:06 PM
Attachments: [image050.png](#)
[image057.png](#)
[image058.png](#)
[image059.png](#)
[image061.png](#)
[image062.png](#)
[image063.png](#)
[image072.png](#)
[image076.png](#)
[image099.png](#)

Kevin,
I think your comment is appropriate and I will be using it! Thank you for your help.

Here are the latest comments from Nextdoor.



[Kathryn A.](#) from [Bemiss](#) · 3d ago

This is SO well done!!!! The information is VERY clear - PLEASE go and share your perspicitive!!!!



[Kim K.](#) from [Lindeke & Grandview](#) · 2d ago

Unless I missed something, we will not actually be voting on this issue. The city is only claiming they want public input via the survey.



[Greg E.](#) from [Rockwood](#) · 2d ago

Correct Kim. The survey is purely to get a read on the public feelings regarding potentially increasing building heights along Spokane Falls Blvd. This issue will be going through the city's Plan Commission and City Council in the coming months.

Edited 2d ago



[Elizabeth S.](#) from [Eagle Ridge](#) · 2d ago

Please keep the height restrictions the same around Riverfront park!!! If it were to change, please don't give those great views to hotels! Please give it to the local Spokane residents!



[Elizabeth S.](#) from [Eagle Ridge](#) · 2d ago

Maybe the picture on this post should be changed from the picture of the current building restriction to a picture of what the buildings could look like if the height restriction was changed...



[Ty P.](#) from [Qualchan Hills](#) · 2d ago

The new taller buildings may cast more shade on the nearly \$10 million dollar dysfunctional "Ice Ribbon". They may save money on the energy needed to keep the ice frozen.

How many of Spokane citizens benefit from that \$10 million dollar death trap?

Now they want to put a zip line over the river!

How about concentrating time and money on essential city services. Like potholes!



[Tina H.](#) from [South Indian Trail](#) · 2d ago

Also been thinking about this some more...but we are Spokane citizens....not Seattle, California or any other huge city... I like it as it is and ty Paula...being disabled myself I totally agree with you...



[Shaun S.](#) from [Eagle Ridge](#) · 18h ago

When I first saw the photo featured in this post, I thought, "That's not too bad. I'm glad the City is proposing buildings that taper away and don't look TOO huge."

But then I found out that that photo is not what is being proposed at all.

That photo shows our current height restriction!

How deceptive and misleading.



[Jessie N.](#) from [West Central](#) · 17h ago

I wanted to share with other folks on Nextdoor the email I just sent to Kevin Freibott from Planning and Development Services, who is asking for input from the public (I copied Karen Stratton and Candace Mumm on the email):

"I was dismayed to read about the recommendation of the Plan Commission that there be a change to height requirements for buildings across from Riverfront Park, allowing areas of the park to be shadowed during some times of the day. I appreciate that the public is being given the chance to comment on the proposed changes - and yet something keeps coming back to me, a sentence from a plan for downtown that is not yet a decade old: "The Spokane community expressed a strong desire to maintain maximum exposure to sunlight in significant open public spaces, such as Riverfront Park, by promoting buildings designed to reduce shadows." That sentence seems clear and direct to me. The Spokane community expressed a strong desire not to have done exactly what the Plan Commission is now proposing to do. So I wonder why it is that the Spokane community is now being asked the question again, having made its desire clear less than ten years ago.

I'm not opposed to development per se, either downtown or elsewhere. Spokane has been one of the rare examples of a city that didn't see its downtown disappear, and I appreciate the efforts that have been made by numerous people over the years to keep downtown Spokane alive and vibrant. I'm delighted that those efforts are paying off, that there are more people living and working downtown, and that it's now a veritable hotbed of culture.

Having said that, however, I'm also aware that the City of Spokane hasn't always made the wisest decisions in terms of development - historic downtown buildings demolished to be replaced by surface parking lots is only one example. So before the decision is made to change the height requirements along Spokane Falls Boulevard, I would ask the City to remember some important history.

In the 1950s and '60s downtown Spokane was on its way to being a ghost town. Anchor tenants like Sears were leaving to move to the newly opened Northtown mall, and many storefronts were vacant. Far from being a source of pride and delight for the city, the Spokane River was inaccessible, bordered as it was by an unsightly railroad yard. Anyone who has lived in Spokane for any length of time knows what happened next. In the early 1970s, a group of visionary Spokane citizens, including King Cole, developed a plan to bring a world's fair to Spokane, doing away with the blighted rail yard and completely renovating that part of downtown. Thus was Riverfront Park born, a shining example of architect Daniel Burnham's injunction to "make no little plans."

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adjacent to a scenic park with a gondola, a historic carousel, and an ice-skating ribbon, as well as quiet, meditative space? Forty years after Expo '74, the taxpaying citizens of Spokane have agreed to spend more than \$64 million to renovate and upgrade the park, to my mind a clear indicator of how much it continues to be loved. Given the incredible importance of Riverfront Park to the life of downtown Spokane, I can't understand why the Plan Commission would consider degrading it in any way. I was saddened when Walt Worthy was allowed to build the Grand Hotel looming over Spokane Falls Boulevard - whenever I drive past it, I feel trapped in a canyon for the brief time it takes to go by. I find it appalling to think that there might be more buildings lining that street, especially directly across from the park, that could have a similar effect.

I appreciate the plight of the property owners who feel the current height restrictions are unworkable. I would be willing to consider a different proposal, as long as it would not allow buildings along Spokane Falls Boulevard to impose on and tower over Riverfront Park, but I urge the City of Spokane to reject all of the options the Plan Commission is currently recommending for a change in building height."



Jessica Fisher | City of Spokane | Public Information Assistant
509.625.6749 | jfisher@spokanecity.org | spokanecity.org



From: [Kaaren Bloom](#)
To: [Freibott, Kevin](#)
Subject: Building height change in DTC-100
Date: Saturday, February 17, 2018 7:59:45 AM

Hello Kevin,

I took the survey but wanted to send my more lengthy comment here:

I'm in favor of developing areas of downtown, especially on vacant lots which are eyesores and wasted space, especially on the property in question here. I like the 11000 sq ft option with 75 ft breaks between the towers, not only because it strikes a balance between the development and its impact on the park, but also because it presents an exciting and creative opportunity for builders/architects/developers. I am more in favor of a development that is designed well and takes the surrounding environment into account. This type of development demonstrates an understanding and consideration of its surroundings, rather than just an opportunity to maximize a profit.

I guess what I'm saying is that I'm in favor of increasing the building height with restrictions if that helps attract a more innovative, creative, and thoughtful design. I want more projects in Spokane that bring a smile to my face and builds upon my civic pride, and not just another massive institutional- feeling box-like structure with little to no character and no regard to its surroundings.

Thank you for the opportunity to weigh-in.

-Kaaren Goeller-Bloom

From: [Antonia DePasquale](#)
To: [Freibott, Kevin](#)
Subject: My Insight on Building Height :-)
Date: Monday, February 19, 2018 1:25:19 PM

Hi Kevin,

Great Survey, just took it! And thank you for coming to the Lands Use meeting this week, my 1st meeting. I told the group, I could tell you really listen. So, I do not seem to mind the 18,750 number, it seems to match the Historical Context of Spokane the most. What I absolutely do not want are skinny towers they do not match our city at all! Would look great in Taiwan, but not in a Historical NW city. Other Concerns are as follows:

- 1) Building Materials, Kevin, Classic Brick Only please! These Primary colored Aquarium looking buildings (new Catholic Charities and Parts of Kendall Yards) are not appropriate for Spokane, due to our Historical Context & Our Nature, super awkward. We are big donors to Catholic Charities and I let them know my dismay ;-(.
- 2) I do not want buildings looking like the Opportunity Sites rendering. I think you were trying to show placement, I hope so anyway?
- 3) At these sites or the street adjacent, we must plant Evergreens, it is who we are, lets embrace it. We are not the Polouse, no more ornamental grass, looks horrible for 9 months out of the year and now that there will be more shade, EVERGREENS ONLY, they do have to be huge, dwarfs are fine. Bend is similar, forest to desert environment. Their Planning groups have embraced their Evergreens big time, looks great over there.

I hope you were not to taken back by comments about the New Grand, my group of friends (25-45 demographic) overall opinion is it needs something. Either a tile mosaic on the front or some Livescape (picture attached).

PS-We have way too many surface parking lots, The Diamond Enterprise or Family should sell many of their lots to City of Spokane or City of Spokane, please give them incentives to sell. There about 75 lots downtown. Their Parking Lots are what is stopping Downtown Spokane from thriving. We need mixed socio-economic Condo's, Retail and parking Structures and Police Presence if we want our City to be Amazing!!

Thank You,
Toni

From: [Aaron](#)
To: [Freibott, Kevin](#)
Subject: Riverfront
Date: Wednesday, February 21, 2018 9:32:14 AM

Hello Kevin,

The following email was recently shared on the neighborhood forum [nextdoor.com](#). I agree w/ the sentiment of this well written letter and just wanted to add my feedback to the pool. Thank you very much.

Aaron Hodges
Spokane resident since '72.

"I was dismayed to read about the recommendation of the Plan Commission that there be a change to height requirements for buildings across from Riverfront Park, allowing areas of the park to be shadowed during some times of the day. I appreciate that the public is being given the chance to comment on the proposed changes - and yet something keeps coming back to me, a sentence from a plan for downtown that is not yet a decade old: "The Spokane community expressed a strong desire to maintain maximum exposure to sunlight in significant open public spaces, such as Riverfront Park, by promoting buildings designed to reduce shadows." That sentence seems clear and direct to me. The Spokane community expressed a strong desire not to have done exactly what the Plan Commission is now proposing to do. So I wonder why it is that the Spokane community is now being asked the question again, having made its desire clear less than ten years ago. I'm not opposed to development per se, either downtown or elsewhere. Spokane has been one of the rare examples of a city that didn't see its downtown disappear, and I appreciate the efforts that have been made by numerous people over the years to keep downtown Spokane alive and vibrant. I'm delighted that those efforts are paying off, that there are more people living and working downtown, and that it's now a veritable hotbed of culture. Having said that, however, I'm also aware that the City of Spokane hasn't always made the wisest decisions in terms of development - historic downtown buildings demolished to be replaced by surface parking lots is only one example. So before the decision is made to change the height requirements along Spokane Falls Boulevard, I would ask the City to remember some important history. In the 1950s and '60s downtown Spokane was on its way to being a ghost town. Anchor tenants like Sears were leaving to move to the newly opened Northtown mall, and many storefronts were vacant. Far from being a source of pride and delight for the city, the Spokane River was inaccessible, bordered as it was by an unsightly railroad yard. Anyone

who has lived in Spokane for any length of time knows what happened next. In the early 1970s, a group of visionary Spokane citizens, including King Cole, developed a plan to bring a world's fair to Spokane, doing away with the blighted rail yard and completely renovating that part of downtown. Thus was Riverfront Park born, a shining example of architect Daniel Burnham's injunction to "make no little plans." The presence of the park is a large part of what has allowed downtown Spokane to flourish, as people move between the natural and built attractions of the park and the shopping and dining attractions of downtown itself. How many cities can boast an unchanneled river running through their downtowns, adjacent to a scenic park with a gondola, a historic carousel, and an ice-skating ribbon, as well as quiet, meditative space? Forty years after Expo '74, the taxpaying citizens of Spokane have agreed to spend more than \$64 million to renovate and upgrade the park, to my mind a clear indicator of how much it continues to be loved. Given the incredible importance of Riverfront Park to the life of downtown Spokane, I can't understand why the Plan Commission would consider degrading it in any way. I was saddened when Walt Worthy was allowed to build the Grand Hotel looming over Spokane Falls Boulevard - whenever I drive past it, I feel trapped in a canyon for the brief time it takes to go by. I find it appalling to think that there might be more buildings lining that street, especially directly across from the park, that could have a similar effect. I appreciate the plight of the property owners who feel the current height restrictions are unworkable. I would be willing to consider a different proposal, as long as it would not allow buildings along Spokane Falls Boulevard to impose on and tower over Riverfront Park, but I urge the City of Spokane to reject all of the options the Plan Commission is currently recommending for a change in building height."

--



 [My Amazon Store](#) |  [My eBay Store](#)

"Things turn out best for those who make the best of the way things turn out." -Art Linkletter

From: [Fisher, Jessica](#)
To: [Freibott, Kevin](#)
Subject: RE: Storyboard and survey for building height on Spokane Falls Blvd.
Date: Friday, February 23, 2018 9:39:45 AM
Attachments: [image006.png](#)
[image007.png](#)
[image008.png](#)
[image054.png](#)
[image055.png](#)
[image056.png](#)
[image059.png](#)
[image073.png](#)
[image077.png](#)
[image100.png](#)

Kevin,
We have one more comment from Nextdoor.

[Chris A.](#) from [Garland](#) · 21h ago

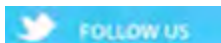
Don't take our sunshine away.

[Thank](#)

Also, here is a link to another Spokesman Opinion piece,
<http://www.spokesman.com/stories/2018/feb/22/throwing-shade/>.



Jessica Fisher | City of Spokane | Public Information Assistant
509.625.6749 | jfisher@spokanecity.org | spokanecity.org



Title 17C Land Use Standards (Draft Amendments)

Chapter 17C.124 Downtown Zones

Section 17C.124.220 Height & Massing



A. Purpose.

The height and massing standards control the overall scale of buildings. These standards downtown allow for building height and mass at a scale that generally reflects the most intensive area within the City. The standards help to preserve light, air, and the potential for privacy in lower intensity residential zones that are adjacent to the downtown zones.

B. Height and Massing Standards.

The height and massing standards for all structures are stated in Table 17C.124-2 and as shown on the zoning map. Bonus height for zones that have a maximum height specified on the zoning map by a dash and a maximum heights (i.e. DTC-100) may be allowed as defined in SMC 17C.124.220(E). All height standards are subject to the following provisions: ~~The Bonus height provisions are not available within downtown zones that have a maximum height specified on the zoning map by a dash and a maximum height specified after the zone map symbol (i.e. DTG-100).~~

1. Changes to the Maximum Height Provisions.

Changes to the height limits are not allowed outside of a downtown plan update process.

2. Pitched roof forms and accessible decks may extend above the height limit; however, if the space within the pitched roof is habitable, it shall only be used for residential purposes.

3. Projections Allowed.

Chimneys, flag poles, satellite receiving dishes, and other similar items with a width, depth, or diameter of five feet or less may rise ten feet above the height limit, or five feet above the highest point of the roof, whichever is greater. If they are greater than five feet in width, depth, or diameter, they are subject to the height limit.

4. Rooftop Mechanical Equipment.

All rooftop mechanical equipment must be set back at least fifteen feet from all roof edges visible from streets. Elevator mechanical equipment may extend up to sixteen feet above the height limit. Other rooftop mechanical equipment which cumulatively covers no more than ten percent of the roof area may extend ten feet above the height limit.

5. Radio and television antennas, utility power poles, and public safety facilities are exempt from the height limit except as provided in chapter 17C.355A.SMC, Wireless Communication Facilities.

6. Architectural Projections.

The height limits do not apply to uninhabitable space under four hundred square feet in floor area that is devoted to decorative architectural features such belfries, spires, and clock towers.

7. Ground Floor Allowed Height.

The first story of the building may be up to twenty-five feet tall and still count as only one story.

C. Special Height Districts.

Special height districts are established to control structure heights under particular circumstances such as preservation of public view or airport approaches and protection. See chapter 17C.170 SMC, Special Height Overlay Districts.

D. Downtown West End Special Height District.

For the properties shown in Figure 17C.124.220-1 that are located in the area generally west of Monroe Street, east of Cedar Street, and between Main Avenue and Riverside Avenue, the maximum height shall be as shown in Figures 17C.124.220-1 and 17C.124.220-2.



Figure 17C.124.220-1

Notes for Figure 17C.124.220-1.

1. Thirty-five feet high from Cedar Street and Main Avenue street grade (highest street elevation fronting the parcel). Horizontally, fifty feet in depth from Cedar Street and Main Avenue right-of-way/property line.
2. Seventy feet high from Cedar Street and Main Avenue street grade (highest street elevation fronting the parcel). Horizontally, seventy-five feet in depth beginning fifty feet from the Cedar Street and Main Avenue right-of-way/property line.
3. Seventy feet in height from Wilson Avenue street grade (highest street elevation fronting the parcel).
4. One hundred fifty feet high from Riverside Avenue street grade (highest street elevation fronting the parcel). Horizontally, one hundred feet in depth from the Riverside Avenue right-of-way/property line.
5. One hundred fifty feet high from Cedar Street and Main Avenue street grade (highest street elevation fronting the parcel).
6. One hundred fifty feet high from Riverside Avenue street grade (highest street elevation fronting the parcel). Horizontally, two hundred twenty-five feet in depth from the Riverside Avenue right-of-way/property line.

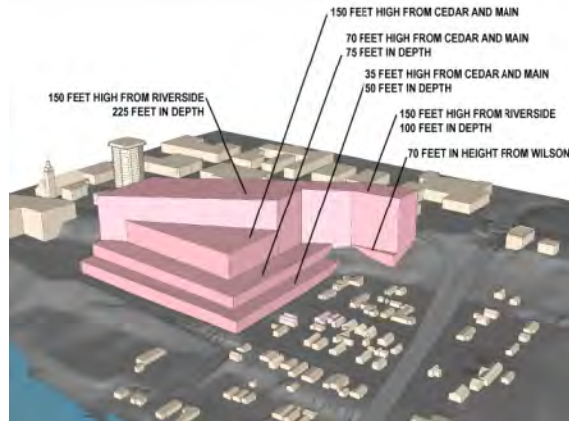
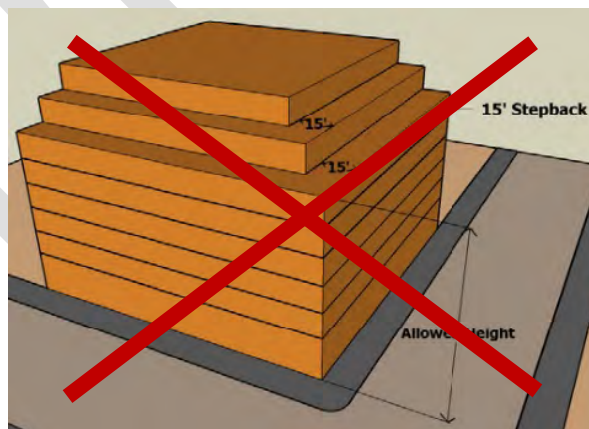
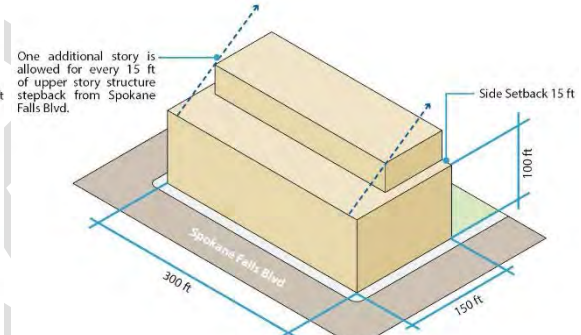
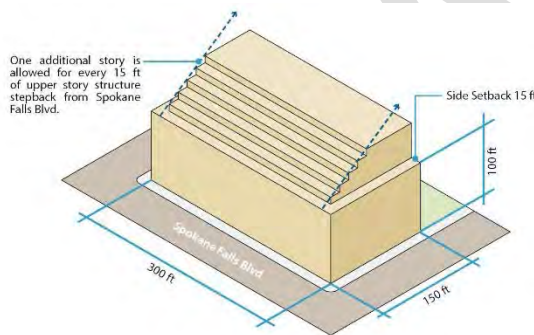


Figure 17C.124.220-2

E. Additional Height Within Specific Height Designation Areas.

Additional stories for structures where the maximum height is specified with a dash after the zoning map symbol (i.e. DTG-70).

1. One additional story is allowed for every fifteen feet of upper story structure setback from a street lot line, up to the maximum number of stories allowed in the zone without a maximum height specified.



2. Bonus height in the DTC-100 zone.

Additional height over 100 feet is allowed within the DTC-100 zone according to the following requirements:

a. In the DTC-100 zone one additional story is allowed for every fifteen feet of upper story structure setback from Spokane Falls Boulevard. There is no upper story structure setback required from street lot lines that are not adjacent to Spokane Falls Boulevard after the first fifteen feet of upper story structure setback from Spokane Falls Boulevard.

b. Additional height above 100 feet in the DTC-100 zone is allowed without the setback requirements of SMC 17C.124.220(E)(2)(a) above, provided that the following requirements are met:

i. Development above 100 feet is limited in size to 11,000 square feet or less. If this tower footprint is not square, the long dimension shall be oriented north-south.

a. No tower above 100 feet may be placed closer than 100 feet to any other tower over 100 feet, regardless of whether it is on the same property(ies) or not.

ii. Uses in buildings above 100 feet in height are limited to residential or hotel uses only. In the case that a portion of the building below 100 feet in height includes hotel or residential uses, the same square footage of non-residential uses are allowed in the tower as square feet of residential or hotel uses in the base (for example, 1,000 square feet of residential use in the base allows for 1,000 square feet of non-residential use in the tower).

iii. Retail uses must make up at least 50 percent of the frontage of the building base at street level. All such uses shall have their primary entrance directly on the sidewalk and not interior to the building.

a. Corporate offices, banks, and financial institutions do not qualify as retail in this case.

a-b. Restaurants and other public-serving food establishments qualify as retail uses in this case.

F. Structure Standards Above the Seventh Above Ground Story.

These standards are designed to transition the building bulk and mass for buildings exceeding seven stories in the DTG, DTU, and DTS zones.

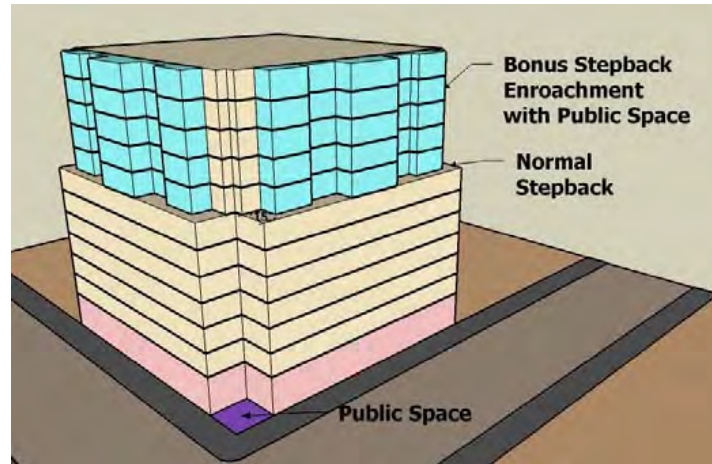
1. Upper Story Setback.

All stories above the seventh story shall be setback from all property lines and street lot lines a minimum of fifteen feet.

2. Exception.

The provision of an exterior public space as defined below allows for encroachment into the upper story stepback. The allowed area of encroachment may not exceed an area equal to five times the area of the exterior public space.

Exterior Public Space(s) – A Plaza or Courtyard With a Minimum Area of Two Hundred Square Feet.



A plaza or a courtyard is a level space accessible to the public, at least ten feet in width, with a building façade on at least one side. The elevation of the courtyard or plaza shall be within thirty inches of the grade of the sidewalk providing access to it. For courtyards, at least sixty percent of the green shall be planted with trees, ground cover and other vegetation. For plazas, at least fifteen percent, but no more than sixty percent of the space shall be planted with trees, ground cover and other vegetation. Courtyards and plazas shall also include seating, pedestrian-scale lighting, decorative paving, and other pedestrian furnishings. The use of artists to create fixtures and furnishings is strongly encouraged.

G. Bonus Height.

The bonus height provisions are not available within specially designated height areas or the downtown zones that have a maximum height specified on the zoning map by a dash and a maximum height specified after the zone map symbol (i.e. DTG-100).

Additional bonus stories may be achieved if a development incorporates specified and described public amenities allowing bonus height and stories above the number of stories allowed outright in the zone. The bonus stories are in addition to what is specified in Table 17C.124-2. The number of stories above the number of stories allowed outright may be increased through a ministerial process intended to ensure that each amenity both satisfies design criteria and serves a public purpose in the proposed location. Amenities provided must be associated with the use for which the height increase is sought. Proposed amenities shall have a public benefit that is appropriate considering the height increase being achieved.

1. Structure Standards for Stories Above the Twelfth Above Ground Story.

These standards are designed to transition the apparent building height and mass for buildings that exceed twelfth stories in the DTG, DTU, and DTS zones. All stories above the twelfth story must meet the following standards. The following floor area and maximum diagonal plan tower dimension shall be measured from the inside face of the outside wall.

- a. On sites less than or equal to thirty-four thousand square feet in size:
 - i. the maximum tower floor plate area per site is twelve thousand square feet;
 - ii. the maximum tower diagonal plan dimension is one hundred fifty feet.
 - b. On sites over thirty-four thousand square feet in size:
 - i. the maximum tower floor plate area per site is thirty-six percent of the total site area;
 - ii. the maximum tower diagonal plan dimension is based upon the following formula: Maximum tower diagonal plan dimension = (Square Root of (Site Area x 2)) x 0.6).
2. Bonus Height Provisions.
- a. The following items qualify for addition structure height.
 - i. Permanent Affordable Housing.
Structure envelop devoted to permanent affordable household living space (housing units affordable to households making less than eighty percent of area median income for the City as defined by HUD) is not subject to a height or story limit.
 - ii. Affordable Housing Building Volume Bonus.
An area equal to the area devoted to permanent affordable housing that lies below the twelfth story may be added above the twelfth story in residential use that is not affordable housing.
 - iii. Historic Landmark Transfer of Development Right (TDR).
Subject to the requirements of chapter 17D.070 SMC, Transfer of Development Rights, additional building height and gross floor area may be transferred from a building on the Spokane register of historic places that is within a downtown zone to a new development within a downtown zone. The TDR may be transferred from a historic landmark located on the same site or from a historic landmark located on a separate site.

b. Two Story Bonus.

The following items each qualify for two bonus stories.

i. Ground Floor Uses that “Spill” onto Adjacent Streets.

One ground floor use that “spills” (single use) per one hundred foot of structure street frontage.

Preferred uses include retail sales and service or entertainment use, or any combination thereof, located on the ground floor with direct access and fronting on a street.

ii. Canopy Covering at Least Fifty Percent of Adjacent Frontage Over Public Sidewalk.

A virtually continuous canopy structure. A canopy is a permanent architectural element projecting out from a building facade over a sidewalk or walkway. A canopy shall be at least five feet in horizontal width and be no less than eight feet and no more than twelve feet above grade.

iii. Alley Enhancements.

Decorative paving, pedestrian-scaled lighting, special paving, and rear entrances intended to encourage pedestrian use of the alley.

iv. Additional Streetscape Features.

Seating, trees, pedestrian-scaled lighting, and special paving in addition to any that are required by the design standards and guidelines.

v. Small Scale Water Feature.

A small scale minor water feature integrated within an open space or plaza between the structure and public sidewalk. Small scale minor water features are generally designed to be viewed but not physically interacted with.

vi. Incorporating Historic Features and Signage.

Including historic plaques or markings about the local area or site. Reusing historic building elements and features on the site. Reusing existing landmark signs.

vii. Incorporating Bicycle Parking Enhancements.

Providing covered bicycle parking for all required bicycle parking along with other bicycle amenities such as secured bicycle lockers and equipment storage facilities.

c. Four Story Bonus.

The following items qualify for four bonus stories each.

- i. Additional Building Stepback Above the Seventh Floor.
An additional ten feet of upper floor stepback from the street lot lines.
- ii. Preferred Materials in Pedestrian Realm.
Use of brick and stone on the building facades that face streets on the first three stories of the building.
- iii. Multiple Ground Floor Uses that “Spill” onto Adjacent Streets.
One ground floor use that “spills” per thirty feet of structure street frontage. Preferred uses include retail sales and service or entertainment use, or any combination thereof, located on the ground floor with direct access and fronting on a street.
- iv. Major Exterior Public Spaces/Plaza.
A plaza or courtyard, with a minimum area of four hundred square feet or one percent of the site size, whichever is greater. A plaza or a courtyard is a level space accessible to the public, at least ten feet in width, with a building façade on at least one side. The elevation of the courtyard or plaza shall be within thirty inches of the grade of the sidewalk providing access to it. For courtyards, at least sixty percent of the green shall be planted with trees, ground cover and other vegetation. For plazas, at least fifteen percent, but no more than sixty percent of the space shall be planted with trees, ground cover and other vegetation. Courtyards and plazas shall also include seating, pedestrian-scale lighting, decorative paving and other pedestrian furnishings. The use of artists to create fixtures and furnishings is strongly encouraged.
- v. Workforce Housing Greater Than Twenty-five Percent of the Total Number of Housing Units.
For this bonus, the housing units shall be affordable to households earning one hundred twenty percent or less of area medium income (AMI). For homes to be purchased the total housing payment (principal, interest, taxes, and insurance, PITI) shall be no more than thirty-three percent of income. For rental housing the rent plus utilities shall be no more than thirty percent of income.
- vi. Public Art.
Public art includes sculptures, murals, inlays, mosaics, and other two-dimensional or three-dimensional works, as well as elements integrated into the design of a project (e.g., fountain) that are designed and crafted by one or more artists. Such artists must be listed on a registry of either the Washington state arts commission or the Spokane arts commission. To receive the bonus, public art must be documented at a value that is at least one percent of the construction value of the bonus stories.

vii. Through-block Pedestrian Connections.

Through-block pedestrian connection providing a continuous walkway accessible to the public, at least ten feet in width, paved with decorative paving and lighted for nighttime use. It may be covered or open to the sky.

viii. Major Water Feature.

A major water feature integrated within an open space or plaza between the structure and public sidewalk. A major water feature is designed to be viewed and is large enough to be physically interacted with by the public. It shall be at least ten square feet in size as measure in plan view.

ix. Green/Living Roof.

A planted area of a roof covering greater than fifty percent of the roof surface.

d. Eight Story Bonus.

The following items qualify for eight bonus stories each.

i. Workforce Housing Greater Than Fifty Percent of the Total Number of Housing Units.

For this bonus, the housing units shall be affordable to households earning one hundred twenty percent or less of area medium income (AMI). For homes to be purchased the total housing payment (principal, interest, taxes, and insurance, PITI) shall be no more than thirty-three percent of income. For rental housing the rent plus utilities shall be no more than thirty percent of income.

ii. Bicycle Commuter Shower Facilities.

Structures containing two hundred thousand square feet or more of office gross floor area shall include shower facilities and clothing storage areas for bicycle commuters. One shower per gender shall be required. Such facilities shall be for the use of the employees and occupants of the building, and shall be located where they are easily accessible to parking facilities for bicycles.

BRIEFING PAPER
City of Spokane Plan Commission
Planning Services Department
February 28, 2018

Subject

Recommendation(s) regarding naming the University District bicycle and pedestrian bridge.

Background

The Plan Commission has been asked to make recommendation(s) to the City Council regarding the formal name to be applied to the bicycle and pedestrian bridge currently under construction in the University District following the rules and procedures set forth for naming public places in the Plan Commission Resolution of Rules and Procedure adopted July 9, 2014. The bridge spans the BNSF rail lines and MLK Jr. Way connecting the WSU Spokane Health Sciences Campus to the South University District.

Section 128 of the City Charter provides the Plan Commission with the authority to make recommendations regarding the naming of streets, squares and public places. The Plan Commission Resolution of Rules and Procedure adopted July 9, 2014 provides criteria and process to be followed in the naming of such places. At the December 13, 2017 meeting, the Plan Commission was briefed on the naming process and the Ad-hoc sub-committee formed to review names nominated by the public during the month of January 2018.

The committee met on February 13 and 15, 2018 to review the submissions and formulate a recommendation. The following outlines their findings and recommendations.

Impact

There were 425 name submissions including 281 unique name suggestions. There were many great and creative suggestions including the names of many popular and well-regarded local individuals. The subcommittee considered names in all four criteria categories (geographic based, event based, people or entity based and aspirational based) but after deliberation, the subcommittee could not come to consensus on any individual or entity name and agreed that the community would be best served by a bridge name that expressed the aspirations of the community rather than any particular individual or event. The Ad-hoc subcommittee recommends the following five names to be considered. Comments included with the name suggestion are shown in italic:

“University District Gateway Bridge” Of the five names, this name was suggested the most times and is also the most suggested of all aspirational names. It has served as the interim name of the bridge since 2014 and symbolizes the concept of the University District as a gateway to knowledge, community and prosperity.

“sp̓q̓n̓í? Way” or “sp̓q̓n̓í? šušwél (translation Spokane Way)” The subcommittee recommended combining the Salish name for Spokane, “sp̓q̓n̓í?” with the English word “Way”. The Spokane Tribe was consulted on the name and offered the alternative using the Salish words for both Spokane and Way, sp̓q̓n̓í? šušwél, which could include the English translation, similar to the Spokane Tribal Gathering Place adjacent to City Hall. The use of Salish names or their translation (eg

“Children of the Sun”) in the bridge name was suggested a number of times. *“Original name of the people of this area since time immemorial. It’s a good name, let’s honor Spokane’s real roots.”*

“The U Crossing” The “U” is symbolic for the shape of the bridge as well as the U District. and because the word “you” signifies the *bridge is for people, for you, not cars or trains!*

“The U District Nexus” Nexus signifies *connecting two different districts, learning and industry, academics and daily living. It is a symbol of the new hot area to be in town.*

“People’s Unity Bridge” This name combines two suggested names: Unity Bridge which was the second most suggested aspirational name and Peoples Bridge which was also submitted multiple times. *“Unity signifies that the bridge unites two now separated neighborhoods, took unity to create and links our diverse community for future growth. It also unites the East Central Neighborhood that founded our Unity in the Community celebration & University District.”* *“Additional: Citizen’s Bridge – the Citizens of our great City who pay for most of the projects but are not recognized for their every day loyalty and contributions.”*

Action

This is a workshop to review the recommendations of the Ad-hoc subcommittee and determine if this item is ready for public hearing. March 14th is the next available hearing date.

BRIEFING PAPER
City of Spokane
Planning Services Department
February 28, 2018

Subject

Proposal to amend Spokane Municipal Code to allow electric fences in Light Industrial (LI) zones.

Background

Electric Guard Dog sought an amendment to the Spokane City fence code in 2015 to allow business owners in commercial and industrial zones to install electric fence security systems. The Plan Commission forwarded a recommendation to City Council to allow these fences in Light and Heavy Industrial zones. The amended code adopted by City Council in May, 2016 permitted electric fence installation in Heavy Industrial (HI) zones only.

A new request for an electric fence was received for a business in a LI zone in mid-2017. Council President Stuckart has elected to sponsor this new process to evaluate expansion of electric fences as a permitted use in the LI zone.

Impact

Light Industrial zones within the City limits encompass more than 7,309 acres across eight neighborhoods including: Shiloh Hills, Hillyard, East Central, Chief Garry Park, Bemiss, Logan, West Central, and West Hills. This is compared to 2,015.52 acres of General Commercial and 1,168.41 acres of Heavy Industrial zoned lands which were part of the original 2015 application request.

Of the eight neighborhoods identified above, Shiloh Hills and West Hills Neighborhoods have the most greenfield or new development opportunity. As a result, installation of electric fences as part of a new industrial development project would meet all current standards for landscape and screening, among other development standards. If extended to LI zones, electric fences in any one of the other six neighborhoods is more likely to be installed on properties where existing development does not meet current landscape, screening, and other standards and/or where adjacent property is a non-industrial use.

Funding

This is a council sponsored process.

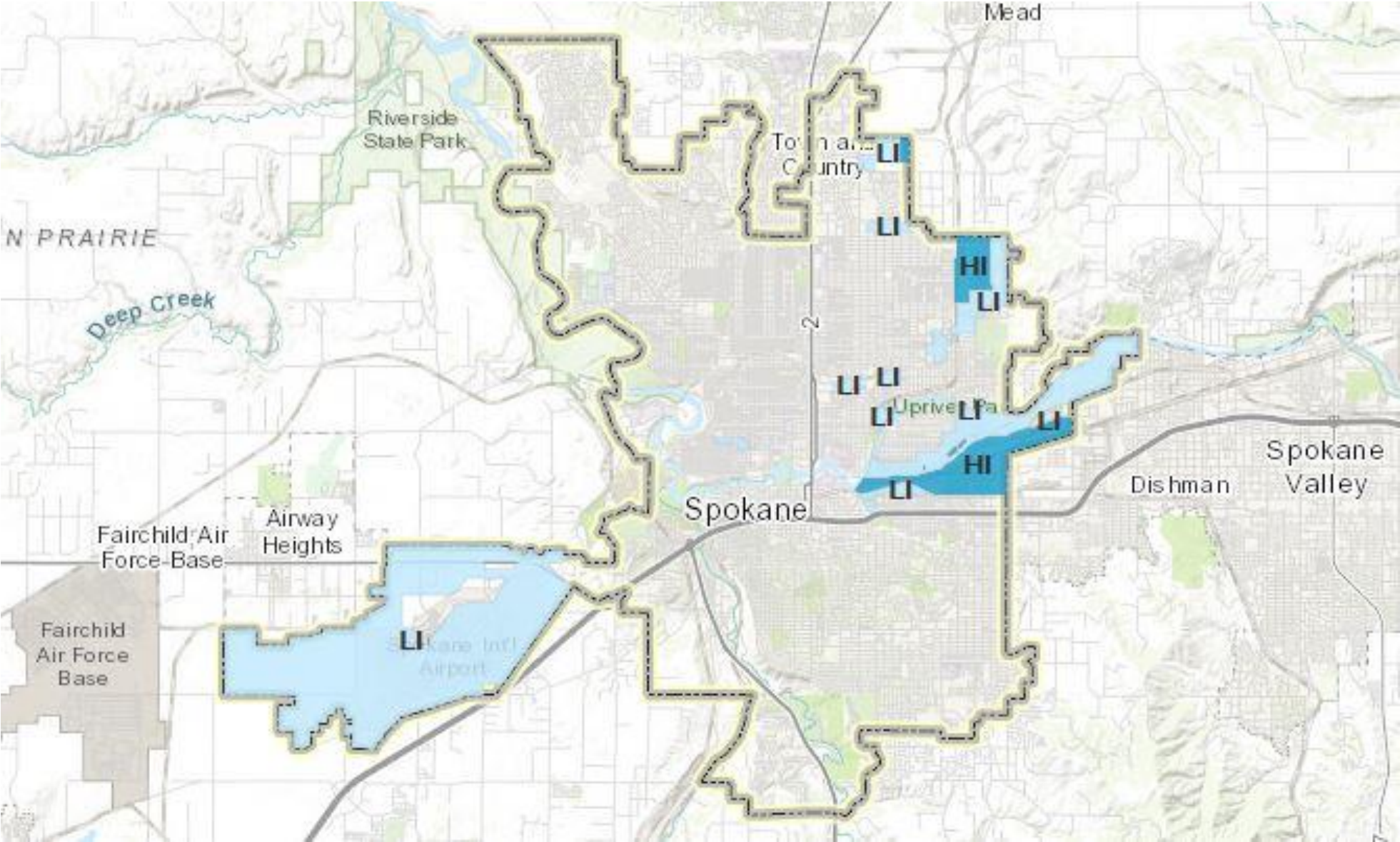
Action

This is a workshop to review the 2015-2016 code amendment process and outcomes as well as introduce you to the location of Light Industrial zones throughout the City of Spokane. A draft code with amendments permitting electric fences in the Light Industrial Zone will be introduced at a later date.

Attachments/Links:

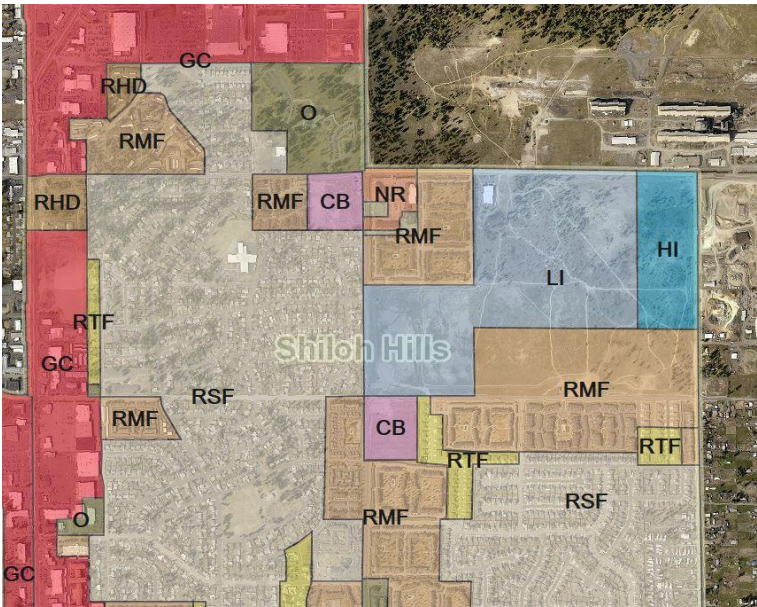
- [Industrial Fence Code SMC 17C.130.310](#)
- City-wide Map of Heavy and Light Industrial Zones
- Neighborhood Maps – industrial and surrounding zoning

Map of Heavy Industrial (HI) and Light Industrial (LI) Zones

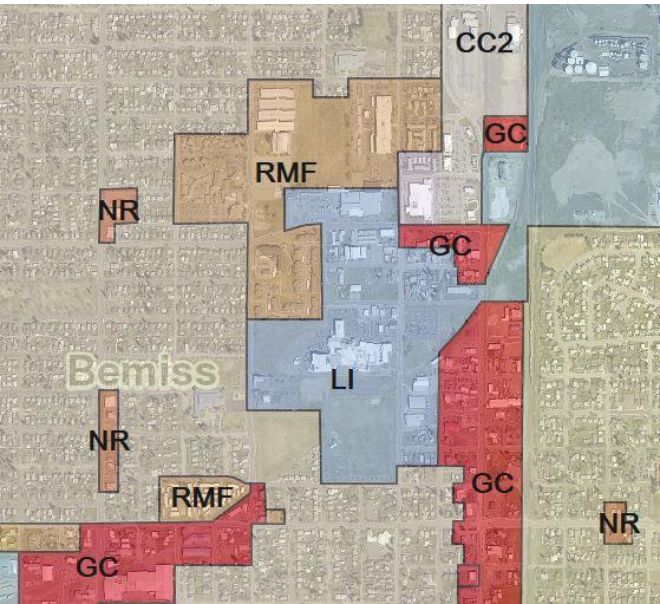


Neighborhood maps – Light Industrial (LI) and surrounding zones

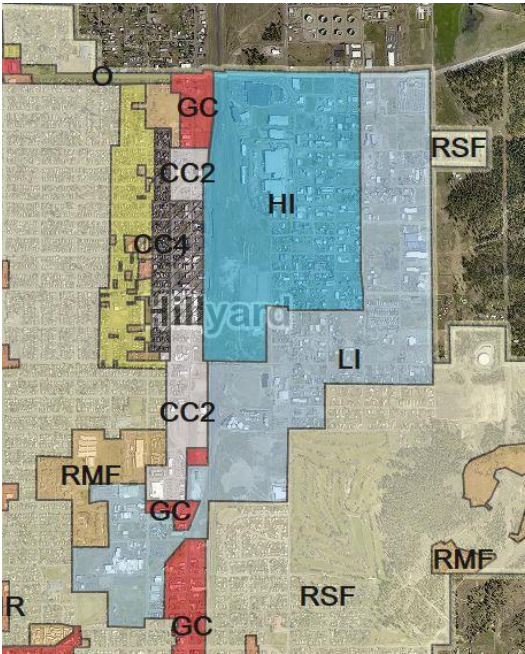
Shiloh Hills



Bemiss



Hillyard



Bemiss

