



Spokane Plan Commission Agenda

March 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 -2:15	1) Approve March 14th, 2018 meeting minutes	All
	2) City Council Report	Lori Kinnear
	3) Community Assembly Liaison Report	(Greg Francis)
	4) President Report	Dennis Dellwo
	5) Transportation Sub- Committee Report	John Dietzman
	6) Secretary Report	Heather Trautman

Workshops:

2:15 -2:45	1) Comprehensive Plan Amendments Overview 2017/2018	Tirrell Black
2:45 -3:30	2) DTC-100 Zone Amendment Workshop	Kevin Freibott

Items of Interest:

3:30-4:00	1) Member Items of Interest/Requests for Future Agenda	All
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Hearings:

Adjournment:

Next Plan Commission meeting will be on April 11, 2018 at 2:00 pm

The password for City of Spokane Guest Wireless access has been changed: **Username: COS Guest Password: J75Xzb4u**

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Spokane Plan Commission

March 14, 2018

Meeting Minutes: Meeting called to order at 2:00 pm

Workshop Attendance:

- Commission Members Present: Todd Beyreuther Vice-President; Michael Baker; John Dietzman; Greg Francis; Christopher Batten; Patricia Kienholz; Sylvia St. Clair; Carole Shook; Lori Kinnear - City Council Liaison.
- Commission Members Absent: Dennis Dellwo; Community Assembly Liaison (TBD).
- Quorum met.
- Staff Members Present: Louis Meuler; Jacqui Halvorson.

Public Comment Period:

Carol Ellis

Asked the Plan Commission to revisit the public process behind the proposed amendment to the development code on Spokane Falls Blvd. The Spokesman Review published an article on February 13, but the City's survey web site for this topic was closed on February 15th, so the public only had two days to respond. Secondly, when Mark Richards spoke at the PC Workshop on August 9, you voted immediately afterward his presentation to approve what he asked for which was the 18,000 sf per floor with the towers and only 50-foot space before you had any other information. I encourage you to consider vistas looking out from the park, from the proposed building sites, as well as from buildings adjacent to the new buildings, which would not be complimentary to those buildings. Look at the Comprehensive Plan and other city documents that have policies that protect our downtown features before approving the proposed 18,000 sf floor space.

Commission Briefing Session:

1. Approve February 28, 2018 meeting minutes.

Patricia made a motion to approve; Chris seconded. Minutes approved 8/1. John Dietzman abstained as he was absent February 28th.

2. City Council Report: Councilmember Kinnear

- a. Monday March 14, Council approved the appointment of Greg Francis to the Plan Commission and and Sylvie St. Clair was re-appointed to the Plan Commission
- b. Council approved \$371,000 from the Street Department Road Maintenance Fund for four positions supporting the alley maintenance effort. Chris Batten suggested leveraging this effort to seek additional funds from property owners downtown for downtown alleys.
- c. We have also heard concerns from Lincoln Heights and surrounding neighborhood councils regarding a proposed project of 240 dwelling units located on the Sonneland property south of 29th and west of Southeast Blvd. The concern is Crestline as an arterial with no sidewalks. We will meet with the developer about making this area safer.

3. Community Assembly Liaison Report - PC member Greg Francis gave a status report. (CA Position is currently vacant and in the recruiting process hoping to have someone within three months.)

- a. Brandon Blankenagle gave an update and summary of the 6-Year Transportation Plan.
- b. Land Use Committee meets tomorrow night and will get an update on the electric fence ordinance.

4. President Report - Vice-President Bayreuther:

The Vice-President noted that the Plan Commission and City Council met February 29th. The primary topic was the downtown zone heights.

5. Transportation Sub-Committee Report: John Dietzman

- a. The Sub-committee met on March 6th and continued work on how consistent the new projects are with the Comprehensive Plan Transportation Chapter 4, and how they met each of the 23 new goals. We have extended that discussion to April 10th and will have recommendation to you next month; will try to get a draft to you to review prior to the next PC meeting. We will come back May 23rd for a hearing on the 6-Year Plan.
- b. We also reviewed a portion of the street standards.

6. Secretary Report: Louis Meuler

There are two more opportunities to attend the North Spokane Corridor charrettes and I encourage you to attend.

Workshops:

1) Infill Dimensional and Transitional Requirements Workshop - Nathan Gwinn

Nathan gave a presentation and reviewed some of the recommendations from the infill committee and focus groups, and the broader timeline for the next two years. Floor area ratios, transitional areas, and potential changes to residential densities were reviewed.

- Questions asked and answered.

2) Property Maintenance Code Update - Luis Garcia

Luis gave a presentation and explained how his group had an opportunity, coming out of the 2016 Mayor's Housing Quality Task Force, to look at definitions of what minimum housing quality looks like; what standards would be applicable to Spokane in a minimum housing standards setting; and what standard the property owner is expected to meet. The committee had a mixed representation. The International Property Maintenance Code and HUD standards were reviewed and the two were blended. They are also trying to bring continuity to the variety of codes adopted at State level, while complimenting the City's existing building codes. This will be under the umbrella of Code Enforcement.

- Questions asked and answered

3) Code Amendment for Electric Fencing in the Light Industrial Zone - Melissa Owen

Melissa gave a presentation regarding the potential amendments to the electric fence code, expansion of the use of electric fences into light industrial zones, and gave a review of the amendment process to this point. The original concern was proximity to adjacent land uses - particularly schools, day care facilities, and centers and corridors. Melissa will initiate outreach to the School District.

- Questions asked and answered.

Items of Interest

- Greg: My city email retention and archival tool has been greatly reduced; this has been my record keeping mechanism. I would like to make sure that our inbox isn't being purged by IT, or that we have access to the archive system. *Louis will look into this.*
- Chris: Regarding the property maintenance code: May seems to be an aggressive schedule. We have a couple more workshops on this, and don't have a draft yet. *Todd will look into this.*

Hearing:

Roll Call: Quorum

University District Bridge Naming - Andrew Worlock

Andrew gave a PowerPoint presentation on the sub-committee's recommendations on naming the new bicycle and pedestrian bridge in the University District. A brief history of the bridge and process was included.

- Questions asked and answered.
- Public testimony was taken.

- Todd Beyreuther moved to move forward the Plan Commission name recommendation to the City Council for the new bicycle and pedestrian bridge in the University District to be *University Gateway* or *University Gateway Bridge*.
- Approved Unanimously 9/0.

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

Meeting adjourned 4:42 PM.

DRAFT

BRIEFING PAPER
City of Spokane
Plan Commission Workshop
March 28, 2018

Subject

The City Council is scheduled to set the Annual Comprehensive Plan Amendment Work Program for 2018 by resolution at the regularly scheduled March 26, 2018 meeting of the City Council.

This Plan Commission Workshop will be a quick update to the Plan Commission on the process to date, the applications, and what the next steps will be.

Background

An Ad Hoc Committee of the City Council met on February 7, 2018 to review the private land use plan map applications to revise the land use plan map of the Comprehensive Plan. The Committee recommended that all five proposals be added to the work program. The City Council has proposed an additional text amendment to Chapter 2.

More Information

The [project webpage](#) contains the city council packet, the applications, and maps.

Action

No Plan Commission action is requested at this time. Items on the Annual Comprehensive Plan Amendment work program will be before the Plan Commission at both workshops and at public hearing in late spring.

Briefing Paper

Plan Commission Workshop

Division & Department:	BDS - Long Range Planning
Subject:	Building Heights in the DTC-100 Zone
Date:	March 22, 2018
Contact (email & phone):	kfreibott@spokanecity.org x6184
City Council Sponsor:	Ben Stuckart
Executive Sponsor:	Dawn Kinder
Committee(s) Impacted:	Urban Experience
Type of Agenda item:	<input type="checkbox"/> Consent <input checked="" type="checkbox"/> Discussion <input type="checkbox"/> Strategic Initiative
Alignment: (link agenda item to guiding document – i.e., Master Plan, Budget, Comp Plan, Policy, Charter, Strategic Plan)	Comprehensive Plan Downtown Plan Spokane Municipal Code 17C.124.220.E
Strategic Initiative:	"Grow Targeted Areas"
Deadline:	n/a
Outcome: (deliverables, delivery duties, milestones to meet)	Staff requests Plan Commission permission to bring this item back for a hearing on April 25, 2018.
Background/History: <i>Following completion of a working group study last year, staff has been processing a proposed amendment to the Spokane Municipal Code to allow for greater heights in the DTC-100 Zone, located along the south side of Spokane Falls Boulevard adjacent to Riverfront Park.</i>	
Executive Summary: <ul style="list-style-type: none"> During the Plan Commission Workshop on February 28, 2017, the Commission requested that staff return with the following: <ul style="list-style-type: none"> Sample building statistics for both Spokane and other cities; Information regarding the three sample floor plates described in the Working Group report and the public outreach materials; and A comparison of other jurisdictions' codes and regulations as they relate to building height and massing and the mitigation of shading impacts. Long Range Planning staff has undertaken the tasks above and would like to present the findings of these three efforts to the Plan Commission at the March 28 workshop. Four items have been included with this briefing paper. They are: <ul style="list-style-type: none"> Attachment A: Draft language amendments to SMC 17C.124.220.E, presented at the previous workshop. Attachment B: A sampling of the building height and massing data collected by staff, including multiple buildings in Spokane and sample structures from other cities such as Toronto, Vancouver, Seattle, and Salt Lake City. <ul style="list-style-type: none"> Included in the data above is a general discussion of development statistics sampled from the City of Vancouver as well as buildings in the vicinity of Central Park, New York. Attachment C: A comparison of several Cities' development regulations related to the topic under discussion. 	

- **Attachment D:** A comment letter in two parts, submitted by Andrew Rowles of the Downtown Spokane Partnership.
 - No other written comment has been received since the last Plan Commission workshop. However, surveys continue to be taken and the public has been informed that they still have time to submit comments.

Budget Impact:

Approved in current year budget? ☐ Yes ☐ No ☒ N/A

Annual/Reoccurring expenditure? ☐ Yes ☐ No ☒ N/A

If new, specify funding source:

Other budget impacts: (revenue generating, match requirements, etc.)

Operations Impact:

Consistent with current operations/policy? ☐ Yes ☒ No ☐ N/A

Requires change in current operations/policy? ☒ Yes ☐ No ☐ N/A

Specify changes required: The proposal represents a change to City code.

Known challenges/barriers: Public sentiment to this proposal is generally negative.

Version Date: March 2, 2018

The following text shows any new text in **red** and underlined. Any removed text is shown in ~~strikethrough~~ in **red**. Any text in black represents the currently adopted language. All following changes are DRAFT in nature and subject to change. Highlighted text represents points of ongoing discussion and consideration by the Spokane Plan Commission.



Title 17C Land Use Standards

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 as 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.

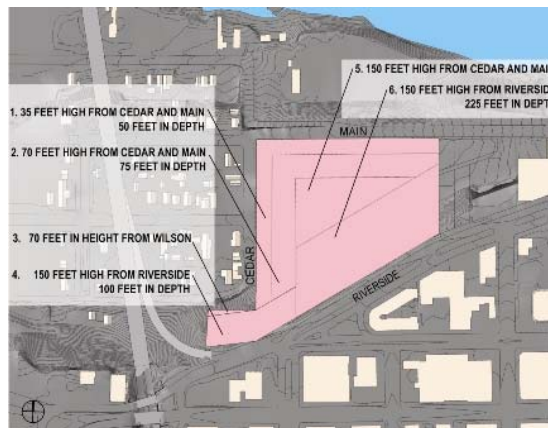


Figure 17C.124.220-1
Notes for Figure 17C.124.220-1.

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.

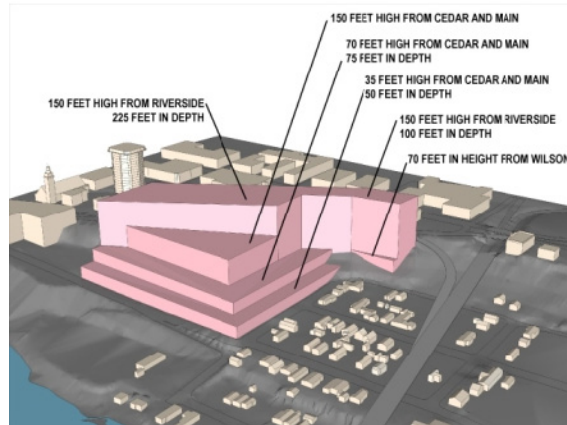
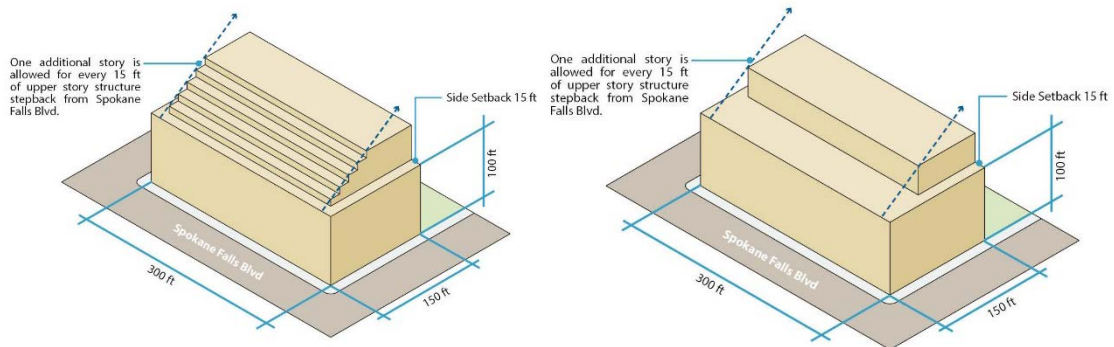


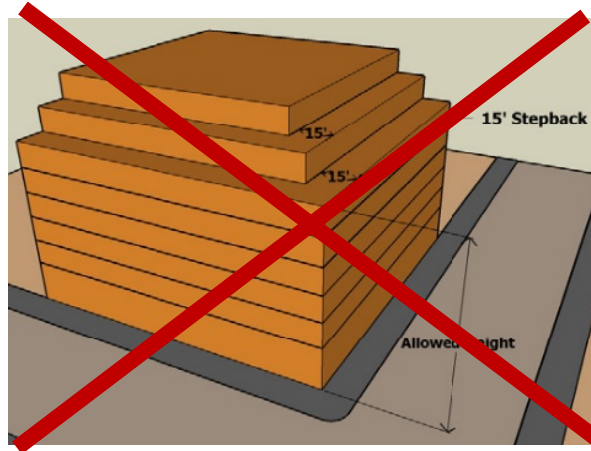
Figure 17C.124.220-2

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 stepback from Spokane Falls Boulevard. There is no upper story structure stepback required from street lot lines that are not adjacent to Spokane Falls Boulevard after the first fifteen feet of upper story structure stepback 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 XX,XXX 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 XXX 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.

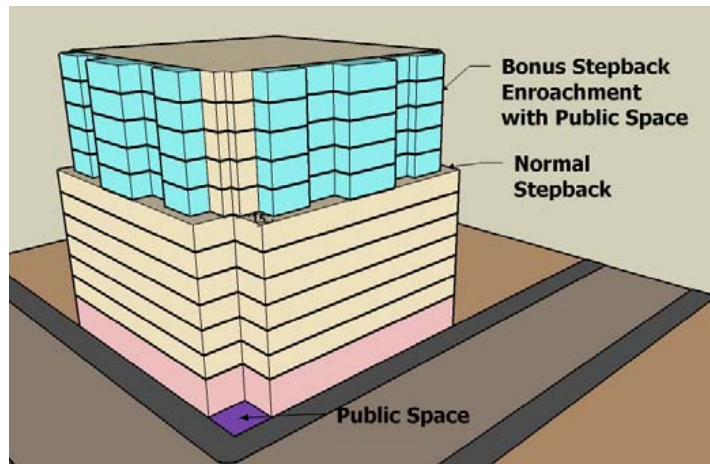
1. Upper Story Setback.

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 setback. 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.



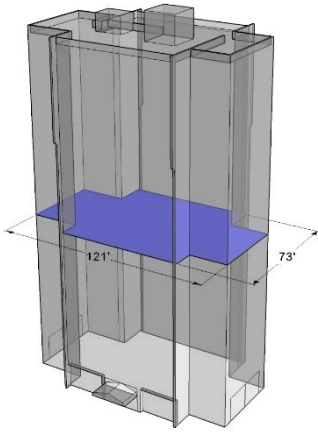
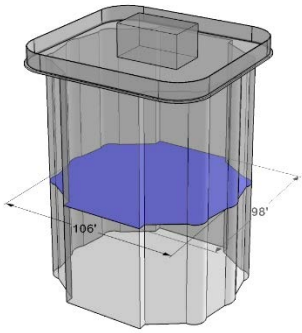
Comparison of Floor Plate Sizes

City of Spokane Planning & Development

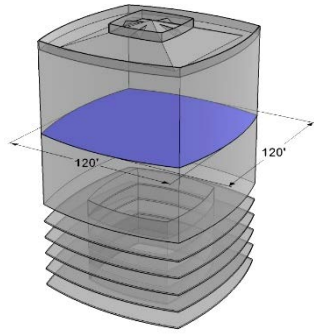
Contact: Kevin Freibott, Assistant Planner – 509.625.6184

The following table provides a comparison of sample buildings found in both Spokane and elsewhere, giving some general idea of comparative pedestal heights, tower floorplates (or cross-section), and total height. The general use of the building is listed, as well as the construction date. Please note that in nearly all cases the actual plans for the buildings are unavailable and thus these models were created using photo matching and pictometry technologies. Accordingly, some minor variation is possible. Except where noted, all buildings are drawn in the same scale. Each building is shown in basic form, with a simulated floorplate shown in blue.

Some sample buildings below would exceed the depth of the DTC-100 zone (150 feet) and would not fit in the zone. The current proposal requires that the long dimension of the building be perpendicular to Spokane Falls Boulevard. Therefore, the long dimension of a building constructed in the zone could not exceed 150 feet. Sample buildings that would not fit within the zone have been identified in the notes.

BUILDING 1	 <p>Park Tower 217 W Spokane Falls Blvd, Spokane WA</p> <p>Year Built: 1974 Height: 212 feet Floors: 20 Use: Residential Pedestal Height: n/a Floor Plate in Tower: 7,400 sq. ft.</p> <p><i>Notes:</i> Contains senior living apartments.</p>
BUILDING 2	 <p>Cathedral Plaza Apartments 1120 W Sprague, Spokane WA</p> <p>Year Built: 1971 Height: 185 feet Floors: 15 Use: Residential Pedestal Height: n/a Floor Plate in Tower: 8,500 sq. ft.</p> <p><i>Notes:</i> Contains senior living apartments.</p>

BUILDING 3

**Riverfalls Tower Apartments**

1224 W Riverside, Spokane WA

Year Built: 1973

Height: 120/170 feet

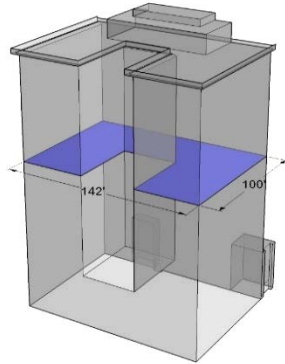
Floors: 15

Use: Residential

Pedestal Height: n/a

Floor Plate in Tower: 13,100 sq. ft.*Notes:* *Building sits on a bluff.

BUILDING 4

**US Bank Building**

428 W. Riverside, Spokane WA

Year Built: 1910

Height: 219 feet

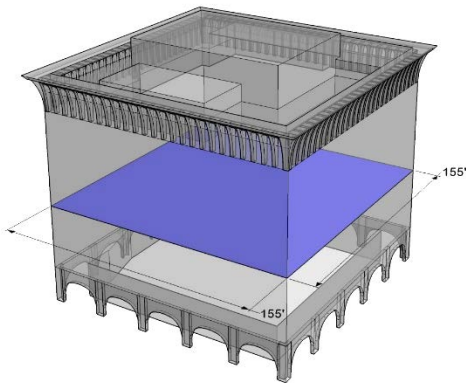
Floors: 16

Use: Office

Pedestal Height: n/a

Floor Plate in Tower: 11,830 sq. ft.*Notes:* Auxiliary egress shaft added later on – not included in floor plate size.

BUILDING 5

**Federal Courthouse**

920 W Riverside, Spokane WA

Year Built: 1967

Height: 140 feet

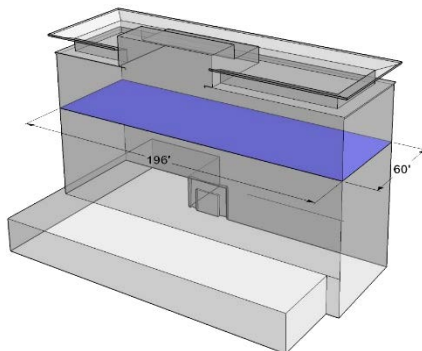
Floors: 10

Use: Office/Courtrooms

Pedestal Height: n/a

Floor Plate in Tower: 24,025 sq. ft.*Notes:* Building is 5 feet larger in any dimension than the DTC-100 zone.

BUILDING 6

**Lincoln Plaza**

818 W Riverside, Spokane WA

Year Built: 1963

Height: 128 feet

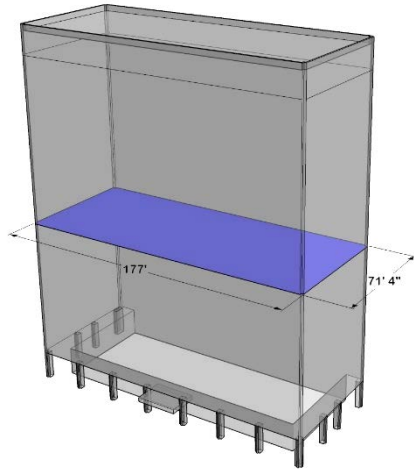
Floors: 8

Use: Office

Pedestal Height: 22 feet

Floor Plate in Tower: 11,760 sq. ft.*Notes:* (1) Includes a large public square.
(2) Building is 46 feet longer than the DTC-100 zone.

BUILDING 7

**Chase Bank Building**

601 W Main, Spokane WA

Year Built: 1973

Height: 214 feet

Floors: 15

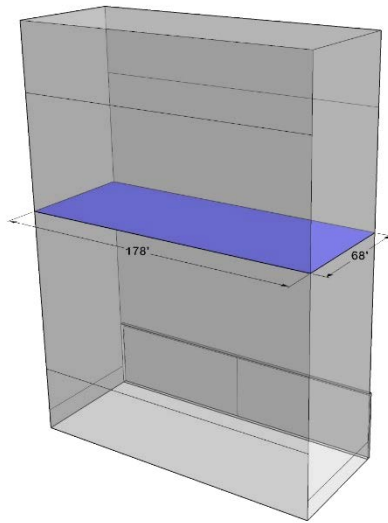
Use: Office

Pedestal Height: n/a

Floor Plate in Tower: 12,618 sq. ft.*Notes:* (1) Significant renovation in 2001.

(2) Building is 27 feet longer than the DTC-100 zone.

BUILDING 8

**Well Fargo Center**601 W 1st Ave, Spokane WA

Year Built: 1982

Height: 244 feet

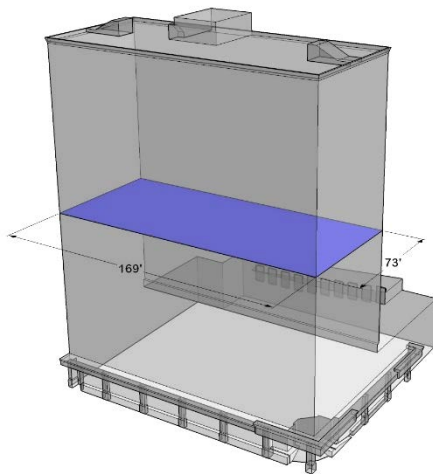
Floors: 18

Use: Office

Pedestal Height: n/a

Floor Plate in Tower: 12,100 sq. ft.*Notes:* (1) Building is 28 feet longer than the DTC-100 Zone. (2) Building includes a large public plaza.

BUILDING 9

**Davenport Tower Hotel**

111 S Post St, Spokane WA

Year Built: 2007

Height: 209 feet

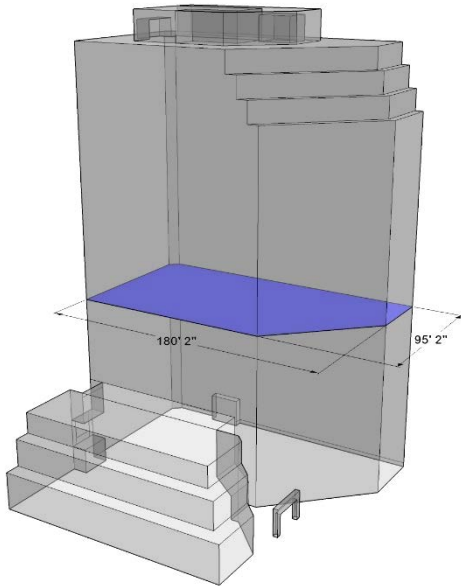
Floors: 20

Use: Hotel

Pedestal Height: 40 feet

Floor Plate in Tower: 12,300 sq. ft.*Notes:* Building is 19 feet longer than the DTC-100 zone.

BUILDING 10

**Bank of America Financial Center**

601 W Riverside Ave, Spokane WA

Year Built: 1981

Height: 288 feet

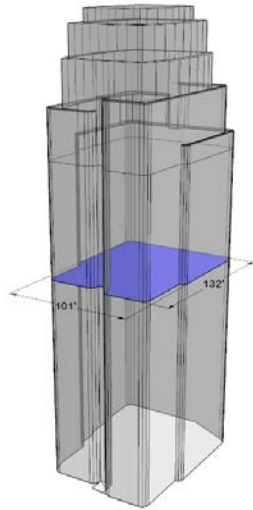
Floors: 20

Use: Office

Pedestal Height: 55 feet

Floor Plate in Tower: 15,600 sq. ft.*Notes:* Tallest building in Spokane.

BUILDING 11

**99 West (Promontory on South Temple)**

99 S Temple, Salt Lake City UT

Year Built: 2011

Height: 375 feet

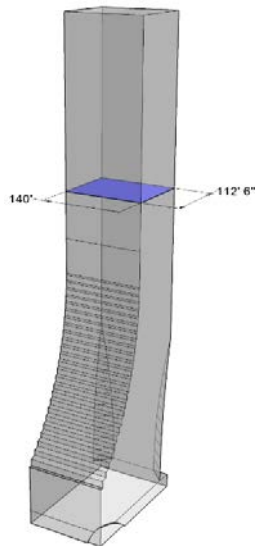
Floors: 30

Use: Residential

Pedestal Height: n/a

Floor Plate in Tower: 12,421 sq. ft.*Notes:* Image is at different scale due to height of building.

BUILDING 12

**Ranier Square**1301 5th Ave, Seattle WA

Year Built: Under Construction

Height: 850 feet

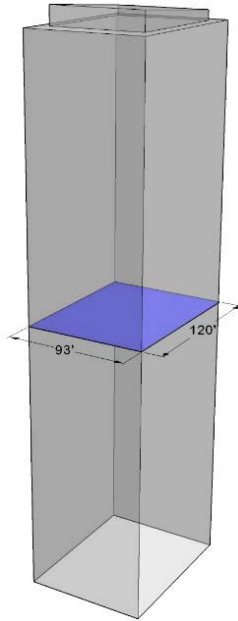
Floors: 59

Use: Office/Residential

Pedestal Height: 100 feet

Floor Plate in Tower: 15,750 sq. ft.*Notes:* Image is at different scale due to height of building.

BUILDING 13

**Aspira Tower**

1823 Terry Ave, Seattle WA

Year Built: 2009

Height: 400 feet

Floors: 37

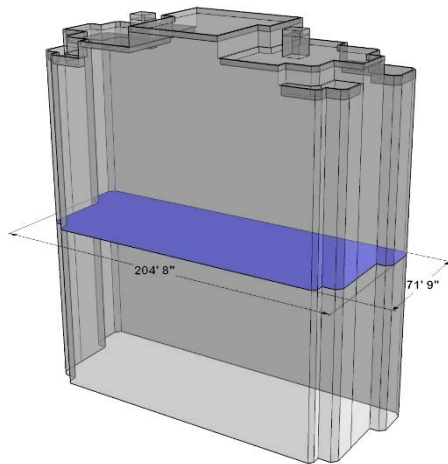
Use: Residential

Pedestal Height: 100 feet

Floor Plate in Tower: 11,000 sq. ft.

Notes: (1) Image is at different scale due to height of building. (2) Pedestal is not modeled.

BUILDING 14

**Forest Mansion**

125 Omni Dr, Toronto ON

Year Built: 2000

Height: 230 feet

Floors: 22

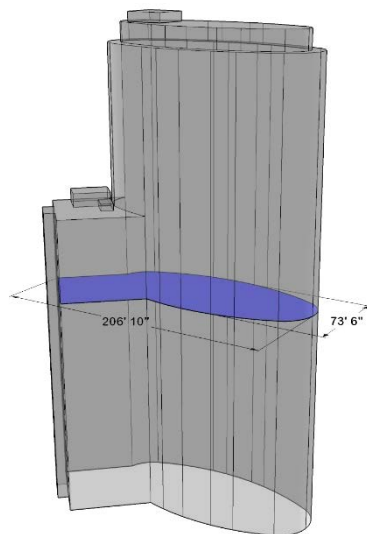
Use: Residential

Pedestal Height: n/a

Floor Plate in Tower: 13,700 sq. ft.

Notes: Building is 54 feet longer than the DTC-100 zone.

BUILDING 15

**360 at City Center**

83 Borough Dr, Toronto ON

Year Built: 2005

Height: 360 feet

Floors: 35

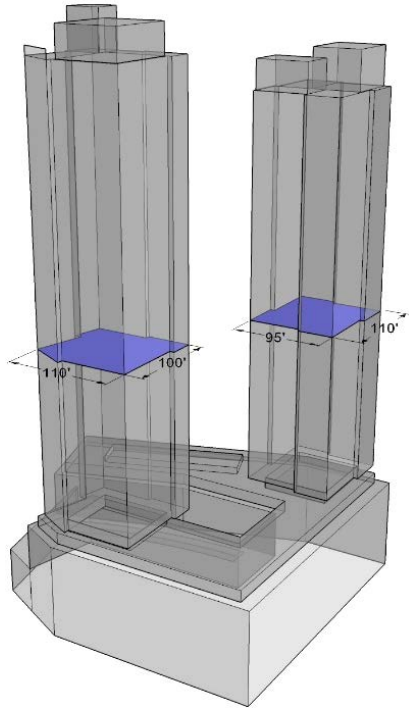
Use: Residential

Pedestal Height: n/a

Floor Plate in Tower: 13,090 sq. ft.

Notes: (1) Building is 56 feet longer than the DTC-100 zone. (2) Image is at different scale due to height of building.

BUILDING 16

**Maple Leaf Square**

15 York Street, Toronto ON

Year Built: 2010

Height: 614 feet

Floors: 54

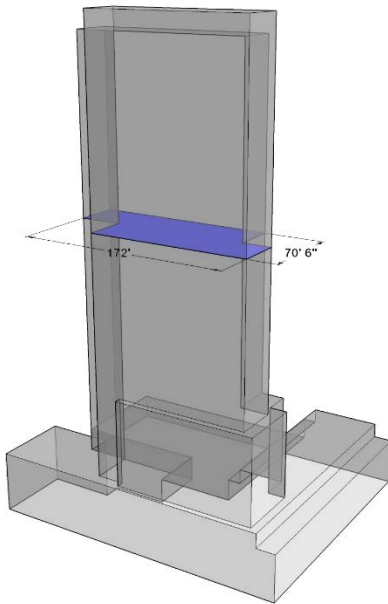
Use: Hotel/Residential

Pedestal Height: 110 feet

Floor Plate in Tower: 10,054 and 9,675

Notes: (1) Image is at different scale due to height of building. (2) Towers are 100 feet apart.

BUILDING 17

**Nautilus**

2135 Lake Shore Blvd West, Toronto ON

Year Built: 2012

Height: 426 feet

Floors: 40

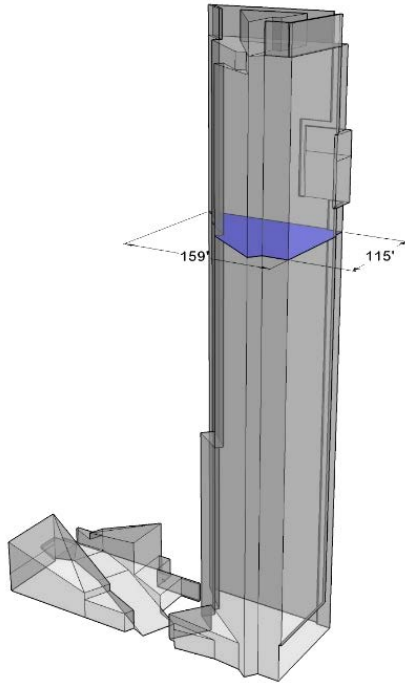
Use: Residential

Pedestal Height: 55 feet

Floor Plate in Tower: 10,000 sq. ft.

Notes: (1) Tower is 22 feet longer than the DTC-100 zone. (2) Image is at different scale due to height of building.

BUILDING 18

**Shangri La**

1128 W Georgia St, Vancouver BC

Year Built: 2008

Height: 660 feet

Floors: 62

Use: Hotel/Residential

Pedestal Height: 60 feet

Floor Plate in Tower: 12,960 sq. ft.

Notes: (1) Image is at different scale due to height of tower. (2) Building is highest in Vancouver. (3) Tower is 9 feet longer than the DTC-100 Zone.

General Comparisons - Vancouver



As a general comparison, 30 residential towers in Vancouver, BC were measured for their approximate floor plates. Sample buildings were selected from three major areas in downtown Vancouver. In all cases, views were visible to the north or south of the towers – worthy of protection from visual impacts. Even when the Shangri La building was included (see Building 18 above), the average floor plate was only 6,900 square feet.

General Comparisons – New York



Buildings south of Central Park in New York were surveyed, as requested by Councilmember Lori Kinnear, to determine their comparable floor plates. There are currently 16 buildings facing the south edge of Central Park, including the famous Plaza Hotel. These buildings average 12,000 square feet in cross section, even when the massive Plaza Hotel is included (37,000 square foot cross section).



Outside Jurisdiction – Tall Building Standards

City of Spokane Planning & Development

Contact: Kevin Freibott, Assistant Planner – 509.625.6184

Pursuant to a request by some members of the Spokane Plan Commission and to help inform decision makers as to similar discussions elsewhere, Staff undertook a review and comparison of several Cities' tall building standards, specifically as they apply to the following topics:

- Pedestal Height;
- Glazing and Windows;
- Street Level Retail Uses;
- First Floor Height;
- Tower Floor Plates;
- Tower Setbacks and Separation; and,
- Mitigation of Shading Impacts.

The various regulations of each of the seven surveyed Cities are listed in the following table. Not all Cities had regulations concerning all topics. Similarly, those regulations that were too lengthy or complex to include verbatim in this report have been summarized here.

TOPIC	Seattle	Toronto	Calgary	Vancouver	Boston	New York	San Francisco
Pedestal Height	15-35 feet depending on street type.	80% the width of the facing street.		70 feet is "ideal."	90 feet	150% the width of the facing street.	150% the width of the facing street.
Glazing at Street Level	60% of frontage must be glazed and transparent.	60% of frontage must be glazed and transparent.	2/3 of frontage must be transparent.	Not specific, calls for "display windows, lighting, outdoor displays."	All street facing walls must be "glazed and transparent."	50% of street facing wall must be glazed and transparent.	Use of clear, un-tinted glass is "encouraged."
Street Retail		60% must be "active street related retail;" lobbies should be limited in width.	Wider buildings require multiple entrances. Simulate a series of narrow frontages rather than one large one.	Individual retail must be no more than 26 feet wide. (Discourages single, large retailers on street frontage.)	Promotes active street level uses. Lobbies limited to 40 feet in width.	Designated retail streets must have continuous retail frontage. Lobbies limited to 40 feet or 25% of the façade length, whichever is shorter.	Designated retail streets must have street-level retail. Large lobbies are discouraged.
First Floor Height		15 feet minimum.				13 feet minimum.	13 feet minimum.

TOPIC	Seattle	Toronto	Calgary	Vancouver	Boston	New York	San Francisco
Tower Floor Plate	8,800 sq. ft. max. or 50% of lot size.	8,000 sq. ft. max.	7,000 sq. ft. max.	6,500 sq. ft. max. Some areas are max. 5,000 sq. ft.	Case by case analysis. Cannot exceed 22,500 sq. ft.	40% of site area or less. Exceptions allow up to 50% on small lots.	11,900 sq. ft. max in towers. Base cannot exceed 17,300 sq. ft.
Tower Setbacks and Separation	Towers setback 20-40 feet from property line, depending on height. Towers must be at least 55 feet apart.	Min. 33 feet setback from property line. Multiple towers on one property must be 66 feet apart.	Min. 8 feet tower setback from face of pedestal. Min 6.5 feet from property line. Towers must be min. 79 feet apart. ¹	82 feet between towers.	Elements above 155 feet in height must be separated by at least 125 feet.	Min. 60 feet window to window or 40 feet wall to wall.	Minimum separation of 115 feet. ¹
Shading	Projects may be required to submit shading study depending on conditions.	All shading must be minimized. No new shadows on Tier I parks between 10AM and 4PM on Sept 21 st . No new shadows on Tier II parks between 12PM and 2PM on same day.	No additional shadows as measured on Sept 21 st . Process to transfer development potential lost due to shading impacts to other property(ies). ²			Multi-level shading analysis required for tall buildings. Mitigation may require reduction in mass or height or even relocation of a proposed building.	No new shadows on parks allowed.

Note: These topics are complex and are often regulated by multiple, interdependent parts of a City's municipal code. Likewise, all of these regulations are subject to change at any time. As such, this table should be considered a "rule of thumb" comparison and not representative of the whole of law or regulation applied to this topic by these Cities.

¹ These standards only apply in designated neighborhoods.

² The development potential lost due to shading protection can be transferred to another property without shading issues, effectively allowing great Floor Area Ratio on the receiving property.

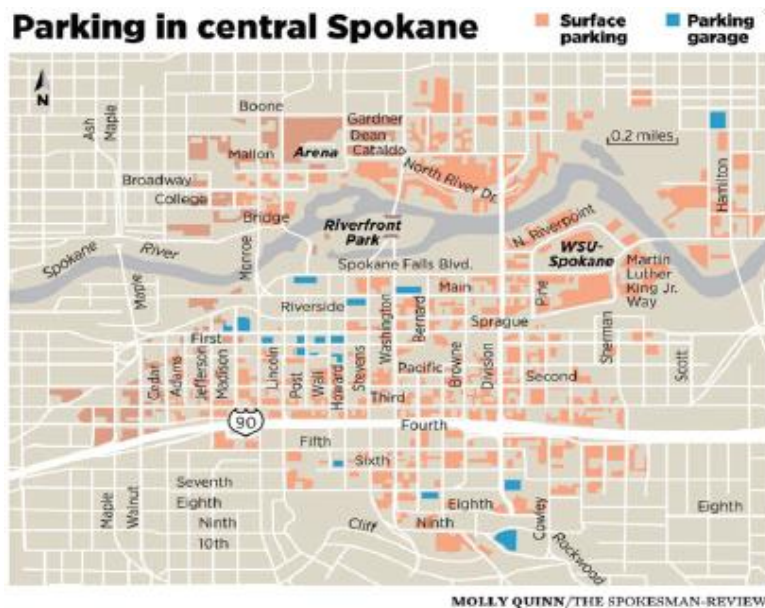
March 14, 2018

To: Plan Commissioners and Members of Council

From: Andrew Rolwes, Downtown Spokane Partnership

RE: Downtown Spokane Partnership Position Paper - Achieving downtown-defining urban development on Spokane Falls Boulevard

Commissioner Dellwo and Commissioners, and Council President Stuckart and Members of Council,



In the last Downtown Plan Update (implemented in 2009) height restrictions were placed on property along Spokane Falls Boulevard between Washington and Monroe for the purpose of preserving sunlight and prevent massing on the southern edge of Riverfront Park. This was based on the assertion that large buildings and the shadows they produce would be detrimental to downtown's crown jewel, Riverfront Park. The owners have not been able to make development under these restrictions work and while neighboring property became a major downtown hospitality development, these lots are a part of the one-third of land-use devoted to surface parking

(see map, above) in downtown. The Downtown Spokane Partnership and the owners of the properties, especially the two surface lots adjoining Washington, through their representative have requested a removal or lessening of those restrictions because they have already precluded development of the two most prominent of our surface parking lots in downtown. The following is provided to make the case that removal of the restrictions, leading to development of those surface lots, would further our region's growth and contribute major value to Riverfront Park.

The key components to this policy are:

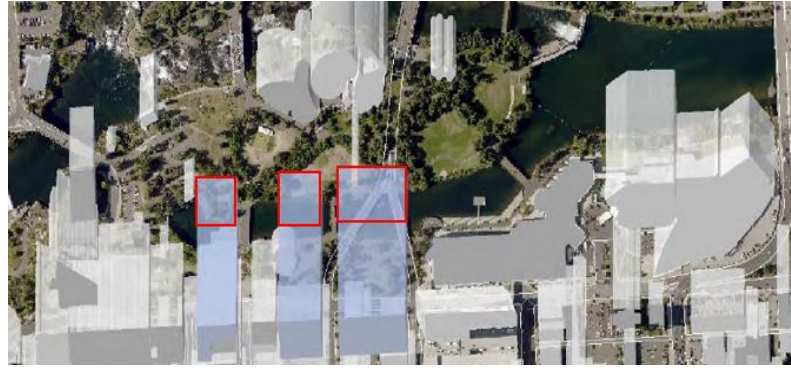
1. Building shadows:

Opponents to the increased allowances for development cite shadows as the major reason to restrict development on these surface lots. While building mass is also major related factor in precluding development, it is shadows that are most often mentioned in responses to the City's survey on this policy. The problem with the shadowing argument is two-fold: 1) shadow impacts from tall buildings are rather



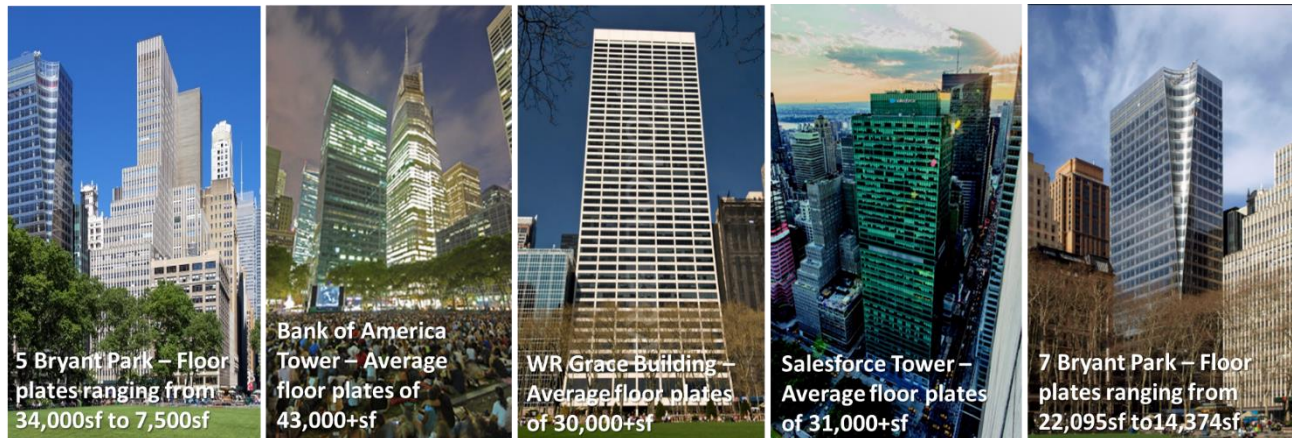
Existing shadows at noon on December 21st in Riverfront Park from current buildings (in gray) and from buildings built according to current restrictions (in purple): the southern edge of Riverfront Park would already be shadowed in winter if built according to current policy.

limited in the spring to fall time period, and in the Park's peak use months in summer, shadows from tall buildings on Spokane Falls barely make it across the street. 2) There would be increased shadowing from fall to spring, however, the southern edge of Riverfront Park is already heavily shadowed by existing buildings and would be completely shadowed by buildings built according to the current restrictions. New shadows from taller buildings (which again, only occur in winter) would fall mostly in the southern channel of the river: in effect, shadows are a moot point.



Buildings built to 200' on Spokane Falls Boulevard – area marked in red shows increase in shadows over what current policy allows: in winter, new shadows would fall mostly in the south channel of the River.

2. Dense urban development adjoining urban parks:

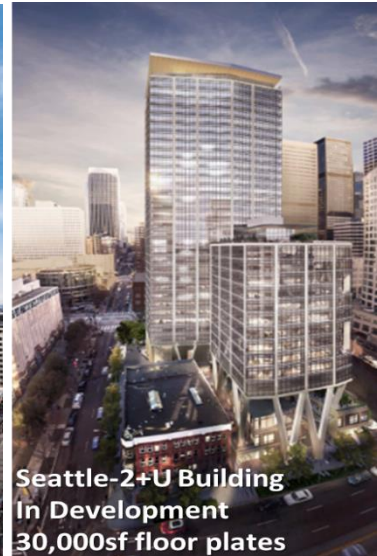
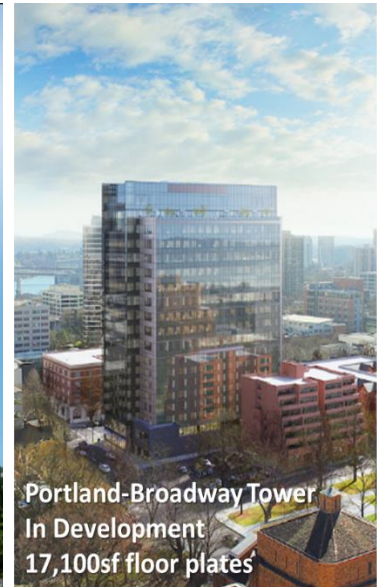


Urban parks across the US attract major development as noted in the 2014 Riverfront Park Master Plan. Far from having a detrimental impact on those parks (for example; Central and Bryant Parks in NYC – above photos provide floor plate data for buildings adjacent to Bryant Park- and Grant and Millennium Parks in Chicago), they have a powerful positive impact by placing large numbers of workers, visitors and residents right on their respective doorsteps. Those developments are a major source of vibrancy and dynamism and the architecture is often of a higher quality and design content than less visible buildings even short distances away from those parks. The buildings themselves become a part of the experience of those parks.

3. Loss of Development: Of the thirteen Opportunity Sites listed in the 2009 Downtown Plan Update, there were a total of four that have not seen any change: two of those sites are the two surface lots along Spokane Falls Boulevard. All the rest have seen major investment, development, and completely reconfigured buildings. While these immensely positive trends have unfolded elsewhere, these surface lots have remained as they have been for the past nine years because of the arbitrary restrictions on building height and mass. It is time to try something new for these locations and provide the policy basis for what could be the most outstanding urban development in the region, and possibly the first new mixed-use (non-hospitality) high-rise development in downtown since 1983 when the Wells-Fargo building was completed.

4. Floor plates and rents: The City's survey raised the question of whether respondents wanted to regulate reduced restrictions by building mass and were offered a choice of 11,000, 15,000, or 18,750sf floor plates. The smallest floor plate was preferred by a wide margin for the sole reason that it caused the least mass and shadowing. The missing context however is the critical role floor plates play in leading to a viable project: the taller a building the greater its expense, but those costs can be mitigated on a per square foot basis through larger floor plates.

Larger floor plates allow a greater number of tenants and residents to share in the costs that are common to all buildings no matter the size. These expenses include land and design costs and a wide array of building costs like construction labor, excavation, elevators, cladding, structural members, air handling systems and building operations costs after move-in. A larger floor plate means reduced rents per square foot, and a more viable project. Rents at new construction of the scale which could occur at the Spokane Falls Boulevard sites would almost certainly lead the downtown market but they can be brought back closer to economic reality if larger floor plates are allowed. It is also notable that businesses favor large floor plates on the basis of being able to consolidate their work on as few floors as possible, based on cost factors but also because it leads to greater efficiency by not having to move between floors. Finally, a larger floor plate may be more appealing to national tenants so that new construction on Spokane Falls Boulevard would bring new business to downtown, rather than draw existing businesses out of other downtown buildings.



5. Alignment with existing planning goals and objectives: Intensive development of downtown in general and these specific sites is called for in multiple planning documents. This is the general principle of Urban Growth Management and is articulated dozens of times in The City of Spokane's Comprehensive Plan (detailed in a separate document) and as already noted, in the Downtown Plan Update. Additionally, the 2014 [Riverfront Park Master Plan](#) described national trends in which urban parks were planned from the beginning to be catalysts for major private sector development. To quote a couple of the several comments on park-generated economic development in the Master Plan (p. 14); "Nationwide cities are

looking to their urban parks to create large-scale central spaces that bring people together, attract tourists and generate economic activity” and (p.22), “according to the City of Chicago, the recently completed \$490 million investment into Millennium Park is calculated to have had a 10-year impact of over \$5 billion related to increased tourism, hotel, restaurant, retail sales and new housing surrounding the park.... \$1.4b in the adjacent real estate market.” The Master Plan also raises the issue of safety and security in the Park in several locations, including this one on p.88: “While Riverfront Park is safe compared to national standards in urban parks, the Park does experience a substantial amount of vandalism on a daily basis. Also, many Park visitors feel unsafe walking through the Park after hours and after dark.” Mixed-use development of Opportunity Sites 2 and 3 would represent a fulfilment of the first and a solution to the second of these two issues described in the Park’s Master Plan.

6. Becoming a city: The decision to be made with this policy is whether we want to sustain suburban densities in our downtown where one-third of our land use is devoted to surface parking, or whether we want to build up. Is preventing a modest increase in wintertime shadowing in Riverfront Park so important that we would continue to keep the same policies which have given us the same results, or, would we instead want to see the kind of bold, iconic, downtown-defining architecture that graces other urban parks across the United States? Building on what have been for many, many years surface parking lots would be represented not just the physical expression of the architecture but at least as importantly, the people who would live, work and shop in them and the numerous benefits that go with their presence across from Riverfront Park. Fears that intensive development of Opportunity Sites 2 and 3 would result in a cavernous and darkening effect on the on southern edge of Riverfront Park are unfounded, not only because of the design standards which would have to be followed, but also because Spokane Falls Boulevard is wide, the building lot lines on these locations are set back resulting in some of the widest sidewalks in downtown, and because from spring to fall shadows in these areas are quite minimal.



Renderings commissioned by the Downtown Spokane Partnership to depict major new development on Spokane Falls Boulevard

Time is of the essence as cities all over the western US are competing effectively for investment dollars in their downtown cores. Changing the policy to allow the market to determine what is built is of critical importance to downtown and the region so that our community can bring that growth right to the doorstep of our crown jewel, Riverfront Park. Your support for the least restrictive floor plates and

property uses can be a very important part of how Spokane achieves its growth objectives (and coinciding economic opportunity) as the true city it is on the verge of becoming.

Thank you for taking the time to review this document. Please contact Andrew Rolwes for additional information: arolwes@downtownspokane.net, 509.456.0580x109.

Reduced development restrictions in DTC-100 and alignment with City of Spokane's Comprehensive Plan

The request to reduce or eliminate development restrictions on Spokane Falls Boulevard in the DTC-100 zone aligns dramatically with a large number of the directives contained in the City's Comprehensive Plan. The following quotes taken from Chapters 3 and 7 of the Comprehensive Plan underscore the point that not only is it self-evident that downtown's land should be put to use to its greatest extent, but that the request to reduce or eliminate those restrictions has a strong policy basis in our Comprehensive Plan.

The Comprehensive Plan favors intensive use of downtown land in general, and mixed-uses in particular where residential *and* office are located in close proximity if not within the same buildings. Downtown's current mix of buildings are seeing an increase in creative re-uses for residential but it is in DTC-100 where urban development can be purpose-built to support the Comprehensive Plan's prioritization of mixed-uses in the downtown core.

Current restrictions have precluded development at the two surface lots on Spokane Falls Boulevard, and time is of the essence to act on positive economic trends currently bringing billions of dollars of investment into downtowns across the western US. Continued application of laws which have precluded development on these sites (Downtown Plan Opportunity Sites 2 and 3) would further suburban densities in our downtown core. We have had and will continue to have surface parking lots on the doorstep of Riverfront Park because of arbitrary restrictions on development prevent financially viable projects. They have precluded development contrary to the general good of Riverfront Park itself, and contrary to the following sections of Chapters 3 and 7 of the Comprehensive Plan:

Comprehensive Plan Chapter 3 – Land Use

1. P.3-5, Vision: "Growth will be managed to allow a mix of land uses that fit, support, and enhance Spokane's neighborhoods, protect the environment, and sustain the downtown area and broaden the economic base of the community."
2. P. 3-5, Values, Bullets 2, 3, and 5: "The things that are important to Spokane's future include: Controlling urban sprawl in order to protect outlying rural areas; Developing and maintaining convenient access and opportunities for shopping, services, and employment; Guaranteeing a variety of densities that support a mix of land uses;"
3. P. 3-6, Land Use Goals, LU 1-Citywide Land Use: "Goal: Offer a harmonious blend of opportunities for living, working, recreation, education, shopping, and cultural activities by protecting natural amenities, providing coordinated, efficient, and cost effective public facilities and utility services, carefully managing both residential and non-residential development and design, and proactively reinforcing downtown Spokane's role as a vibrant urban center. [emphasis added]"
4. P.3-8, Office Uses, LU 1.5: "*Direct new office uses to Centers and Corridors designated on the Land Use Plan Map.*

Discussion: “Office use of various types is an important component of a Center. Offices provide necessary services and employment opportunities for residents of a Center and the surrounding neighborhood. Office use in Centers may be in multi-story structures in the core area of the Center and transition to low-rise structures at the edge. [emphasis added]”

5. P.3-8, Downtown, LU 1.9: “*Develop city wide plans and strategies that are designed to ensure a viable, economically strong downtown area.*”

Discussion: Downtown Spokane, designated as the Regional Center, is a top community priority. Its wellbeing influences the entire region via employment, revenue generation, and transit. It should be a thriving Regional Center with a diversity of activities and a mix of uses so that it is alive and vibrant night and day. The mix of uses must include residential (high, medium and low-income), office, entertainment, retail, and parking. It should be developed as a unique collection of businesses, neighborhoods and open spaces with a vision and a plan to which all stakeholders contribute. Major land use changes within the city should be evaluated to identify potential impacts on Downtown. [emphasis added]”

6. P.3-21, Regional Center: “Downtown Spokane is the Regional Center and is the primary economic, cultural and social center of the region. With the creation and development of the University District on the east end of Downtown, it is also a major academic hub with the collaboration of multiple institutions of higher education. Downtown contains the highest density and intensity of land use, and continues to be a targeted area for additional infill housing opportunities and neighborhood amenities to create a more livable experience. [emphasis added]”
7. P.3-39, Description of Land Use Designations: Office; “The Office designation usually indicates freestanding small office sites and larger sites with two or more buildings located along arterial streets or intersections or as a buffer adjacent to residential areas. Higher intensity office areas should be located around downtown Spokane. [emphasis added]”

Comprehensive Plan Chapter 7 - Economic Development

1. P.7-3: “Downtown Spokane is the preeminent office concentration in the region and a major employment center for financial and business services, hospitality facilities, retail activity, and education.”
2. P.7-5, Vision: “Spokane will enjoy a quality of life for everyone that includes a diversified economic base that provides a livable wage, a healthy natural environment, and an economically vibrant downtown. Spokane’s quality of life will be built on a partnership of diverse interests, including education, business, government, and neighborhoods. [emphasis added]”
3. P.7-5, Values, 2nd Bullet: “Developing a viable, economically strong downtown area;”
4. P. 7-9, Economic Development Strategy 3.1, Economic Growth: “*Stimulate economic growth by supporting the formation, retention, expansion, and recruitment of businesses.*”

Discussion: Business start-up, retention, expansion, and recruitment activities foster economic growth. The city should explore and pursue opportunities to create an environment where new businesses can start and existing businesses can grow and develop.”

5. P.7-8, Economic Development Strategy 2.4: *“Support mixed-use development that brings employment, shopping, and residential activities into shared locations that stimulate opportunities for economic activity.”*
6. P. 7-9, Economic Development Strategy 3.2, Economic Diversity: *“Encourage economic diversity through a mix of small and large businesses that provide a healthy balance of goods-producing and service-producing jobs.”*

Discussion: Encourage a range of industry size and types to provide economic stability during economic shifts.”

7. P.7-11, Economic Development Strategy 3.10 Downtown Spokane: *“Promote downtown Spokane as the economic and cultural center of the region.”*
8. **Discussion:** Continue to support our economic partners in revitalizing downtown retail activity, expanding job opportunities in the public and private sectors, attracting recreational, arts, and entertainment and tourist businesses, and developing downtown housing.”
9. P.7-16, Economic Development Strategy 8.1: *“Quality of Life Protection Protect the natural and built environment as a primary quality of life feature that allows existing businesses to expand and that attracts new businesses, residents, and visitors.*
10. **Discussion:** Good schools, infrastructure and public services, high quality neighborhoods, an attractive community appearance, many natural areas, a variety of recreational opportunities, and clean air and water attract both businesses and residents. These benefits act as economic development tools and must be protected. [emphasis added]”

Thank you for taking the time to review this document and please contact Andrew Rolwes for additional information: arolwes@downtownspokane.net, 509.456.0580x109.