



Spokane Plan Commission Agenda

May 23, 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 May 9th, 2018 meeting minutes	All
	2) City Council Report	Lori Kinnear
	3) Community Assembly Liaison Report	(Greg Francis)
	4) President (Pro-tem) Report (Beyreuther to arrive at 2:45)	Todd Beyreuther/John Dietzman
	5) Transportation Sub- Committee Report	John Dietzman
	6) Secretary Report	Heather Trautman
	7) Electric Fence Text Amendment - Findings and Conclusions	Melissa Owen

Workshops:

2:15 -2:45	1) Downtown Plan Update Workshop	Kevin Freibott
2:45 -3:15	2) Dimensional and Transitional Standards Workshop	Nathan Gwinn
3:15- 3:45	3) Discussion of the DTC-100 motion	Kevin Freibott

Items of Interest:

3:45-4:00	1) Member Items of Interest/Requests for Future Agenda	All
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Special Presentation :

4:00- 4:30	Strategic Plan Overview Presentation	Rick Romero
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Adjournment:

Next Plan Commission meeting will be on June 13, 2018 at 2:00 pm

The password for City of Spokane Guest Wireless access has been changed: **Username: COS Guest Password: ckuyD2gb**

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Spokane Plan Commission

May 9, 2018

Meeting Minutes

Meeting called to order at 2:03 pm

Attendance:

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

Public Comment Period:

- No public comment.

Commission Briefing Session:

1. Approve April 25, 2018 meeting minutes.

Commissioner Dellwo entertained a motion to approve the April 25 minutes.

Commissioner Kienholz asked for an amendment on page 4, that we strike the following from the sentence, *".....as there are enough options available to the developer already in the downtown area."* Commissioner Painter requested corrections to the sentence, *"Commissioner Painter indicated that she and Helvitica won an award for outreach in Olympia. Megan Duvall will attend the ceremony on May 15th,"* read, *"Commissioner Painter indicated that she and Helveticka won an award for historic preservation in Spokane. Megan Duvall and Diana Painter will attend the ceremony in Olympia on May 15th."*

Commissioner Kienholz made a motion to approve the minutes as amended; Commissioner Francis seconded. Minutes approved as amended 10/0.

2. City Council Report: Councilmember Kinnear

- a. Councilmember Kinnear indicated that the two ordinances she sponsored both passed at the City Council meeting on Monday: The ordinance for Parks, which recodifies what the park jurisdiction is, and identifying park ranger duties passed 7/0; and the one for Public Lands, relating to protection of public lands and properties within the City of Spokane, regulating various activities that are harmful to area public lands and the river. This includes defacement or injury of vegetation and trees, fires, disposal of litter and unauthorized camping; passed 6/1.
- b. The Ponderosa Association made some requests regarding the proposed Infill ordinance in the transitional areas where infill could cause damage to existing ponderosa pines and other City trees, and this will be brought to planner Nathan Gwinn's attention to provide some protection for them.
- c. Councilmember Kinnear has been receiving a lot of comments regarding the Garden PUD. There is a lot of interest in this neighborhood about this project.

3. Community Assembly Liaison Report: Commissioner Francis gave a status report. (CA Liaison position is currently vacant and in recruiting process - hoping to fill within two months.)

- a. Commissioner Francis note that the Community Assembly unanimously selected for Patricia Hansen to be nominated as the CA Liaison. She has a lot of neighborhood and city experience.
- b. The CA had a presentation on the Comprehensive Plan amendment process; and a quick overview of this year's comp plan amendment.

- c. Nathan Gwinn gave a presentation on the proposed Infill Ordinance.

4. President Report: Commissioner Dellwo:

No report.

5. Transportation Sub-Committee Report: Commissioner Dietzman

- a. The PCTS did not meet this month.
- b. SRTC has invited the Plan Commission to attend an education event and workshop on roundabouts May 25th, and an evening event for the public.
- c. The next PCTS meeting will be June 5th.

6. Secretary Report: Heather Trautman.

- a. The E-Newsletter went out regarding roundabouts last Friday.
- b. The Short Course on Local Planning workshop is being hosted by the City of Millwood Wednesday May 23rd. I encourage you to attend.
- c. There is additional information on the Downtown Plan Update. Would any PC members want to serve on the steering committee? Commissioners Baker and Kienholz have volunteered. Kevin Freibott will reach out to you regarding this group. Kevin will also provide updates to the PC.
 - a. There will also be a community engagement kick-off May 21st - a family-friendly event near the fountain; a soft launch to sports complex; representation regarding Riverfront Park new elements; Riverside Avenue engagement process; and how all of these elements are connected.
- d. Heather briefly discussed the Plan Commission Work Plan that will be in discussion with City Council, at the Urban Experience meeting, etc. The goal is to finalize the Work Plan.

Workshops:

1. Infill Dimensional and Transitional Standards - Nathan Gwinn

- Nathan gave a PowerPoint presentation on Infill Code Revisions, and a brief overview of the infill information he has provided to date.
- Today he will show the various areas of the city that could be affected by the new code.
- He provided open house feedback, and discussed how street parking, lot width, wall height and roof form would be affected.
- Other topics included set-back concerns in Manito/Cannon Hill Neighborhoods; historic districts and neighborhood character; roof pitch; roof height; mass and appearance of height; what is allowed in residential zones; Is height, form, or density more important? Should the DRB make the decision as to what kind of roof form is appropriate? Gables on pitched roofs;
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- Nathan introduced Option 2 that came up during the workshops, which was not included in today's packet, but is open for consideration. There was more positive response to Option 2 than Option 1 during the workshops.
- Nathan asked if the Plan Commission would like to include Option 2 in the current amendment process, or in a future hearing draft?
- Nathan is looking for some opportunities to make changes prior to bringing it back to public hearing.
- Commissioner Dietzman would like to hear from an architect regarding the cost of a flat vs pitched roof, and the difference in the cost of maintenance: A three-story building with the same number of units - flat or pitched - what is the difference in cost?
 - Commissioner Batten noted that the driving factor is maximizing the number of units.
 - Commissioner Beyreuther believes the developer of these three story structures wants to know the dimensions of the top plate; they also want to know the other rules in place for a specific zone.
- We can proceed to present Option 2 for the hearing, and solicit feedback from some of the cost questions that were raised today.

- Heather indicated that it's OK to move forward with the hearing draft options, including Option 2; for the public to testify and staff to gather information about.
- Option 2 was presented at the open house.
- Move forward with two options and invite testimony from the public.
- Heather indicated we can go back with additional information to the public to those who have attended public events.
- There has been a lot of outreach to the neighborhoods.

2. Findings of Fact: Building Height in the DT-100 - Kevin Freibott

Kevin gave a *Building Height in the DT-100 Findings of Fact* handout to the Plan Commissioners.

Commission President Dellwo indicated that during the Plan Commission Leadership meeting that occurred prior to this meeting, that he sensed there was a question as to how the final decision was decided on this item, and James Richman (City Attorney) was consulted to determine, whether the Commission could bring it back up for further discussion and consideration for other options if they chose to do so. If we decide to go forward with this, we would have to vote, and a majority agree, for this to come forward again.

Kevin has provided the Findings of Fact and we can approve them or not as they are written and send them to City Council.

Commissioner Dellwo asked the Commissioners if they would like to reconsider their decision, or accept the way it was passed at the May 9th Plan Commission meeting.

Commissioner Batten asked what the point was to reconsider the motion, and what are we reconsidering?

Commissioner Beyreuther responded to the question as he was president pro-tem at the May 9th PC meeting in question, and said that when they left the meeting they felt confident that they had gone through a process, voted unanimously on that solution, and gave a recommendation. The question is, is our role as a body not only to give a recommendation but a thorough analysis to the City Council? Are we confident now that the solution that we presented has enough information for the Council to move forward; and if there are other questions and reactions to that recommendation, is there still an opportunity to revisit and discuss those questions? He indicated that, personally, he is not confident that the solution they voted on is the best one; nor is it a thorough recommendation for the Council to make a decision on.

Commissioner Batten asked if there were other outside influences or discussions that occurred that have caused this concern, because it was clear to him that we passed it with an 8/1 vote.

Commissioner Painter noted that there was a discussion on the DTC-100 at the Joint CC/PC Quarterly meeting on May 3, and it came out that everyone sort of went along with what was proposed by the majority but that there were other ideas out there to be heard.

Commissioner Dietzman noted that he also feels he voted on the wrong basis; that he mis-heard the final motion as it pertained to the 18,750-sf floor plate and 50-foot separation; he prefers more separation.

Commissioner Batten asked, should we scrap this and start over?

Commissioner Baker stated that he feels this motion is of such importance that if the entire Commission is not feeling 100 percent informed, and we have a very clear proposal to City Council, that we need to go back and start over again; this has huge ramifications in the future for both the Park and downtown and downtown development.

Commissioners Batten and Kienholz feel they were given adequate information and are satisfied with the existing vote, and don't believe we need to reconsider.

Commissioner **Francis** is torn because he walked into hearing with mid-sized tower in mind, but voted for a higher tower. His preference would be to have a slightly smaller tower, but the momentum of the Plan Commission felt the other way. The majority of the public comments that day were in favor of the larger tower, and he is willing to let the Council decide to make changes if they want to. He doesn't think there's a need to reconsider but would hope there would be.

Commissioner **Beyreuther** noted that this is an important issue, he came into the hearing having done his homework, and more questions were raised during the deliberations. He said if he did additional analysis and research after today, he would bring more to the table, such as performance based analysis, if there was another opportunity.

Commissioner **Batten** noted there were two overwhelming public benefits in doing this process: desire to getting rid of surface parking lots -accomplished; and a density issue downtown and 24 hour presence downtown. His preference would be for residential living only and not for a hotel. He doesn't want to revisit this and somehow have it come back as a notion for office space, since that overrides the public benefit of considering this change.

Commissioner **Dellwo** asked if there was a motion to reconsider? If not, then to review the Findings of Fact.

Heather noted that for any recommendation from the Plan Commission to City Council, they can: 1) approve the proposal; 2) modify the recommendation from the PC or; 3) can refer it back to the PC for further consideration.

Motion to reconsider the proposed ordinance and City Council recommendation and adding public outreach: Moved by Commissioner Kienholz: Seconded by Commissioner Beyreuther; (both were present and voted in favor at the May 9th hearing).

Discussion?

Commissioner **Beyreuther** raised the following consideration: In the discussion two weeks ago, there was a comment about being more surgical about understanding activities and protection of spaces in the Park. In his research after that meeting, he found more performance-based research on solar impact on spaces, so there is a mechanism to make an analysis (San Francisco). Are we pushing this from a planning to a DRB issue? This is a specific case in our city that impacts less than a dozen properties. Here there is a precedent that you could include the Plan Commission or Park Board in that design review process.

Commissioner **Batten**: Pointed out that several of the PC members served on the Working Group and that we did participate at length in this discussion.

Commissioner **Dellwo** indicated we won't be going back and starting this process over; we will schedule another hearing with the same information and bring additional information in a month.

Heather indicated that the work of the planning team would be directed by the Plan Commission, and would include a schedule and all stakeholders, in that we are having a process around this reconsideration that may include workshops.

Commissioner **Francis** stated that he thinks this issue is important enough because it will change our skyline for a long time, and doesn't feel confident enough that he would be OK with City Council addressing it at this point, but would not mind revisiting it with more information.

Commissioner **Painter** would like to revisit it if there is new information. Being new to the Commission, the proposed ordinance seemed abstract at the time. If we had more specifics on what implications of these building forms on those lots, given the shadow situation, etc. I would also like to revisit it.

Commissioner **Kienholz** would like more specifics on form, etc.

Commissioner **Dietzman** indicated that there was something new that came up during deliberations, and that was the elimination of the 15-foot setback, which opened up more floor plate area; but still having a wide separation between buildings. He noted he was a bit confused with the calculations at the time and would like another opportunity to revisit it. He would like something included that would require a Design Review Board review.

Commissioner **Beyreuther** noted that the PC is an advisory board that is encouraged to do independent research on items that are presented to the PC. He was concerned that our decision did not get to a 'win' for all parties involved.

Councilmember **Kinnear** indicated that when we had our Joint Study Session, and Councilmember Mumm asked what your thought process was for the decision you made about the DTC-100 amendment, the answer we got was very disturbing because you voted to move it forward with the maximum floor plate, and yet when we were talking to you, you had reservations about that vote. With that knowledge, it left us confused and disturbed that you thought one way and voted another. So with the understanding that the Plan Commission does not need to be unanimous, if some of you disagreed with that motion, you could have had a dissenting opinion, but that wasn't the case.

Commissioner **Kienholz** said she is expecting a reconvening of the DTC-100 Working Group to review the new information.

Commissioner **Francis** noted that if the City Council is of the opinion that the Plan Commission is not informed or uniform on this motion, we need to go back and revisit this, with some substantial information brought forth that we have or somebody else has. He would like to see more expertise brought in to inform - the DRB, etc. This needs more than a hearing. Commissioner Baker agrees.

Heather noted that the Commissioners have a motion for reconsideration and specifically workshops, with engagements as part of that; and some additional research and technical review. Ultimately, a public hearing is required to make a recommendation to the City Council. There is no defined time period for this, but the goal is to not to have a lengthy process.

Commissioner **Dellwo** indicated that the DTC-100 item on the agenda was for consideration of the Findings of Fact; you have a motion before you - you can either 1) act on the motion; 2) have a discussion at the following meeting providing direction, clarification to the staff; 3) or table this and discuss in two weeks and put back on the agenda for a more robust discussion.

Motioned to table this until the next meeting: Michael; Chris seconded: passed 9/1.

PUBLIC HEARING CALLED TO ORDER: 4:00PM

1. Code Amendment for Electric Fencing in the Light Industrial Zone Melissa Owen

Melissa gave a PowerPoint presentation for a Code Amendment for Electric Fencing in Light Industrial Zones. In 2015 Electric Guard Dog submitted a private application to amend the City's fence code. The purpose of the hearing is for the Plan Commission to make a recommendation to City Council on the expansion of the use of electric fences into Light Industrial zones. This is expected to go to City Council hearing sometime after June of this year. For additional information please go to the project page on the City's web site - type-in "electric fences."

Melissa spoke about the project background, project purpose, process timeline, outreach, affected zones, City Council's 2016 concerns, the proposed amendment, public comments received, Comprehensive Plan policies and next steps. She noted that after sending an invitation, Melissa had no requests for a meeting on this topic from the Neighborhood Councils.

This proposal will address Council concerns from 2016, the amendment includes greater flexibility in the hours of operations of electric fence uses; and because fences don't typically trigger code compliance, the amendment balances the vision for development among adjacent zones and land uses of different character.

Next steps include public testimony, closing the hearing when you feel confident, deliberations, findings and conclusions, and your recommendation to City Council, which wouldn't be adopted prior to the May 23rd Plan Commission meeting, and will likely show on that agenda as a business item.

Public Testimony

Michael Pate - represents Electric Guard Dog: Brought the request forward in 2015 and again more recently. He noted that he was here to offer his expertise on electric fences; and to thank City staff,

Melissa Owen and Boris Borisov for their assistance. We have something here we can work with. Two comments: 3A Electrification: Is it acceptable to use two 6-volt batteries rather than the not-to-exceed single 12-volt battery. So “battery(s)” instead of “battery”. Also, in Section 9, Hours of Operation: Public access. We are OK with cutting off public access, other than when a truck driver is accessing a site for delivery, which we have specific codes for the drivers.

Public Testimony closed.

The President asked for a motion.

Commissioner Beyreuther moved to recommend to the Spokane City Council the proposed amendments to the Industrial Zone Fence Code.

Amendments:

A motion to amend the language in 17C.130.310 Section E3a to “battery(s)” instead of “battery”.

Commissioner Dietzman seconded. Motion Passed.

Amend Section 17C.130.310 E9a to strike “security”, to, “when personnel are on site, to de-activate the electric fence”. Greg/Sylvia Motion passed 9/1.

President: We are adopting finding of facts that complies with GMA, the Comprehensive Plan and other regulations. Any questions?

Clerk called the role: Unanimous. 10/0

Motion to move forward: A recommendation to approve the proposal options as stated here.

2. 6-Year Transportation Program Update Brandon Blankenagle

Brandon gave a PowerPoint presentation on the proposed 6-Year Transportation Program Update. He handed out the *Reconciliation Sheet* to the Commissioners, and the *Updated Projects to the 6-Year Program* (descriptions and costs), along with the *Consistency Matrix*. He reviewed these in detail for several projects, then provided a summary of the matrix.

Brandon is seeking the Plan Commissions approval and recommendation to the City Council of the 6-Year Transportation Program.

It is scheduled to go to a City Council hearing in June, and must be approved prior to July 1 according to State law in order to receive grants for the next round.

No public comment.

Request for a motion: Commissioner Dietzman made a motion to accept the staff findings and conclusions, and that we agree that the 2019-2024 6-Year Street Program is in full compliance with the Comprehensive Plan as required by RCW 36.70a and RCW 35.771.010; and recommends adoption by the Spokane City Council. Commissioner Francis seconded. Clerk called role: Recommendation approved 10/0.

1) Member Items of Interest/Requests for Future Agenda

- Commissioner Batten: Between now and the next meeting, let’s come back with a plan on how we are moving forward on the Building Height amendment including a timeline and schedule. Heather will coordinate.
- Schedule time to discuss *findings* around meetings, and how to adopt findings generically. James Richman will offer guidance.

Adjourned: 4:50

**Spokane City Plan Commission
Findings of Fact, Conclusions, and Recommendations
Proposed Amendment to Industrial Fence Standards
Spokane Municipal Code Section 17C.130.310**

A Recommendation from the City Plan Commission to the City Council to approve proposed amendments to the Unified Development Code. This proposal will allow electric fences to be installed around non-residential outdoor storage areas in Light Industrial (LI) by amending Spokane Municipal Code (SMC) Title 17C.130.310, Industrial Zone Fences.

I. Findings of Fact

- A.** On May 9, 2016 Spokane City Council passed Ordinance C35384 permitting the construction and use of electric fences in areas of the City zoned Heavy Industrial. Electric fences are currently prohibited in all other zones in the City.
- B.** In mid-2017, the City received a request for approval of an electric fence in an area of the City zoned Light Industrial; a use that is currently prohibited outside areas zoned Heavy Industrial. In response to this request, the City Council sought a recommendation from the Plan Commission whether or not to amend the City's regulations to allow electric fences in the City's Light Industrial zones (the "Proposal").
- C.** Thereafter, City staff conducted significant public outreach efforts regarding the Proposal in addition to statutory noticing requirements. These outreach efforts included:
 - A presentation to the Community Assembly Land Use Committee on March 15, 2018;
 - Emails to each Neighborhood Council on March 28 and May 7, 2018;
 - Neighborhood Friday Update on April 6 and May 4, 2018;
 - Blog post visible on the City's Website beginning April 17, 2018; and,
 - City-wide post on Nextdoor.com on April 20, 2018;
- D.** The Plan Commission held workshops, open to the public, on February 28, 2018 and March 14, 2018 to study the Proposal, which would amend the City's development regulations to establish the conditions under which electric fences would be allowed in the City's Light Industrial zones.
- E.** On March 21, 2018, the City published a notice of intent to adopt and SEPA review in the City of Spokane Gazette.
- F.** On March 27, 2018, the City provided the Washington State Department of Commerce and appropriate state agencies with the required 60-day advance notice before adoption of the proposed changes to the City's development regulations.

- G. On May 7, 2018, the City issued a SEPA non-project DNS (Determination of Non-Significance), indicating that the Proposal would not have a significant impact on the environment.
- H. On April 28 and May 2, 2018, the City caused notice to be published in the Spokesman Review notifying the public of the Plan Commission hearing regarding the Proposal.
- I. On May 9, 2018, the Plan Commission held a public hearing during which the public had an opportunity to provide written and verbal testimony regarding the Proposal.
- J. Electric fences are intended to deter crime. The purpose of permitting electric fences in industrial zones is to provide another security option for industrial zoned businesses that store equipment and merchandise outdoors.
- K. The Proposal is consistent with and implements the following provisions of the City of Spokane's Comprehensive Plan:

- Values: "The things that are important to Spokane's future include (but are not limited to): Protecting the character of single-family neighborhoods."

Discussion: Light Industrial zones frequently share zoning boundaries with residential single family zones. The proposal protects character of single family neighborhoods through landscape and screening requirements when electric fences are installed adjacent to or across a street from a non-industrial zone.

- LU 1.10 Industry: Provide a variety of industrial locations and site sizes for a variety of industrial development and safeguard them from competing land uses

Discussion: The proposal benefits industrial business in that electric fences are intended to deter crime. Electric fences provide an extra layer of security for those industrial businesses with storage for expensive equipment. Landscaping, Screening and in some circumstances solid surface cover on the required non-electrified fence afford a method for reducing conflicts and promoting greater compatibility between non-industrial uses in close proximity to industrial zones.

- LU 2.1 Public Realm Features: Encourage features that improve the appearance of development, paying attention to how projects function to encourage social interaction and relate to and enhance the surrounding urban and natural environment.

Discussion: The proposal intends to reduce conflicts, create more attractive transitions, and improves the appearance of industrial property where electric fences are installed in close proximity to non-industrial zones.

- LU 5 Development Character (Goal): Promote development in a manner that is attractive, complementary, and compatible with other land uses.

Discussion: New industrial development requires landscape and other design features to promote industrial development that is attractive, complementary, and compatible with other land uses. The proposal intends to bring non-conforming industrial development

into closer conformance with current landscaping and screening standards when electric fences are installed adjacent to or across the street from a non-industrial zone.

- LU 5.1 Built and Natural Environment: Ensure that developments are sensitive to the built and natural environment (for example, air and water quality, noise, traffic congestion, and public utilities and services), by providing adequate impact mitigation to maintain and enhance quality of life.

Discussion: The proposal intends to reduce conflicts, create more attractive transitions, and improves the appearance of industrial property where electric fences are installed in close proximity to non-industrial zones. Industrial Zoned properties are found in eight neighborhoods (primarily in Northeast Spokane). While new industrial development requires landscape and other design features to promote industrial development that is attractive, complementary, and compatible with other land uses, the installation of a fence would not typically trigger conformance with these kinds of standards. To maintain and enhance quality of life in those neighborhoods with industrial zoned property the proposal intends to bring non-conforming industrial development into closer conformance with current landscaping and screening standards when electric fences are installed adjacent to or across the street from a non-industrial zone.

- LU 5.2 Environmental Quality Enhancement Encourage site locations and design features that enhance environmental quality and compatibility with surrounding land uses.

Discussion: The proposal intends to provide adequate landscaping and other site design features that enhance the compatibility of development with the surrounding area where electric fences are installed adjacent or across the street from non-industrial zoned property and in close proximity to residents, schools and daycare facilities.

- ED 3.1 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. Electric fences provide businesses with outdoor storage another option for protecting their property.

- ED 7.6 Development Standards and Permitting Process: Periodically evaluate and improve the City of Spokane's development standards and permitting process to ensure that they are equitable, cost-effective, timely, and meet community needs and goals.

Discussion: This text amendment review process is an example of City staff working to evaluate and improve the City of Spokane's development standards. In addition to working toward a proposal that would address Council Concern, the amendment includes greater flexibility in the hours of operation for electric fence use and because a

fence wouldn't typically trigger code compliance, the amendment relaxes landscape and screening requirements associated with the use of electric fences unless installed adjacent to, across a street or alley from a non-industrial zone.

- ED 8.1 Quality of Life Protection Protect the natural and built environment as a primary quality of life feature that allows existing businesses to expand and that attracts new businesses, residents, and visitors.

Discussion: The proposal benefits industrial business in that electric fences are intended to deter crime. Electric fences provide an extra layer of security for those industrial businesses with storage for expensive equipment. Landscaping, Screening and in some circumstances solid surface cover on the required non-electrified fence afford a method for reducing conflicts and promoting greater compatibility between non-industrial uses in close proximity to industrial zones.

II. Conclusions

The Plan Commission concludes that the Proposal to amend SMC 17C.130.310 Industrial Fences was developed through an open and public process, is consistent with the Growth Management Act and applicable provisions of the City's Comprehensive Plan, and bears a substantial relation to the public health, safety, and welfare, and protection of the environment.

III. Recommendations

By a vote of **10 to 0**, the Plan Commission recommends approval of the proposed amendments to the Unified Development Code as they relate to Industrial Zones per the attached.

Dennis Dellwo, President

Spokane Plan Commission

May 23, 2018

BRIEFING PAPER
City of Spokane
Plan Commission Workshop
May 23, 2018

Subject: Infill Code Revisions – Dimension and Transition Standards

Background

In 2016, the Infill Development Steering Committee called for a review and potential regulatory update of development standards to support attached housing and more efficient use of land.

This package of text amendments supports attached housing, and other development that can achieve the densities established by the Comprehensive Plan, as viable options mainly in certain residential zones—RTF, RMF, and RHD (Residential Two-Family, Residential Multi-Family, and Residential High-Density).

The Comprehensive Plan emphasizes design guidelines in regulations as primary tools to ensure that infill and redevelopment projects are well-designed and compatible with their surroundings, while allowing more compact and affordable housing (LU 2.2, LU 3.6, LU 5.5). A plan policy review packet is available [online](#). The revisions align with the Strategic Plan’s Urban Experience Initiative by encouraging high-quality and diverse residential investment, while strengthening residential character and encouraging adequate usable open space.

At the Plan Commission workshop May 9, 2018, several members expressed interest in a comparison of building heights in similar zones in other jurisdictions. The agenda packet includes this item [attached](#) for information.

Impact

The proposal may enable some sites in multifamily zones to be developed with additional units and make development of attached housing in all residential zones more likely. Increasing the supply of housing stock helps preserve housing affordability, and helps to meet the housing demand for the city’s growing population, while local businesses and existing residents benefit from the investment in vacant and underutilized properties within their neighborhoods. The number of housing units per acre designated by the Comprehensive Plan would not be changed by this proposal. The May 23 workshop will cover discussion on the following topic:

Draft amendments to SMC section 17C.110.215(C)(2) ([attached](#)):

- **Height exception to accommodate pitched roofs**
An exception for an additional five feet of attic space above the building height for the RMF and RHD zones [appears on p. 10](#) of the attached draft amendments to chapter 17C.110 SMC). This would allow some additional height for pitched roof without creating habitable areas above the height limit. Design standards for multifamily buildings require a minimum pitch where adjoining a single-family use to assist blending new buildings with surrounding development ([SMC 17C.110.450](#)).

Additional topics of the draft amendments to chapter 17C.110 SMC ([attached](#)):

- **Wall height in the RMF zone**

Remove the 30-foot maximum exterior [wall height](#) for the primary structure in the Residential Multifamily (RMF) zone, resulting in the same maximum wall height of 35 feet as accessory structures and the [roof height](#) of 35 feet for all structures (p. 5 of [attached amendments to chapter 17C.110 SMC](#)).

- As described above, design guidelines and standards for multi-family structures would continue to incorporate pitched roof forms where adjoining a single-family use. Additionally, in established and historic neighborhoods, housing types such as homes on narrow lots, duplexes, and attached housing would continue to incorporate elements and forms from nearby buildings ([SMC 17C.110.310](#)).
- Height transition compatibility with surrounding RSF and RTF zones would continue to be provided at the zoning district boundary, maintaining a building height lower than 35 feet within ten feet of any RSF or RTF zone as provided under [SMC 17C.110.215\(C\)\(3\)](#).

- **Lot width/front lot line in RTF, RMF, RHD zones**

Reduce the minimum [lot width](#) and front [lot line](#) for attached housing without alley parking in the RTF, RMF, and RHD zones, from 36 feet, to the same minimum as for duplexes (25 feet). Also, reduce these standards for detached houses in the RTF zone to match the minimum of 25 feet required for duplexes in that zone (p. 4 of draft).

- **Number of curb cuts/driveways**

A limitation on one curbcut per each two dwellings is proposed for lots narrower than 40 feet, related to the reduction in front lot line where development provides vehicular access to the lot via curbcut (p. 13).

- **Setbacks**

Remove the requirement to double the [side setback](#) on the side of an attached house that is opposite a common, shared wall. This change would result in attached housing, where the units are owned separately, having the same setback as a duplex or other development in the zone (p. 15).

Additional topic of the draft amendments to SMC Section 17C.230.145 ([attached](#)):

- **Parking area setbacks**

The parking area setback on sites abutting residential zoning districts provides a transition adjacent to residential front yards under SMC 17C.230.140(F). This parking area setback has a dimension 20 feet in depth from the street, with a width of 60 feet from the residential zoning district boundary. The proposal would apply the side street lot line setback instead where there is not an adjacent front yard. This would allow parking spaces on a commercial or industrial site adjacent to the area where parking spaces are also allowed on the abutting residential lot (pp. 5-6 of 17C.230.145 draft).

Action

The Plan Commission workshop at the May 23 meeting will prepare for the public hearing on this ordinance, tentatively scheduled for June 13, 2018.

Primary building height standards in selected other communities

Jurisdiction	Zone (dwelling units per acre)	Building Height - Abbr. Definition		Max. Height (feet)	Notes
Spokane (Proposed)	Residential Multifamily (15-30 du/ac)	Roof height (ridge of the roof)		35	Min. 4:12 pitched roof required for multifamily near single-family uses
		Wall height (lowest point of the roof structure intersects with the outside plane of the wall)		35 (proposed)	
Comparable zones – max. density 20 dwelling units/ac or less					
Airway Heights Ch. 17.09	Multiple-Family Residential (10-20 du/ac)	Maximum building height above the mean ground level		35	Deviations allowed up to 10%
Coeur d'Alene Ch. 17.05	R-17 Residential (max. 17 du/ac)	Vertical distance from average finish grade to the highest point of the roof		45	<ul style="list-style-type: none">• Single family uses limited to 32 ft.• One addl. story allowed on hillside lot downslope from street
Comparable zones – max. density 20-30 dwelling units					
Anchorage, AK Ch. 21.06	Multifamily Residential District (max. 30 du/ac)	Vertical distance from grade plane to the midpoint (median height) of the highest roof surface		45	Single-family uses limited to 35 ft.
Bellevue Ch. 20.20	Multifamily Residential (max. 30 du/ac)	Highest point of a flat roof; or mean height between tallest eave and tallest ridge of a pitched roof		40	
Bellingham Ch. 20.32	Residential Multi Development (du/ac varies by neighborhood)	Highest point of the coping of a flat roof; or average height of the highest gable of a pitch or hip roof: either of two methods:	1) Vertical distance from <i>lowest</i> existing grade at wall of the building; or	35	Additional 10 ft. if density is 1,500 sq.ft. of lot area per dwelling unit or greater
			2) Vertical distance from <i>highest</i> existing grade within 20 feet of the building	20	
Kennewick Ch. 18.12	Residential, High Density (max. 27 du/ac)	Vertical distance from the grade to the highest point on the roof		45	
Salt Lake City, UT Ch. 21A.24	RMF-35 Moderate Density Multi-Family (max. 30 du/ac)	Vertical distance from the average elevation of finished grade at each face of the building to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitch or hip roof		35	

Jurisdiction	Zone (dwelling units per acre)	Building Height - Abbr. Definition	Max. Height (feet)	Notes
Spokane County Ch. 14.606	High Density Residential (15-30 du/ac)	Measured from the average finished grade to the highest point of the roof	50	65 ft. for a college/university
Spokane Valley Ch. 19.70	Multifamily Residential (max. 22 du/ac)	Vertical distance from the average finished grade to the average height of the highest roof surface	50	Subject to height transitions abutting other residential districts
Tacoma Ch. 13.06	R4L Low-Density Multiple-Family (14-29 du/ac)	Vertical distance from grade plane to the average height of the highest roof surface	35	
Vancouver, WA Ch. 20.420	R-30 Higher-Density Residential (22-30 du/ac)	Vertical distance from the average grade to the average height of the roof peak of the building	50	
Comparable zones – max. density more than 30 dwelling units				
Boise, ID Ch. 11-04	Residential Multiple-Family (max. 43.5 du/ac)	Highest point of the coping of a flat roof; or the deck line of a mansard roof; or the average height of the highest gable of a pitch or hip roof	45	
Liberty Lake Ch. 2	Multi-Family Residential (12+ du/ac; no max.)	To highest point of the roof; two measurement methods, depending on the elevation change of the adjacent ground surface	35	

ORDINANCE NO. _____

An ordinance relating to relating to dimensional standards for attached housing and multifamily development in residential zones, amending Spokane Municipal Code (SMC) sections 17C.110.200, 17C.110.215, and 17C.110.310.

The City of Spokane does ordain:

Section 1. That SMC section 17C.110.200 is amended to read as follows:

17C.110.200 Lot Size

A. Purpose.

The standards of this section allow for development on lots, but do not legitimize lots that were divided in violation of [chapter 17G.080 SMC](#), Subdivisions. The required minimum lot size, lot depth, lot width and frontage requirements for new lots ensure that development will, in most cases, be able to comply with all site development standards. The standards also prevent the creation of very small lots that are difficult to develop at their full density potential. Finally, the standards also allow development on lots that were reduced by condemnation or required dedications for right-of-way.

B. Existing Lot Size.

1. Development is prohibited on lots that are not of sufficient area, dimension and frontage to meet minimum zoning requirements in the base zone. Except:
 - a. one single-family residence may be developed on a lot that was legally created under the provisions of chapter 58.17 RCW, Plats – Subdivisions – Dedications, or applicable platting statutes;
 - b. a PUD lot may be less than the minimum size of the base zone, if such lot is delineated on a PUD plan, which has been approved by the hearing examiner. All use and development standards of the zone wherein such lot is located, shall be complied with, unless modified through the PUD process by the hearing examiner. A PUD shall comply with the requirements of subsection (C) of this section.
2. No lot in any zone may be reduced so that the dimension, minimum lot area, frontage or area per dwelling unit is less than that required by this chapter, except as modified through the PUD process by the hearing examiner.
3. Lots Reduced by Condemnation or Required Dedication for Right-of-way. Development that meets the standards of this chapter is permitted on lots, or combinations of lots, that were legally created and met the minimum

size requirements at the time of subdivision, but were reduced below one or more of those requirements solely because of condemnation or required dedication by a public agency for right-of-way.

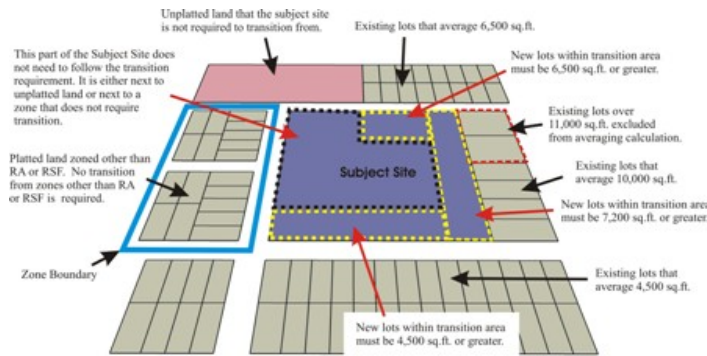
C. Land Division.

All new lots created through subdivision must comply with the standards for the base zone listed in Table 17C.110-3.

1. Transition Requirement.

For sites two acres or greater, transition lot sizes are required to be included as a buffer between existing platted land and new subdivision subject to the requirements of this section. The purpose of this section is to transition lot sizes between the proposed and existing residential developments in order to facilitate compatible development and a consistent development pattern. In the RA and RSF zones, the minimum lot size is subject to transitioning of lots sizes. Lots proposed within the initial eighty feet of the subject property are required to transition lot sizes based on averaging under the following formulas:

- a. Transitioning is only required of properties adjacent to or across the right-of-way from existing residential development. "Existing residential development" in this section shall mean existing lots created through subdivision or short plat.
- b. Lot size in the transition area is based on the average of the existing lot size in subdivisions adjacent to, or across the street from, the subject property. Lots greater than eleven thousand square feet are not counted in the averaging.
- c. If the existing average lot size is greater than seven thousand two hundred square feet, then the lot size in the transition area can be no less than seven thousand two hundred square feet.
- d. If the existing average lot size is less than seven thousand two hundred square feet, then the lot size in the transition area can be equal to or greater than the average.
- e. If the subject site shares boundaries with more than one subdivision, the minimum lot size in the transition area shall be based on the average lot sizes along each boundary. When two boundaries meet, the lot size shall be based on the larger of the two boundaries. See example below; and



- f. If the subject site shares a boundary with property zoned other than RA or RSF, then there are no transition requirements along that boundary.
 - g. After the first set of lots in the transition area, lot sizes may be developed to the minimum lot size of the base zone, i.e., four thousand three hundred fifty square feet in the RSF zone.
2. Planned unit developments, combined with a subdivision, may reduce the minimum lot size, lot width, lot depth and frontage requirements in the RA and RSF zones pursuant to [SMC 17G.070.030\(C\)\(1\)](#), except in the transition area required by subsection (C)(1) of this section.
- D. **Ownership of Multiple Lots.**
Where more than one adjoining lot is in the same ownership, the ownership may be separated as follows:
1. If all requirements of this chapter will be met after the separation, including lot size, density and parking, the ownership may be separated through either a boundary line adjustment (BLA) or plat, as specified under [chapter 17G.080 SMC](#), Subdivisions.
 2. If one or more of the lots does not meet the lot size standards in this section, the ownership may be separated along the original plat lot lines through a boundary line adjustment (BLA).
- E. **New Development on Standard Lots.** New development on lots that comply with the lot size standards in this section are allowed subject to the development standards and density requirements of the base zone as required under Table 17C.110-3.
- F. **Lot Frontage.** All residential lots shall front onto a public street and meet the minimum lot frontage requirements of Table 17C.110-3. Except, that frontage on a public street is not required for lots created through alternative residential subdivision under [SMC 17G.080.065](#), and lots approved in a planned unit

development or a manufactured home park may have lots or spaces fronting onto private streets, subject to the decision criteria of [SMC 17H.010.090](#).

TABLE 17C.110-3 DEVELOPMENT STANDARDS [1]					
DENSITY STANDARDS					
	RA	RSF & RSF-C	RTF	RMF	RHD
Density - Maximum	4,350 (10 units/acre)	4,350 (10 units/acre)	2,100 (20 units/acre)	1,450 (30 units/acre)	--
Density - Minimum	11,000 (4 units/acre)	11,000 (4 units/acre)	4,350 (10 units/acre)	2,900 (15 units/acre)	2,900 (15 units/acre)
MINIMUM LOT DIMENSIONS LOTS TO BE DEVELOPED WITH:					
Multi-Dwelling Structures or Development					
	RA	RSF & RSF-C	RTF	RMF	RHD
Minimum Lot Area				2,900 sq. ft.	2,900 sq. ft.
Minimum Lot Width				25 ft.	25 ft.
Minimum Lot Depth				70 ft.	70 ft.
Minimum Front Lot Line				25 ft.	25 ft.
Compact Lot Standards [2]					
Minimum Lot Area [3]		3,000 sq. ft.			
Minimum Lot Width		36 ft.			
Minimum Lot Depth		80 ft.			
Minimum Front Lot Line		30 ft.			
Attached Houses					
Minimum Lot Area [3]	7,200 sq. ft.	4,350 sq. ft.	1,600 sq. ft.	1,600 sq. ft.	None
Minimum Lot Width	40 ft.	40 ft.	((36)) 25 ft. or 16 ft. with alley parking and no street curb cut	((Same)) 25 ft. or 16 ft. with alley parking and no street curb cut	((Same)) 25 ft. or 16 ft. with alley parking and no street curb cut
Minimum Lot Depth	80 ft.	80 ft.	50 ft.	25 ft.	25 ft.

Minimum Front Lot Line	40 ft.	40 ft.	Same as lot width	Same as lot width	Same as lot Width
Detached Houses					
Minimum Lot Area [3]	7,200 sq. ft.	4,350 sq. ft.	1,800 sq. ft.	1,800 sq. ft.	None
Minimum Lot Width	40 ft.	40 ft.	((36)) 25 ft.	25 ft.	25 ft.
Minimum Lot Depth	80 ft.	80 ft.	40 ft.	25 ft.	25 ft.
Minimum Front Lot Line	40 ft.	40 ft.	((30)) 25 ft.	25 ft.	25 ft.
Duplexes					
Minimum Lot Area			4,200 sq. ft.	2,900 sq. ft.	None
Minimum Lot Width			25 ft.	25 ft.	25 ft.
Minimum Lot Depth			40 ft.	40 ft.	25 ft.
Minimum Front Lot Line			25 ft.	25 ft.	25 ft.
PRIMARY STRUCTURE					
Maximum Building Coverage					
	RA	RSF & RSF-C	RTF	RMF	RHD
Lots 5,000 sq. ft. or larger	40%	2,250 sq. ft. +35% for portion of lot over 5,000 sq. ft.	2,250 sq. ft. +35% for portion of lot over 5,000 sq. ft.	50%	60%
Lots 3,000 - 4,999 sq. ft.	1,500 sq. ft. + 37.5% for portion of lot over 3,000 sq. ft.				
Lots less than 3,000 sq. ft.	50%				
Building Height					
Maximum Roof Height [5]	35 ft.	35 ft.	35 ft.	35 ft. [6]	35 ft. [6]
Maximum Wall Height	25 ft.	25 ft.	25 ft.	((30 ft. [6])) =	--
Floor Area Ratio (FAR)					
FAR	0.5	0.5 [4]	0.5 [4]	--	--
Setbacks					
Front Setback [7, 8]	15 ft.				
Side Lot Line Setback – Lot width more than 40 ft.	5 ft.				

Side Lot Line Setback – Lot width 40 ft. or less	3 ft.				
Street Side Lot Line Setback [7]	5 ft.				
Rear Setback [9, 10]	25 ft.	25 ft. [11]	15 ft.	10 ft.	10 ft.
Required Outdoor Area					
Required Outdoor Area for attached and detached houses. Minimum dimension (See SMC 17C.110.223)	250 sq. ft. 12 ft. x 12 ft.	250 sq. ft. 12 ft. x 12 ft.	250 sq. ft. 12 ft. x 12 ft.	200 sq. ft. 10 ft. x 10 ft.	48 sq. ft. 7 ft. x 7 ft.
ACCESSORY STRUCTURES					
	RA	RSF & RSF-C	RTF	RMF	RHD
Maximum Roof Height	30 ft.	20 ft.	20 ft.	35 ft.	35 ft.
Maximum Wall Height	30 ft.	15 ft.	15 ft.	35 ft.	35 ft.
Maximum Coverage [12]	20%	15%	15%	See Primary Structure	See Primary Structure
Front Setback	20 ft.				
Side Lot Line Setback – Lot width 40 ft. or wider [13]	5 ft.				
Side Lot Line Setback – Lot width less than 40 ft. [13]	3 ft.				
Street Side Lot Line [14]	20 ft.				
Rear [13]	5 ft.				
Rear with Alley	0 ft.				

Notes:

-- No requirement

[1] Plan district, overlay zone, or development standards contained in SMC 17C.110.310 through 360 may supersede these standards.

[2] See SMC 17C.110.209, Compact Lot Standards.

[3] For developments two acres or greater, lots created through subdivision in the RA, RSF and the RSF-C zones are subject to the lot size transition requirements of SMC 17C.110.200(C)(1).

[4] In the RSF-C and RTF zones, and sites in the RSF zone qualifying for compact lot development standards, described in SMC 17C.110.209, FAR may be increased to 0.65 for attached housing development only.

[5] No structure located in the rear yard may exceed twenty feet in height.

[6] Base zone height may be modified according to SMC 17C.110.215, Height.

[7] Attached garage or carport entrance on a street is required to be setback twenty feet from the property line.

[8] See SMC 17C.110.220(D)(1), setbacks regarding the use of front yard averaging.

[9] See SMC 17C.110.220(D)(2), setbacks regarding reduction in the rear yard setback.

[10] Attached garages may be built to five feet from the rear property line except, as specified in SMC 17C.110.225(C)(6)(b), but cannot contain any living space.

[11] In the RSF-C zone and sites in the RSF zone qualifying for compact lot development standards, described in SMC 17C.110.209, the rear setback is 15 feet.

[12] Maximum site coverage for accessory structures is counted as part of the maximum site coverage of the base zone.

[13] Setback for a detached accessory structure and a covered accessory structure may be reduced to zero feet with a signed waiver from the neighboring property owner, except, as specified in SMC 17C.110.225(C)(5)(b).

[14] The setback for a covered accessory structure may be reduced to five feet from the property line.

Section 3. That SMC section 17C.110.310 is amended to read as follows:

17C.110.215 Height

A. Purpose.

The height standards promote a reasonable building scale and relationship of one residence to another and they promote privacy for neighboring properties. The standards contained in this section reflect the general building scale and placement of houses in the City's neighborhoods.

B. Height Standards.

The maximum height standards for all structures are stated in [Table 17C.110-3](#). The building height shall be measured using the following method:

1. The height shall be measured at the exterior walls of the structure. Measurement shall be taken at each exterior wall from the existing grade or finished grade, whichever is lower, up to a plane essentially parallel to the existing or finished grade. For determining structure height, the exterior wall shall include a plane between the supporting members and between the roof and the ground. The vertical distance between the

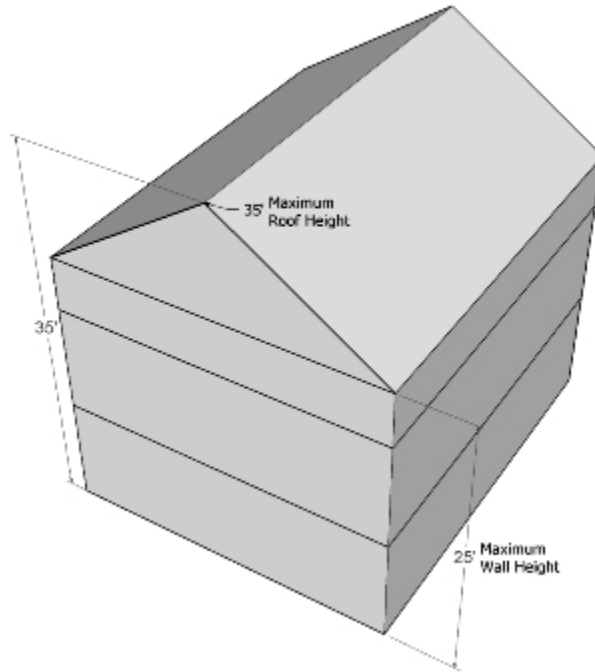
existing grade, or finished grade, if lower, and the parallel plan above it shall not exceed the maximum height of the zone.

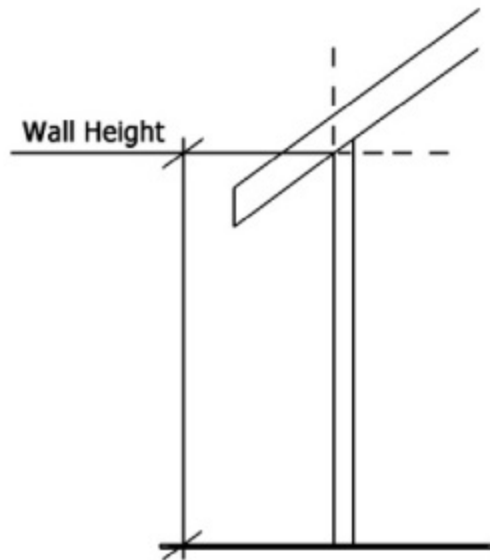
2. When finished grade is lower than existing grade, in order for an upper portion of an exterior wall to avoid being considered on the same vertical plan as a lower portion, it must be set back from the lower portion a distance equal to two times the difference between the existing and finished grade on the lower portion of the wall.
3. Depressions such as window wells, stairwells for exits required by other codes, “barrier free” ramps on grade, and vehicle access driveways into garages shall be disregarded in determining structure height when in combination they comprise less than fifty percent of the facade on which they are located. In such cases, the grade for height measurement purposes shall be a line between the grades on either side of the depression.
4. No part of the structure, other than those specifically exempted or excepted under the provisions of the zone, shall extend beyond the plan of the maximum height limit.
5. Underground portions of the structure are not included in height calculations. The height of the structure shall be calculated from the point at which the sides meet the surface of the ground.
6. For purposes of measure building height in residential zones, the following terms shall be interpreted as follows:
 - a. “Grade” means the ground surface contour (see also “existing grade” and “finished grade”).
 - b. “Fill” means material deposited, placed, pushed, pulled or transported to a place other than the place from which it originated.
 - c. “Finished grade” means the grade upon completion of the fill or excavation.
 - d. “Excavation” means the mechanical removal of earth material.
 - e. “Existing grade” means the natural surface contour of a site, including minor adjustments to the surface of the site in preparation for construction.

TABLE 17C.110.215-1 MAXIMUM HEIGHT	
Maximum Wall Height [1]	25 ft.

Maximum Roof Height [2]	35 ft.
<p>[1] The height of the lowest point of the roof structure intersects with the outside plane of the wall.</p> <p>[2] The height of the ridge of the roof.</p> <p>See "Example A" below.</p>	

Example A

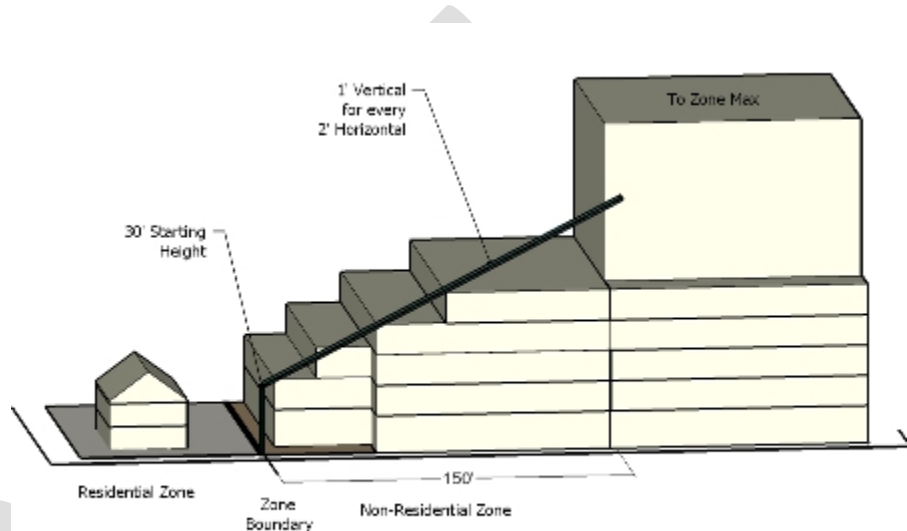




C. Exceptions to the maximum height standard are stated below:

1. Exceptions to the maximum structure height in the RMF and RHD zones are designated on the official zoning map by a dash and a height listed after the zone map symbol (i.e., ~~((GB))~~ RHD-150). Changes to the height limits in the RMF and RHD zones require a rezone. Height limits are ~~((thirty feet,))~~ thirty-five feet, forty feet, fifty-five feet, seventy feet, or one hundred fifty feet depending on location.
2. In RMF and RHD zones where the maximum structure height is thirty-five feet, in order to allow building a full third story and a pitched roof in accordance with design standards under SMC 17C.110.450, attic areas without stairway access shall be permitted an additional five feet above the maximum height standard stated in Table 17C.110-3.
- ~~((2))~~ 3. Buildings and structures over fifty feet in height must follow the design, setback and dimensional standards found in chapter 17C.250 SMC, Tall Building Standards.
- ~~((3))~~ 4. Adjacent to Single-family and Two-family Residential Zones.
To provide a gradual transition and enhance the compatibility between the more intensive commercial zones and adjacent single-family and two-family residential zones:
 - a. for all development within one hundred fifty feet of any single-family or two-family residential zone the maximum building height is as follows:

- i. Starting at a height of thirty feet, the residential zone boundary additional building height may be added at a ratio of one to two (one foot of additional building height for every two feet of additional horizontal distance from the closest single-family or two-family residential zone). The building height transition requirement ends one hundred fifty feet from the single-family or two-family residential zone and then full building height allowed in the zone applies.



((4)) 5. Projections Allowed.

Chimneys, flagpoles, satellite receiving dishes and other similar items with a width, depth or diameter of three feet or less may extend above the height limit, as long as they do not exceed three feet above the top of the highest point of the roof. If they are greater than three feet in width, depth or diameter, they are subject to the height limit.

((5)) 6. Farm Buildings.

Farm buildings such as silos, elevators and barns are exempt from the height limit as long as they are set back from all lot lines at least one foot for every foot in height.

((6)) 7. Utility power poles and public safety facilities are exempt from the height limit.

((7)) 8. Radio and television antennas are subject to the height limit of the applicable zoning category.

((8)) 9. Wireless communication support towers are subject to the height requirements of chapter 17C.355A SMC, Wireless Communication Facilities.

~~((9))~~ 10. Uses approved as a conditional use may have building features such as a steeple or tower which extends above the height limit of the underlying zone. Such building features must set back from the side property line adjoining a lot in a residential zone a distance equal to the height of the building feature or one hundred fifty percent of the height limit of the underlying zone, whichever is lower.

D. Special Height Districts.

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

E. Accessory Structures.

The height of any accessory structure located in the rear yard, including those attached to the primary residence, is limited to twenty feet in height, except a detached ADU above a detached accessory structure may be built to twenty-three feet in height.

Section 3. That SMC section 17C.110.310 is amended to read as follows:

17C.110.310 Attached Housing, Detached Houses on Lots Less than Forty Feet Wide, and Duplexes

A. Purpose.

Attached housing, detached houses on narrow lots and duplexes allow for energy-conserving housing and a more efficient use of land. See definition of attached housing under chapter 17A.020 SMC.



B. Qualifying Situations.

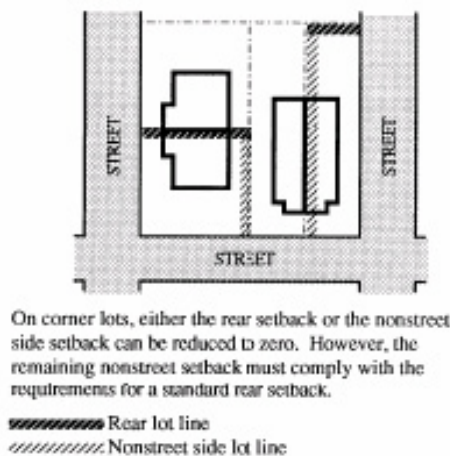
Sites located in the ~~((RSF))~~ RA through the RHD zones. All lots must be under the same ownership or a signed and recorded agreement to participate in an attached housing development must be submitted to the City by all property owners at the time of building permit application.

C. Lot Development Standards.

Each house must be on a lot that complies with the lot development standards in the base zone as provided in Table 17C.110-3.

D. Building Setbacks for Attached Housing.

1. Interior Lots.
On interior lots, the side building setback on the side containing the common wall is reduced to zero. ~~((The side-building setbacks on the side opposite the common wall must be double the side setback standard of the base zone.))~~
2. Corner Lots.
On corner lots, either the rear setback or non-street side setback may be reduced to zero. However, the remaining street side lot line setback must comply with the requirements for a standard side or rear setback.



E. Design Standards.

This section is subject to the provisions of SMC 17C.110.015, Design Standards Administration.

1. A multi-family residential building of three or more units is subject to the design standards of SMC 17C.110.400.
2. For detached houses on lots forty feet or less wide and attached housing and duplexes in the RSF, RSF-C, RTF, RMF and RHD zones, the following design standards must be met:
 - a. All street-facing facades must have landscaping along the foundation. There must be at least one three-gallon shrub for every three lineal feet of foundation. (R)
 - b. Sixty percent of the area between the front lot line and the front building line must be landscaped. At a minimum, the required

landscaped area must be planted with living ground cover. Up to one-third of the required landscaped area may be for recreational use, or for use by pedestrians. Examples include walkways, play areas, or patios. (R)

- c. ~~((Generous))~~ Use of planting materials and landscape structures such as trellises, raised beds and fencing to unify the overall site design is encouraged, with plantings consistent with L3 open area landscaping standard of SMC 17C.200.030. (P)
- d. Front facade.
Fire escapes, or exterior stairs that provide access to an upper level are not allowed on the front facade of the building. (R)
- e. Duplexes and attached houses on corner lots should be designed so each unit is oriented towards a different street. This gives the structure the overall appearance of a house when viewed from either street. (R)
- f. Detached houses on lots forty feet or less wide and both units of a duplex or attached houses must meet the following standards to ensure that the units have compatible elements. Adjustments to this paragraph are prohibited, but modifications may be requested through a design departure. The standards are:
 - i. Entrances. Each of the units must have its address and main entrance oriented toward a street frontage. Where an existing house is being converted to two units, one main entrance with internal access to both units is allowed. (R)
 - ii. Each unit must have a covered, main entry-related porch or stoop area of at least fifty square feet with no dimension less than five feet. (R)
 - iii. Buildings must be modulated along the public street at least every thirty feet. Building modulations must step the building wall back or forward at least four feet. (R)
 - iv. Reduce the potential impact of new duplex and attached housing development on established and historic neighborhoods by incorporating elements and forms from nearby buildings. This may include reference to architectural details, building massing, proportionality, and use of high-quality materials such as wood, brick, and stone. (P)
 - v. Create a human scale streetscape by including vertical and horizontal patterns as expressed by bays, belt lines, doors and windows. (P)

- g. Garages are subject to the garage limitation standards of SMC 17C.110.208(E). (R)

h. Where off-street parking for two or more dwellings will be developed on abutting lots that are each less than forty feet in width, only one curb cut and sidewalk crossing for each two lots may be permitted, to promote pedestrian-oriented environments along streets, reduce impervious surfaces, and preserve on-street parking and street tree opportunities. (P)

F. Number of Units.

1. RA, RSF and RSF-C Zones.
A maximum of two houses may be with a common wall. Structures made up of three or more attached houses are prohibited unless approved as a planned unit development.
2. RTF Zone.
Up to eight attached houses may have a common wall. Structures made up of nine or more attached houses are prohibited unless approved as a planned unit development.
3. RMF and RHD zones.
There is no limit to the number of attached houses that may have common walls.

PASSED BY THE CITY COUNCIL ON _____

Council President

Attest:

Approved as to form:

City Clerk

Assistant City Attorney

Mayor

Date

Effective Date

ORDINANCE NO. _____

The City of Spokane does ordain:

Section ____ That SMC section 17C.230.140 is amended to read as follows:

17C.230.140 Development Standards

- A. Purpose
The parking area layout standards are intended to promote safe circulation within the parking area and provide for convenient entry and exit of vehicles.
- B. Where These Standards Apply
The standards of this section apply to all vehicle areas whether required or excess parking.
- C. Improvements
1. Paving.
In order to control dust and mud, all vehicle areas must be surfaced with a minimum all-weather surface. Such surface shall be specified by the city engineer. Alternatives to the specified all-weather surface may be provided, subject to approval by the city engineer. The alternative must provide results equivalent to paving. All surfacing must provide for the following minimum standards of approval:
 - a. Dust is controlled.
 - b. Stormwater is treated to City standards; and
 - c. Rock and other debris is not tracked off-site.

The applicant shall be required to prove that the alternative surfacing provides results equivalent to paving. If, after construction, the City determines that the alternative is not providing the results equivalent to paving or is not complying with the standards of approval, paving shall be required.
 2. Striping.
All parking areas, except for stacked parking, must be striped in conformance with the parking dimension standards of subsection (E) of this section, except parking for single-family residences, duplexes, and accessory dwelling units.
 3. Protective Curbs Around Landscaping.
All perimeter and interior landscaped areas must have continuous, cast in place, or extruded protective curbs along the edges. Curbs separating landscaped areas from parking areas may allow stormwater runoff to pass

through them. Tire stops, bollards or other protective barriers may be used at the front ends of parking spaces. Curbs may be perforated or have gaps or breaks. Trees must have adequate protection from car doors as well as car bumpers. This provision does not apply to single-family residence, duplexes and accessory dwelling units.

D. Stormwater Management

Stormwater runoff from parking lots is regulated by the engineering services department.

E. Parking Area Layout

1. Access to Parking Spaces.

All parking areas, except stacked parking areas, must be designed so that a vehicle may enter or exit without having to move another vehicle.

2. Parking Space and Aisle Dimensions.

a. Parking spaces and aisles in RA, RSF, RSF-C, RTF, RMF, RHD, FBC CA4, O, OR, NR, NMU, CB, GC, and industrial zones must meet the minimum dimensions contained in Table 17C.230-3.

b. Parking spaces and aisles in Downtown CC, and FBC CA1, CA2, CA3 zones must meet the minimum dimensions contained in Table 17C.230-4.

c. In all zones, on dead end aisles, aisles shall extend five feet beyond the last stall to provide adequate turnaround.

3. Parking for Disabled Persons.

The city building services department regulates the following disabled person parking standards and access standards through the building code and the latest ANSI standards for accessible and usable buildings and facilities:

a. Dimensions of disabled person parking spaces and access aisles.

b. The minimum number of disabled person parking spaces required.

c. Location of disabled person parking spaces and circulation routes.

d. Curb cuts and ramps including slope, width and location; and

e. Signage and pavement markings.

4. A portion of a standard parking space may be landscaped instead of paved, as follows:

- a. The landscaped area may be up to two feet of the front of the space as measured from a line parallel to the direction of the bumper of a vehicle using the space, as shown in Figure 17C.230-3. Any vehicle overhang must be free from interference from sidewalks, landscaping, or other required elements.

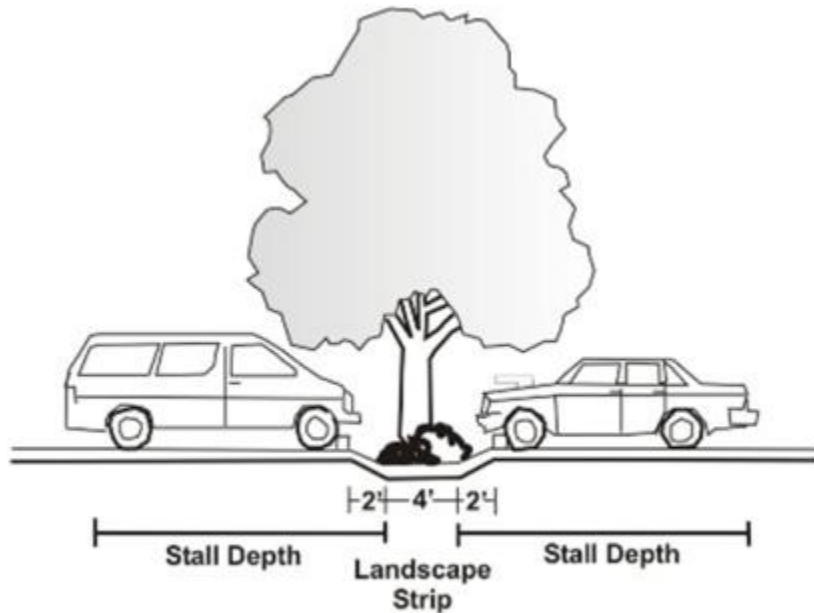


Figure 17C.230-3 Landscaped area at front of parking space

- b. Landscaping must be ground cover plants; and
 - c. The landscaped area counts toward parking lot interior landscaping requirements and toward any overall site landscaping requirements. However, the landscaped area does not count toward perimeter landscaping requirements.
5. Engineering Services Department Review
The engineering services department reviews the layout of parking areas for compliance with the curb cut and access restrictions of [chapter 17H.010 SMC](#).

Table 17C.230-3
RA, RSF, RSF-C, RTF, RMF, RHD, FBC CA4, O, OR, NMU, CB, GC and Industrial Zones
Minimum Parking Space and Aisle Dimensions [1, 2]

Angle (A)	Width (B)	Curb Length (C)	1-way Aisle Width (D)	2-way Aisle Width (D)	Stall Depth (E)
0° (Parallel)	8 ft.	20 ft.	12 ft.	22 ft.	8 ft.

30°	8 ft. 6 in.	17 ft.	12 ft.	22 ft.	15 ft.
45°	8 ft. 6 in.	12 ft.	12 ft.	22 ft.	17 ft.
60°	8 ft. 6 in.	9 ft. 9 in.	16 ft.	22 ft.	18 ft.
90°	8 ft. 6 in.	8 ft. 6 in.	22 ft.	22 ft.	18 ft.

Notes:

[1] See Figure 17C.230-4.

[2] Dimensions of parking spaces for the disabled are regulated by the building code. See [SMC 17C.230.140\(E\)\(3\)](#).

Table 17C.230-4
Downtown, CC, NR, FBC CA1, CA2, and CA3 Zones
Minimum Parking Space and Aisle Dimensions [1, 2]

Angle (A)	Width (B)	Curb Length (C)	1-way Aisle Width (D)	2-way Aisle Width (D)	Stall Depth (E)
0° (Parallel)	8 ft.	20 ft.	12 ft.	20 ft.	8 ft.
30°	8 ft. 6 in.	17 ft.	12 ft.	20 ft.	15 ft.
45°	8 ft. 6 in.	12 ft.	12 ft.	20 ft.	17 ft.
60°	8 ft. 6 in.	9 ft. 9 in.	16 ft.	20 ft.	17 ft. 6 in.
90°	8 ft. 6 in.	8 ft. 6 in.	20 ft.	20 ft.	16 ft.

Notes:

[1] See Figure 17C.230-4.

[2] Dimensions of parking spaces for the disabled are regulated by the building code. See [SMC 17C.230.140\(E\)\(3\)](#).

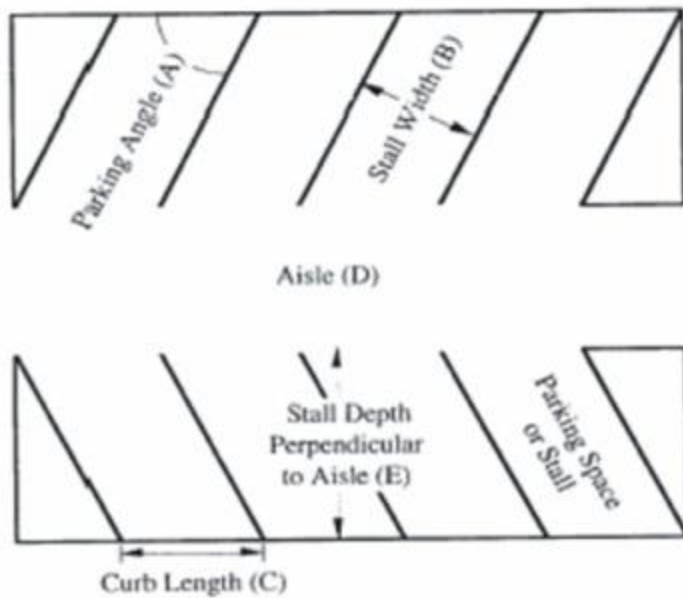
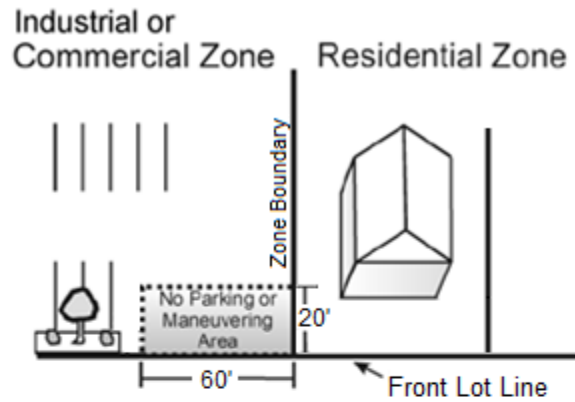


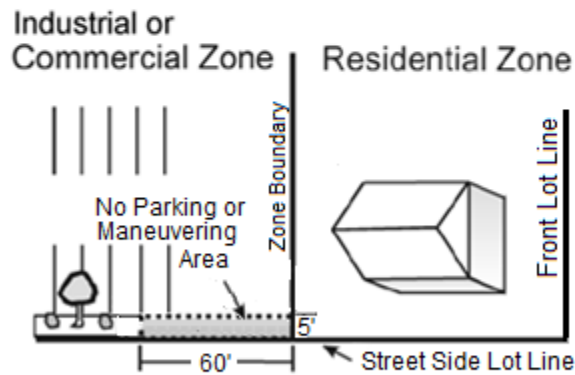
Figure 17C.230-4 Parking Dimension Factors

F. Parking Area Setbacks and Landscaping

1. For parking areas on sites abutting residential zoning districts, parking spaces or maneuvering areas for parking spaces, other than driveways that are perpendicular to the street, are ~~((not allowed within the first twenty feet from a street lot line for the first sixty feet from the boundary of))~~ required to be setback a distance equal to the setback specified in SMC 17C.230.145(C)(1) of the adjacent residential zoning district for the first sixty feet from the zoning district boundary (Figure 17C.230-5).



A. Setback adjacent to front lot line.



B. Setback adjacent to street side lot line.

Figure 17C.230-5 Parking Area Setback

[Note: Add the graphic above.]

2. All landscaping must comply with the standards of [chapter 17C.200 SMC](#), Landscaping and Screening.

PASSED BY THE CITY COUNCIL ON _____

Council President

Attest:

Approved as to form:

City Clerk

Assistant City Attorney

Mayor

Date

Effective Date



PLANNING & DEVELOPMENT
808 W. SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3343
509.625.6300
FAX 509.625.6822
spokaneplanning.org

May 17, 2018

President Dellwo & Plan Commissioners
City of Spokane

Re: DTC-100 Height and Massing Standards – Procedural Guidance

Dear President Dellwo and members of the Plan Commission,

Following the Plan Commission's April 25 hearing, the commission unanimously voted to forward a recommendation to the City Council to amend the City's zoning regulations applicable to properties abutting the southern edge of Spokane Falls Blvd. The recommended amendments would generally accommodate building towers of unlimited height having floor plates of up to 18,750 square feet, with 50 feet of separate between any such towers.

Thereafter, during the Plan Commission's meeting on May 9, 2018, a motion was brought and seconded and there was discussion around the possibility of reconsidering the Plan Commission's recommendation. Along those lines, I would like to provide you with some guidance as to the Commission's options going forward. Please consider the following prior to the next meeting on May 23, 2018, as this item remains on the agenda.

In general, the Plan Commission has the following options at the May 21 meeting:

1. The Commission can ratify the Plan Commission's recommendation, as voted on following the April 25 hearing, by approving the draft Findings of Fact, Conclusions, and Recommendation presented at the last meeting.
2. The Commission can decide to reconsider its recommendation. This would require a motion and second, followed by a vote of the majority of the Commission. Staff recommends that, prior to voting on a motion to reconsider, the Commission should agree on the scope of reconsideration and the process to be followed if a majority of the Commission agree on reconsideration. Along those lines, here are some things to consider:
 - a. What elements of the Plan Commission's recommendation would be reconsidered?
 - b. What information/research would be helpful in resolving concerns about the proposal?

3. The Commission could take no action, in which case staff will forward the proposal to the City Council with the notation that the Plan Commission makes no recommendation (per SMC 17G.025.010.F).

Please note that if the Plan Commission takes option 1 or 3, the proposal will be forwarded to the City Council for consideration. Pursuant to SMC 17G.025.010.G, the City Council can then approve the proposal, disapprove the proposal, modify the proposal, or refer the proposal back to the Plan Commission for further consideration.

If the Plan Commission decides to take option 2, staff will discuss with Plan Commission at a future meeting a possible timeline and scope based on their discussion and answers to a and b above.

Thank you for your time and consideration of these topics.

Sincerely,



Kevin Freibott
Assistant Planner II

City of Spokane

kfreibott@spokanecity.org

509-625-6184

The following comment letters have been submitted since the last Plan Commission meeting on May 9, 2018. They are presented in the order they were received.

Freibott, Kevin

From: Halvorson, Jacqui
Sent: Thursday, May 17, 2018 10:54 AM
To: Freibott, Kevin
Subject: FW: DTC-100 height restrictions

From: Kinnear, Lori
Sent: Thursday, May 17, 2018 10:53 AM
To: Halvorson, Jacqui
Subject: FW: DTC-100 height restrictions

From: Carol <carolellispokane@hotmail.com>
Sent: Tuesday, April 24, 2018 10:02 AM
To: Freibott, Kevin <kfreibott@spokanecity.org>; Stuckart, Ben <bstuckart@spokanecity.org>; Beggs, Breean <bbeggs@spokanecity.org>; Kinnear, Lori <lkinnear@spokanecity.org>; Mumm, Candace <cmumm@spokanecity.org>; Fagan, Mike <mfagan@spokanecity.org>; Stratton, Karen <kstratton@spokanecity.org>; Burke, Kacey <kburke@spokanecity.org>; Dellwo, Dennis <ddellwo@spokanecity.org>
Cc: Carol <carolellispokane@hotmail.com>
Subject: DTC-100 height restrictions

I advocate height restrictions in the DTC-100 downtown zone for 3 reasons:

1) 31.6% of the original survey respondents voted to keep the height restriction as is (100 feet, then stairstep floor area going up), to promote more sunlight & less wind and chill

38.7 % of the original respondents voted for the 11,000 sq feet towers, less than the 12,000 sq feet under consideration

2) height restrictions provide complementarity for historic buildings in the zone on Spokane Falls Blvd. Complementarity is a Planning document goal; policy needs to uphold it. Spokane's DTC-100 zone contains numerous historic buildings.

3) in the last 10 years more and more urban areas are increasing height restrictions. Vancouver, BC and New York City require reduced floor plates, as the Spokane code does now. Boise has residential height restrictions on the Boise State side of their river equal to residential heights. Minneapolis has height restrictions and preserves historic sites along their river.

Further, I propose streetscape improvements that benefit the public be required for any new building: not just plazas but green space or a pocket park, not just sidewalks but plantings and transit infra-structure. Central City Transit might be partially funded by development in that zone. Downtown Spokane might be included in funding.

Bicycle paths might be situated along Spokane Falls Blvd. by code amendments.

Freibott, Kevin

From: Halvorson, Jacqui
Sent: Tuesday, May 15, 2018 10:15 AM
To: Freibott, Kevin
Subject: FW: Let the sun shine...

From: Kinnear, Lori
Sent: Tuesday, May 15, 2018 9:58 AM
To: Halvorson, Jacqui
Subject: FW: Let the sun shine...

From: . . <anon6789@hotmail.com>
Sent: Saturday, May 05, 2018 4:58 PM
To: Stuckart, Ben <bstuckart@spokanecity.org>; Beggs, Breean <bbeggs@spokanecity.org>; Kinnear, Lori <lkinnear@spokanecity.org>
Subject: Let the sun shine...

Dear Ben, Breean, and Lori,

An article in the Spokesman Review reported that developers are recommending the end of building height restrictions for the blocks bordering Riverfront Park. Please DON'T allow this. The Free Market doesn't care about sunshine for the park and has shown that disregard in other cities; it only cares about making money. Please do not allow building downtown to overshadow our beautiful park.

Ben, thanks for asking about affordable housing in proposed development. Please continue to ask and zone for that.

Kathy Hill
1308 E. 16th, Spokane

Freibott, Kevin

From: Halvorson, Jacqui
Sent: Tuesday, May 15, 2018 9:56 AM
To: Freibott, Kevin
Subject: FW: Proposed Lifting of Height Restrictions on Spokane Falls Blvd

From: Kinnear, Lori
Sent: Tuesday, May 15, 2018 9:56 AM
To: Halvorson, Jacqui
Subject: FW: Proposed Lifting of Height Restrictions on Spokane Falls Blvd

From: Julie Goltz <goltz@cet.com>
Sent: Monday, May 07, 2018 8:17 AM
To: Kinnear, Lori <lkinnear@spokanecity.org>
Subject: Proposed Lifting of Height Restrictions on Spokane Falls Blvd

Dear Councilwoman Kinnear,

I urge you to vote to protect Riverfront Park from the proposed lifting of height restrictions on Spokane Falls Blvd.

Riverfront Park is one of the crown jewels of Spokane, as recent investment in redevelopment and upgrade of the park only confirms. Shadowing of this jewel by lifting current height restrictions for development runs counter to drawing citizens to park to enjoy open space and light in our northern climate.

I urge you to vote No, and protect Riverfront Park.

Thank you,

Julia Goltz
South Hill

Freibott, Kevin

From: Halvorson, Jacqui
Sent: Tuesday, May 15, 2018 9:46 AM
To: Freibott, Kevin
Subject: FW: Shadows on Riverfront Park

-----Original Message-----

From: Kinnear, Lori
Sent: Tuesday, May 15, 2018 9:45 AM
To: Halvorson, Jacqui
Subject: FW: Shadows on Riverfront Park

fyi

-----Original Message-----

From: Myron Molnau <myron@turbonet.com>
Sent: Wednesday, May 09, 2018 3:11 PM
To: Beggs, Breean <bbeggs@spokanecity.org>; Kinnear, Lori <lkinnear@spokanecity.org>
Subject: Shadows on Riverfront Park

I have been following the controversy about tall buildings casting shadows over Riverfront Park. I realize that developers would like to have tall buildings but I also would like to have an open and sunny park. If there are tall buildings and shadows over the park, then that takes away much of the reason that a person would like to have an apartment in one of those tall buildings. All a person would see would be a nice piece of ground in a dark shadow.

Changing the ordinance would benefit no one except the developers and certainly not people like me who like to take the bus downtown for a day at the park.

A concerned citizen,

Myron Molnau
1616 E 32nd Ct
Spokane, WA 99203-3918
myron@turbonet.com
509-808-2721

Freibott, Kevin

From: Halvorson, Jacqui
Sent: Tuesday, May 15, 2018 9:47 AM
To: Freibott, Kevin
Subject: FW: height limits

-----Original Message-----

From: Ann Fennessy <maxfennn@icloud.com>
Sent: Thursday, May 10, 2018 12:32 PM
To: Stuckart, Ben <bstuckart@spokanecity.org>; Burke, Kate M. <kateburke@spokanecity.org>; Fagan, Mike <mfagan@spokanecity.org>; Kinnear, Lori <lkinnear@spokanecity.org>; Beggs, Breean <bbeggs@spokanecity.org>; Mumm, Candace <cmumm@spokanecity.org>; Stratton, Karen <kstratton@spokanecity.org>
Subject: height limits

Dear Council Members,

Please keep the 100 foot height restriction -passed by the City Council in 2007 and approved resoundingly by the citizens of Spokane— in place.

Raising building height limits along Spokane Falls Blvd. would only benefit building owners, not those who use the Park.

In addition, rescinding the restriction lends credence to the widely held idea that rules and laws are easily changed when dollars are involved.

Thanks,

Ann Fennessy

Freibott, Kevin

From: Richman, James
Sent: Wednesday, May 16, 2018 1:03 PM
To: Freibott, Kevin
Subject: FW: Message from myron@turbonet.com

Categories: Building Heights Comment

From: My 311
Sent: Wednesday, May 16, 2018 1:00 PM
To: Richman, James <jrichman@spokanecity.org>
Subject: FW: Message from myron@turbonet.com

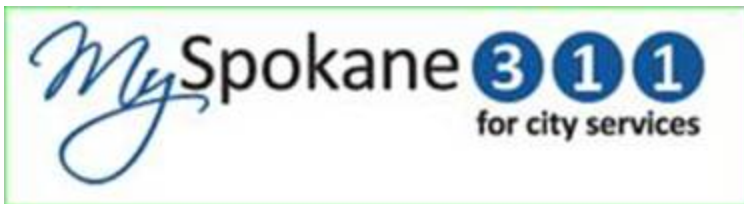
Hello Mr. Richman,

I am forwarding the below feedback to you per citizen request for this correspondence to reach the planning commission.

Thank you for any assistance you can provide in facilitating this request.



Thomas Yates | City of Spokane | My Spokane Customer Service Specialist
509.755.2489 | tyates@spokanecity.org | spokanecity.org



From: no-reply@snapengage.com <no-reply@snapengage.com>
Sent: Tuesday, May 15, 2018 6:41 PM
To: My 311 <my311@spokanecity.org>
Subject: Message from myron@turbonet.com

Website Visitor Request

Requester email: myron@turbonet.com

Description: I have a comment for Plan Commission meeting on Wed. This is a copy of my message to my Council members. From: Myron Molnau Sent: Wednesday, May 09, 2018 3:11 PM To: Beggs, Breean ; Kinnear, Lori Subject: Shadows on Riverfront Park I have been following the controversy about tall buildings casting shadows over Riverfront Park. I realize that developers would like to have tall buildings but I also would like to have an open and sunny park. If there are tall buildings and shadows over the park, then that takes away much of the reason that

a person would like to have an apartment in one of those tall buildings. All a person would see would be a nice piece of ground in a dark shadow. Changing the ordinance would benefit no one except the developers and certainly not people like me who like to take the bus downtown for a day at the park. A concerned citizen, Myron Molnau 1616 E 32nd Ct Spokane, WA 99203-3918 myron@turbonet.com 509-808-2721

Website address: <https://my.spokanecity.org/bcc/commissions/plan-commission/>

Location: United States

Visitor environment: Browser: Safari (11.0.1)
OS: Apple OS X 10.11.6

[\(Click here for more details\)](#)

Email generated by [SnapEngage](#)

■

May 16, 2018

To: City of Spokane Plan Commission
From: Andrew Rolwes, Downtown Spokane Partnership
CC: Mark Richard, Downtown Spokane Partnership
David Peterson, Goodale & Barbieri
Council President Ben Stuckart
Kevin Freibott, City of Spokane
Subject: DTC-100 Letter to Plan Commission

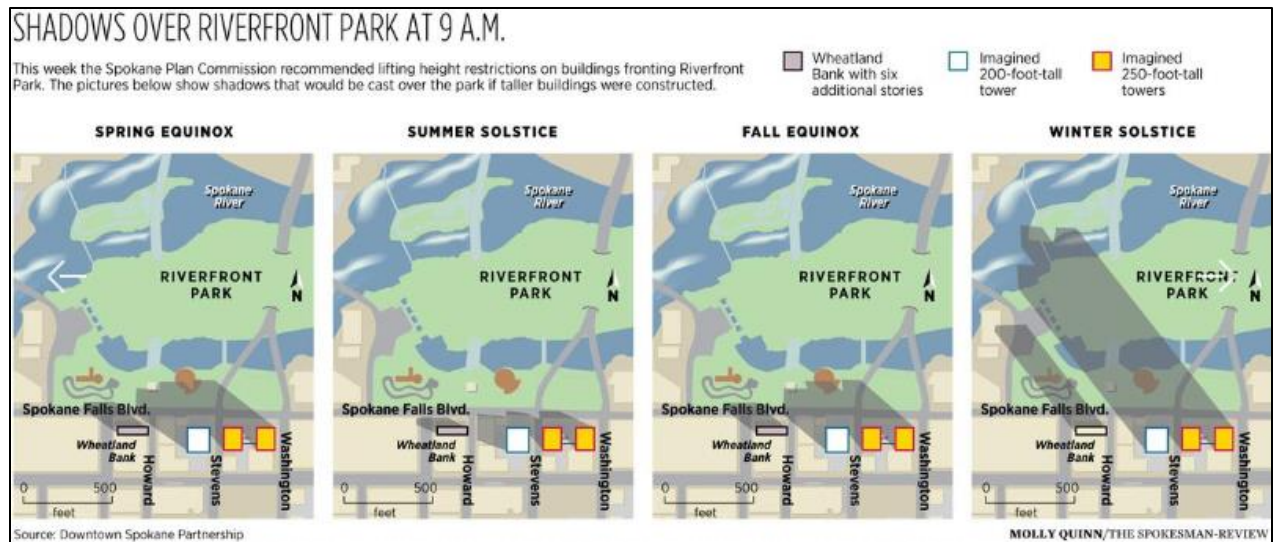
Commission President Dellwo and Commissioners,

I would like to provide a few comments regarding the delay in certification of the results of your hearing and vote on April 25th.

First, though DTC-100 policy is a complex subject, the result that the requestor and sponsor of the initiative to reconsider current policy had hoped for was a relatively rapid process, to allow the owners of properties in the DTC-100 zone to take advantage of very transitory market trends which currently favor downtown development. The letter which initiated this process (signed by Mr. David Peterson) was dated January 26, 2017. We are approaching the sixteen-month mark since that letter was signed and the one year mark since the final meeting of the working group, which convened last in June 2017. Delay of your final decision increases risk that the highly cyclical nature of the real estate development market will make your deliberations a moot point, and we appeal for a sense of urgency to bring your process to completion. As noted in our comments and previous communications, real estate development capital is making its way to those cities in the western US which make it clear that they want to grow their downtown cores, and we hope the Commission considers that competition as you review DTC-100 zone policy.

Secondly, our understanding of what the Commission may consider at your upcoming May 24 meeting includes policy implemented by the City of San Francisco in section 295 of its Planning Code. On review of this policy we noted that it mandates that "the Planning Commission....shall disapprove of any building permit.....if the proposed project will have any adverse impact on the use of the property under the jurisdiction of, or designated for acquisition by, the Recreation and Park Commission." Though an elaborate shadow impact analysis is conducted by the applicant as a result of this law, it is in effect a moratorium on any property development that shades any Park's owned parcel in San Francisco's downtown core. Freezing development as it is now, in the form of surface parking lots, is unacceptable. Mr. Beyreuther detailed that he will submit for the Commission's consideration an analysis which would measure building performance based on shadowing, financial considerations, design features, and other elements to bring about a process which is arguably more balanced than what the Commission has considered up to this point, however, a complex and finely tuned policy construct could take weeks if not months of additional deliberation.

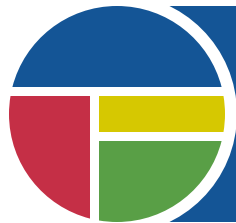
Finally, it is notable that the public continues to be fixated on shadowing that may result from allowing greater building height and mass in the DTC-100 zone. As we have stated in previous communications, shadowing in Riverfront Park is notable in winter, modest in spring and fall, and negligible in summer. The Spokesman-Review's illustration of this was helpful, and it should be noted that the gam timeframe was selected because it is at that time (rather than noon) that shadowing is most pronounced:



We are concerned that a misunderstanding on the part of the public about the extent of shadowing of Riverfront Park from new development in the DTC-100 zone, may cause downtown to miss out on the opportunity to place a sizable, stable, 24/7 population across the street from the Park. An appreciation for the immense benefit of what replacing massive surface parking lots with a large group of workers and guests or residents would do for the Park appears to be getting consistently overlooked in the public's discussion of this policy.

Thank you for your time.

-Andrew Rolwes
Downtown Spokane Partnership



One Vision. One Plan.
One Voice.
Safer. Smarter. Healthier.

Spokane is a safe, diverse, resilient, sustainable, and growing city known for its natural beauty, economic prosperity, and exceptional quality of life for all.



Joint Administration-Council 6-Year Strategic Plan

