



Spokane Plan Commission Agenda

Wednesday, December 11, 2019

1:00 PM

City Council Chambers

808 W Spokane Falls Blvd, Spokane, WA 99201

TIMES GIVEN ARE AN ESTIMATE AND ARE SUBJECT TO CHANGE

Working Lunch & 2020 Preview:

1:00 – 2:00	1. Preview of 2020 With Discussion	Louis Meuler
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Public Comment Period:

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

2:00 – 2:30	<ol style="list-style-type: none">1. Approve 11/13/2019 meeting minutes2. City Council Report3. Community Assembly Liaison Report4. President Report5. Transportation Sub-Committee Report6. Secretary Report	<p>All CM Kate Burke Vacant Todd Beyreuther John Dietzman Louis Meuler</p>
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Workshops:

2:30 - 3:00	1. North Bank Subarea Plan Workshop	Tirrell Black
3:00 - 3:10	2. 2020 Comprehensive Plan Amendments Process	Kevin Freibott
3:10 – 4:00	3. Update on Downtown Plan Update Process	Nate Gwinn

Adjournment:

The next PC meeting will be held on Wednesday, January 22, 2020

The password for City of Spokane Guest Wireless access has been changed:

Username: COS Guest

Password: w34p2SMs

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Spokane Plan Commission - Draft Minutes

November 13, 2019

City Council Briefing Center/Chambers

Meeting Minutes: Meeting called to order at 1:02 PM by Greg Francis

Attendance:

- Board Members Present: Todd Beyreuther, Michael Baker, Christopher Batten, Carole Shook, Sylvia St. Clair, Greg Francis, John Dietzman, Diana Painter
- Board Members Not Present: Kate Burke (City Council Liaison)
- *Quorum Present: Yes*
- Staff Members Present: Heather Trautman, Chris Green, Nate Gwinn, Tirrell Black, Danielle, Louis Moeller, Chris Green, Brandon Blankenagle

Public Comment:

Paul Kropp - Spoke in favor of electing Mary Winkes as the Community Assembly Liaison to Plan Commission.

Briefing Session:

Minutes from the October 23, 2019 meeting approved unanimously.

1. **City Council Liaison Report - Kate Burke was absent.**
 - NONE
2. **Community Assembly Liaison Report - Greg Francis**
 - Mary Winkes has been approved as CA Liaison to Plan Commission
3. **Commission President Report - Todd Beyreuther was absent.**
 - NONE
4. **Transportation Subcommittee Report - John Dietzman**
 - NONE
5. **Secretary Report - Heather Trautman**
 - 2020 Comp Plan applications -Will be reviewed by a 3 members PC plus 3 members of City Council Subcommittee (Ad HOC Committee) in January
 - Heather told commissioners she will be leaving the City.
 - The Commission decided to have a working meeting at the December 11th meeting. Commissioners will bring snacks to share.

Workshops:

1. **2020-2021 Draft Work Plan**
 - Presentation provided by Heather Trautman
 - **John Dietzman arrived at 1:25 PM
 - Questions asked and answered
 - ** Todd Beyreuther arrived at 1:38 PM
 - Discussion ensued
2. **South University District Subarea Plan Continued**
 - Presentation provided by Chris Green
 - Questions asked and answered
 - Discussion ensued

3. Update on Spokane Downtown Plan Update Process/Consultation

- Presentation provided by Nate Gwinn and Andrew Rowles (Downtown Spokane Partnership)
- Questions asked and answered
- Discussion ensued

4. Walkability Presentation

- Presentation provided by Brandon Blankenagel and Amber Lindhart (Spokane Regional Health District)
- Questions asked and answered
- Discussion ensued

5. North Bank Subarea Plan

- Presentation provided by Chris Green
- Questions asked and answered
- Discussion ensued

Hearing:

1. Arterial Street Mapping

- Presentation provided by Inga Note
- Questions asked and answered
- Discussion ensued

Greg Francis moved to recommend to City Council to adopt Arterial Street Map in SMC 12.08.040 as presented. John Dietzman seconded; motion carried. (8/0)

2. PLANT Ordinance

- Presentation provided by Giacobbe Byrd and Melissa Owen and Angel Spell
- Questions asked and answered
- Public Testimony provided by:
 - Alan Nolan (Spokane Home Builders Association)
 - Charles Hansen
 - Toni Sharkey
 - Carrie Anderson
 - Mike Peterson (Director of Alliance Counsel/Representing Spokane Ponderosa)
 - Chelsea Updegrove (Urban Canopy Coordinator at the Alliance Counsel)
- Discussion ensued

Greg Francis moved to recommend adoption by City Council of the Protecting Leaves & Adding New Trees Ordinance, also known as PLANT. Chris Batten seconded; motion carried.

Greg Francis moved to amend the original motion to work with urban forestry to develop language in section 17C.200 and 100, irrigation requirement to include alternative methods of watering beyond auto-irrigation systems prior to the City Council Hearing. Chris Batten seconded.

Todd Beyreuther made a friendly amendment to the amended motion to include in the alternative methods to consider the watering methods but the species, specifically preferencing native species and maybe specifically Ponderosa Pine.

Greg Francis made a friendly amendment to add a sentence to the “in lieu” section that collected fees shall be used for growth and maintenance of the existing tree canopy. Chris Batten seconded.

Greg Francis moved to recommend to City Council to adopt the protecting leaves and new trees ordinance, also known as plant, as amended. Motion carried. (8/0)

Meeting Adjourned at 5:45 PM

Next Plan Commission Meeting scheduled for **Wednesday, December 11, 2019**

DRAFT

BRIEFING PAPER
City of Spokane
Plan Commission Workshop
December 11, 2019

Subject: North Bank Subarea Plan

The Preliminary Draft Plan, previous presentations, and meeting documents are available for review on the City project website:

<https://my.spokanecity.org/projects/north-bank-plan/>

The present workshop seeks to resolve the remaining issues that have been held over from earlier workshops, so that a revised draft plan can be prepared for a Plan Commission hearing. The Plan Commission hearing is anticipated in February 2020. When these remaining details are set, mailed notice to property owners, taxpayers, and occupants within the area will be notified of the hearing date.

Today's topics:

- Whether to retain or repeal the North River Overlay and associated development standards set forth in SMC Chapter 17C.160. Although the standards in this chapter have mostly been superseded by more recently adopted zoning, development standards, and shoreline management program requirements, the Preliminary Draft Plan recommends retaining the North River Overlay for the purpose of implementing the "Through Block Pathways" concept identified in draft plan Policy 4.e. The circulation problem posed by excessive block lengths and the potential solution offered by through-block pathways is not limited to the North Bank area. Therefore, staff recommends repealing the North River Overlay and proposing that an amendment to SMC 17C.124.580 to allow through-block pathways as an optional method for meeting the plaza requirement for buildings over 40,000 square feet in Downtown zones be considered as part of future code amendments following the Downtown Plan Update.
- Recommended boundary of expanded Downtown General (DTG) zoning. The Preliminary Draft Plan recommends an expansion of DTG zoning northward along the Howard Street corridor to the intersection with Maxwell Avenue, consistent with the Howard Street promenade concept adopted in the 1999 Downtown Plan and 2008 Fast Forward Downtown Plan Update. After considering several alternatives in stakeholder discussions and previous Plan Commission workshops, staff has proposed a boundary for the DTG expansion which includes the Howard Street area north to Maxwell, based on the following objectives:
 - Does not split-zone any parcels, and corrects existing split-zoning of two parcels near the intersection of Boone Avenue and Washington Street.

BRIEFING PAPER
City of Spokane
Plan Commission Workshop
December 11, 2019

- Focuses the expansion of the DTG zone on areas currently zoned CB-150 (Commercial Business) rather than office zones, consistent with draft plan Policy 1.d.
- Boundary of no minimum parking required and limited commercial parking overlays which generally accompany downtown zoning districts. At this time, the Downtown Parking Requirement Map (SMC 17C.230-M1), which provides an overlay within which there is no minimum off-street parking requirement, extends to all areas with a Downtown zoning designation. The Preliminary Draft plan recommends extending this overlay to match the boundary of the expanded DTG zone as a means of incentivizing residential development (pg. 61). Draft Policy 4.i recommends extending the Surface Parking Limited Overlay into the DTG-zoned portion of the North Bank as well.

Action

- Discussions of the above issues to be concluded with Plan Commission direction to staff.
- Plan Commission recommendation for the North Bank Subarea Plan to move forward to hearing on February 12, 2020.


Previous workshops

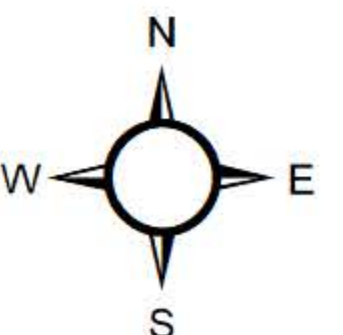
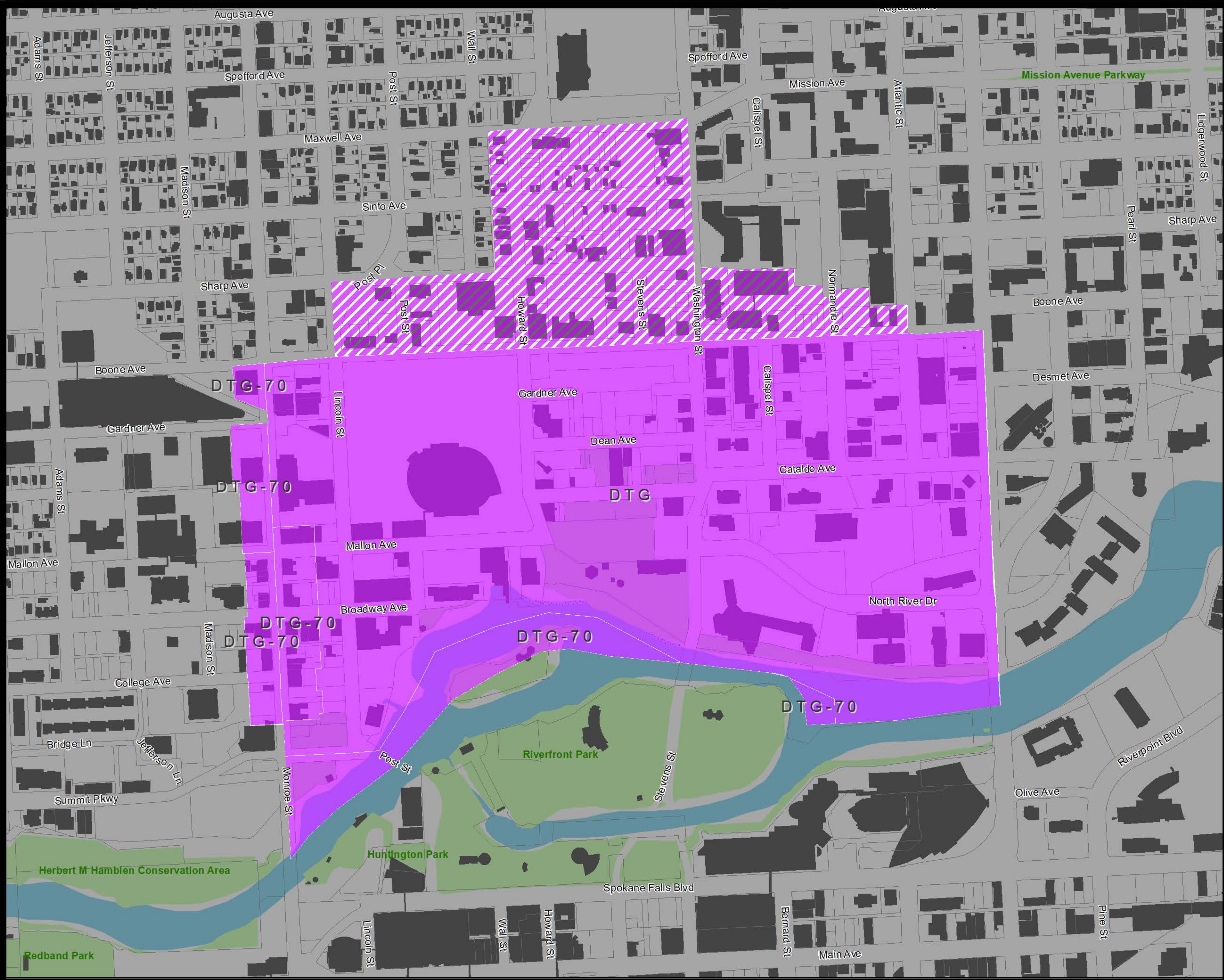
Consultant Community Attributes, Inc. (CAI) submitted a Revised Preliminary Draft of the North Bank Subarea Plan on September 5, 2019. The Plan Commission has held previous workshops on the North Bank Subarea Plan on August 14, September 25, October 23, and November 13. During these workshops the Plan Commission provided direction to staff on questions related to zoning and overlay boundaries, design review thresholds, and other issues.

North River Overlay (NRO)
Staff Recommended Alternative
December 2019
Proposed Zoning

DRAFT

Printed by: tkimbrell Print date: 12/4/2019

-  Zoning Change to DTG
-  Buildings
-  Parks
-  Parcels
- Wetland Type**
 -  Freshwater Forested/Shrub Wetland
 -  Riverine
- Existing Zoning**
 -  Downtown General



***THIS IS NOT A LEGAL DOCUMENT:**
The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.*



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December 4, 2019

Todd Beyreuther, President
City of Spokane Plan Commission

RE: Ad Hoc Committee to establish the Annual Comprehensive Plan Amendment Work Program for 2020

I am writing to request that you appoint three Plan Commissioners and one alternate to serve on the Ad Hoc Committee being established to conduct the threshold review process to determine which proposals received by the Planning Services Department in October 2019 would continue through full consideration.

The Ad Hoc Committee will make recommendations to City Council on inclusion in the Annual Comprehensive Plan Work Program established for 2020. This process is set forth in SMC Section 17G.020.025.

As allowed in SMC 17G.020.025(A), an Ad Hoc Committee of the City Council is formed yearly to review annual amendment applications that have been received by City Planning. Six proposals to amend the land use plan map have been received from non-city individuals.

The City Council will also appoint three members to serve on the Ad Hoc Committee. Following that, the committee will hold a public meeting and make a recommendation to the City Council using the criteria set forth in SMC 17G.020.026 as to which amendment proposals should be included in the annual Comprehensive Plan Amendment Work Program. The date of this meeting is not yet set but is anticipated in January or early February.

Last year's Ad Hoc Committee last met on January 15, 2019. The Plan Commissioners who served were Mr. Michael Baker, Ms. Sylvia St. Clair, and Mr. Greg Francis. John Dietzman served as alternate, though his attendance was not required.

Sincerely,

Kevin Freibott
Assistant Planner II

BRIEFING PAPER
City of Spokane
Plan Commission Workshop
Neighborhood & Planning Services
December 11, 2019

Subject

The **Spokane Downtown Plan** is an update of the existing plan, *Fast Forward Spokane Downtown Plan Update* (2008). The project's planning consultant, Framework, is working with the City of Spokane and Downtown Spokane Partnership in a joint effort to lead the initial public engagement for this phase. The December 11 workshop will review input received and summarized in the attached survey summary, followed by a discussion about the attached initial draft vision and goals for the Downtown Plan update.

Background

The existing Downtown plan is a subarea plan of the Comprehensive Plan. The new plan will fully update and replace the City's existing plan.

Framework collected input on the plan update's vision, guiding principles, and priorities through interviews with Downtown stakeholders and focus groups in September, 2019. They also conducted the online survey of 590 respondents from October 14 to November 4, along with a public workshop attended by 55 people on October 22, 2019.

Impact

The public engagement effort will reach a broad segment of the community and target identified groups who participate in city life Downtown, such as residents, business owners, organizations, and employees. The project team's work will incorporate feedback throughout the process. The final plan is expected to result in a series of recommended actions and guide new improvements for the next ten years.

Action

The updated plan is scheduled for adoption in spring 2020, following work with the Design Review Board and Plan Commission at additional workshops. The Commission will hold a public hearing and make a recommendation to the Spokane City Council.

For other information and future engagement opportunities, visit the project webpages:

- www.SpokaneDowntownPlan.org
- my.SpokaneCity.org/projects/downtown-plan-update-2020

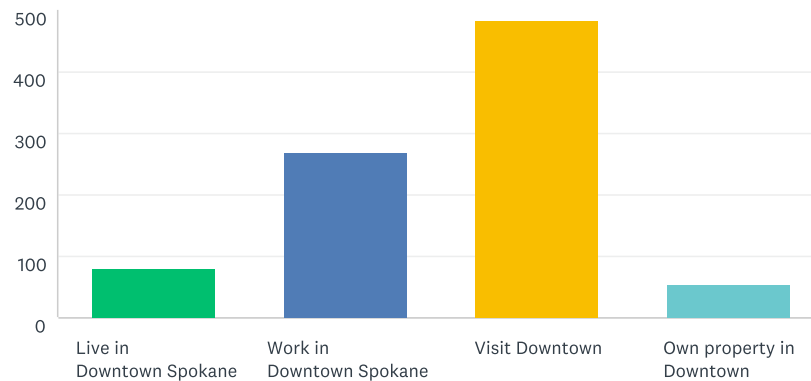
Spokane Downtown Plan Update

Informal Survey Results

October 14-November 4, 2019

Q1 Do you (check all that apply)

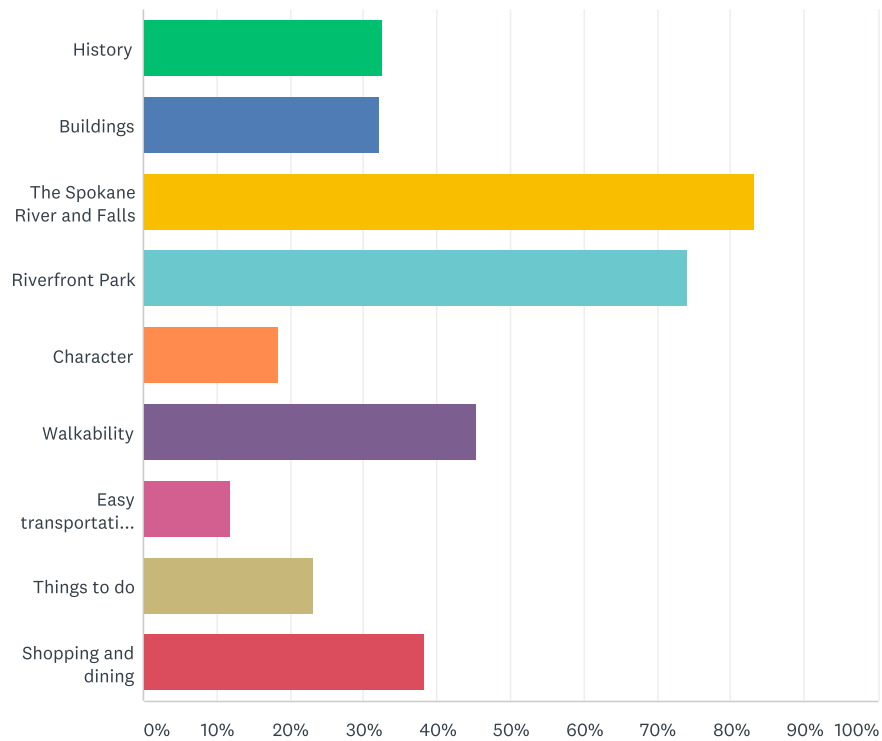
Answered: 587 Skipped: 3



ANSWER CHOICES	RESPONSES	
Live in Downtown Spokane	13.46%	79
Work in Downtown Spokane	46.17%	271
Visit Downtown	82.45%	484
Own property in Downtown	9.37%	55
Total Respondents: 587		

Q2 What do you think are Downtown's greatest assets? (check up to three)

Answered: 589 Skipped: 1



ANSWER CHOICES	RESPONSES	
History	32.60%	192
Buildings	32.26%	190
The Spokane River and Falls	83.19%	490
Riverfront Park	74.02%	436
Character	18.51%	109
Walkability	45.33%	267
Easy transportation access	11.88%	70
Things to do	23.26%	137
Shopping and dining	38.20%	225
Total Respondents: 589		

Q3 Please list three words that describe your vision for the future of Downtown Spokane.

Answered: 571 Skipped: 19

ANSWER CHOICES	RESPONSES	
Word #1	100.00%	571
Word #2	99.65%	569
Word #3	97.90%	559

Q3 Please list three words that describe your vision for the future of Downtown Spokane.

Word #1

Interesting Easy Destination access Inclusive Natural historic Walkability Affordable
sustainable Entertaining free Diverse Recreation Walkable Culture Art Activities
Welcoming Food Beautiful character Vibrant Creative
Fun homeless Safe events Clean Family friendly
Accessible safety parking Entertainment shopping Enjoyable
Active restaurants Livable Alive Family Progressive Friendly Less homeless
Community Innovative Historical Modern Lively bustling less Delightful Beauty

Word #2

Progressive Pedestrian Urban Sustainable Fun Diverse friendly Cleanliness Inviting
Entertaining affordable Innovation Modern Livable Safety Family friendly
Growth Walkability Walkable Dense Clean Lively Safe
Thriving Vibrant active Accessible Art Less trails Density
Transit carfree homeless people Parking Busy Connected Housing homeless
Welcoming Green Engaging

Word #3

Density bicycles Safety Variety streets Hip Beautiful oriented Green Urban
Pedestrian Attractive walk Lively Entertainment Progressive Fun
Access friendly Walkability Walkable Less homeless Safe
Modern Clean Livable Vibrant Activities parking Art
Accessible exciting Diverse inclusive Welcoming character
free Family Dense Less Community Thriving bikes Artistic homeless
Accessable Affordable business

Q4 Please list three words that describe the biggest challenges for Downtown Spokane.

Answered: 573 Skipped: 17

ANSWER CHOICES	RESPONSES	
Word #1	100.00%	573
Word #2	98.08%	562
Word #3	92.15%	528

Q4 Please list three words that describe the biggest challenges for Downtown Spokane.

Word #1

Vandalism police Roads Vagrants Expensive activity Cars Mental health housing
Maintenance Drugs Need business Litter building enough Traffic
Transients Homeless Affordability Safety safe Parking
transportation Crime people Lack Density Homelessness Garbage
Cleanliness Poor Dirty Cost Infrastructure Walkability Unsafe
Reputation Access Filth Vacancies Affordable parking lots Construction

Word #2

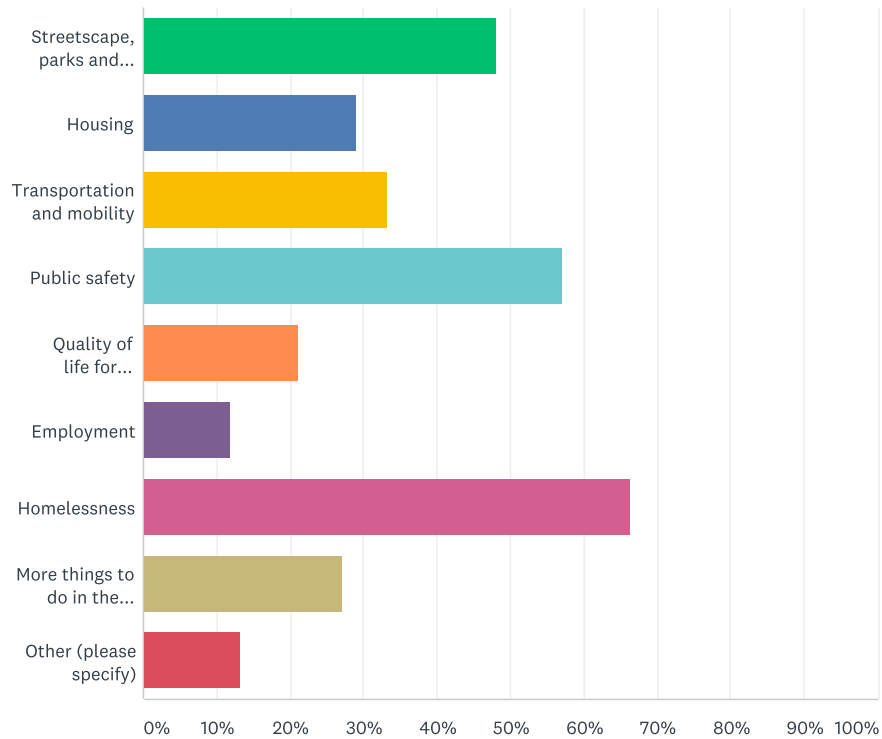
Vacancy Cleaning Garbage Construction Litter increasing Accessibility Congestion
Cars Cost Cleanliness Unsafe traffic Expensive Safety people
Homelessness Transportation Homeless Trash
Parking Surface parking Crime walkability Drugs bike lanes
Dirty addicts lack Emptiness housing Developers parking lots Activities buildings
Vacant Panhandling shops Street Vandalism addiction

Word #3

Trash Transportation addiction Bikeability Cleanliness access street Sprawl Dirty Garbage
cars Poverty Drugs Vagrants Safety population
Homelessness Empty Homeless Unsafe
Parking Perception Crime Transients Traffic buildings Housing
Vacancies people Loitering parking lots Accessibility Panhandlers Old Car-centric

Q5 What areas should be priority topics for improvements in the Downtown Plan update? (check up to three)

Answered: 590 Skipped: 0



ANSWER CHOICES	RESPONSES	
Streetscape, parks and public spaces	48.14%	284
Housing	28.98%	171
Transportation and mobility	33.22%	196
Public safety	57.12%	337
Quality of life for residents	21.19%	125
Employment	11.86%	70
Homelessness	66.27%	391
More things to do in the Downtown	27.29%	161
Other (please specify)	13.22%	78
Total Respondents: 590		

Q6 What cities that you think should be a model for Downtown Spokane? Please list up to three.

Answered: 507 Skipped: 83

ANSWER CHOICES	RESPONSES	
City #1	100.00%	507
City #2	83.04%	421
City #3	64.89%	329

Q6 What cities that you think should be a model for Downtown Spokane? Please list up to three.

City #1

None san antonio tx Coeur d Alene Victoria BC Bellevue Vancouver Austin TX Bellingham
 Vancouver BC Boulder Madison WI Coeur d'Alene know Missoula
 Copenhagen Chicago Boise ID Washington DC Seattle
 Boulder CO Portland New York Boise Salt Lake City
 Portland
 Spokane London Denver Kansas City OR
 San Antonio Bend OR Missoula MT San Diego Bend Austin Tacoma City
 Walla
 Boston Amsterdam CDA Walla Minneapolis

City #2

San
 Bellingham Boulder CO Missoula CDA Diego San Francisco Salt Lake City
 Coeur d Alene Spokane Austin TX Seattle Madison WI Boise ID
 Nashville Denver Vancouver Boise Bend OR Portland
 Missoula MT Austin San Antonio Portland OR WA Bend
 Chicago Minneapolis Seattle WA Amsterdam Pittsburgh
 Vancouver BC New Orleans City Copenhagen Boulder Salt Lake BC
 Victoria







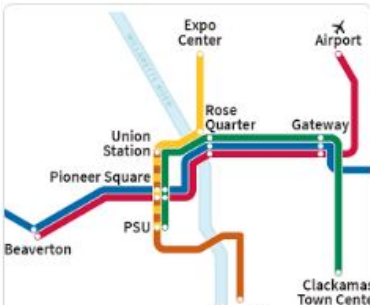

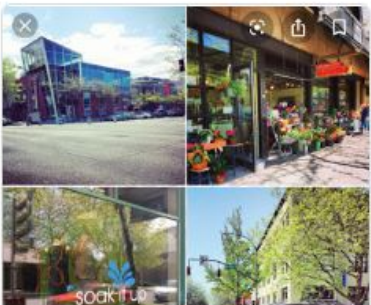
City #3

Oslo Nashville TN New York Oklahoma City ok Bend Boulder CO Copenhagen
 DENVER CO Vancouver BC Leavenworth Nashville Salt Lake City Denver
 Tacoma Boise Portland ME Spokane Portland OR
 Portland Bellingham Austin Austin Tx Missoula
 Washington Seattle Scottsdale Boise ID know Coeur d'Alene Atlanta Chicago
 Greenville SC San Antonio Minneapolis MN Walla Walla Bend Oregon WA

Q7 Please upload photos of examples from other cities listed in response to Question 6 you think would be good for Downtown Spokane.

Answered: 107 Skipped: 483

Sample of photos uploaded:

 <p>1-Fred-Meyer-Stadiu...</p>	 <p>1MAXTrain.jpg</p>	 <p>2D2BCC5D-0054-441...</p>
 <p>5ca0bd9bb0215.imag...</p>	 <p>5D791804-AF9A-4A4...</p>	 <p>6BFBC6A4-79B8-452...</p>
 <p>9EFB51B9-B610-4A8...</p>	 <p>18F6FCB8-3D5F-4921...</p>	 <p>33C34581-D56B-4B5...</p>

Q8 Please upload a photo or photos of your favorite place(s) in Downtown.

Answered: 100 Skipped: 490

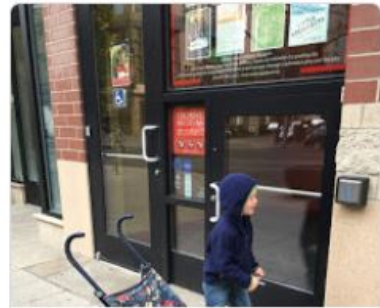
Sample of photos uploaded:



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4CA0BA26-21E2-44D...



5D390646-EB5F-47C2...



30EFE325-BA55-4BB...



40D18AAC-BF9C-43A...



62BD2F82-5F3A-4924...



106A19FE-3FD5-4CA...



128B907C-4869-4052...



680D076B-C8D7-47B...

Spokane Downtown Plan Update

Initial DRAFT Vision and Goals
for Discussion

December 4, 2019

Initial Draft Vision - for discussion

Downtown Spokane is the cultural and economic heart of the Inland Northwest, drawing people from the region, the nation, and around the world. Centered on the Spokane River, the spectacular falls, and the signature Riverfront Park, the urban fabric is walkable and full of interest and distinctive character. Downtown feels safe, comfortable and welcoming. The history of Spokane shines through in its irreplaceable architecture and the stories of railroads and industry. Downtown Spokane is now bringing new residents, new businesses and opportunities for education, recreation and cultural activities. Forward-looking Downtown Spokane is a great source of pride and poised to capture the opportunities of the future.

Initial Draft Goals - for discussion

- A CONNECTED + WALKABLE DOWNTOWN
- WELCOMING + ENGAGING PUBLIC SPACES FOR ALL
- THRIVING ARTS, CULTURE + HISTORY
- A GREAT PLACE TO LIVE + WORK
- A WELL MANAGED DOWNTOWN FOR ALL