



# Spokane Plan Commission Agenda

Wednesday, January 27, 2021

2:00 PM

Virtual Teleconference

808 W Spokane Falls Blvd, Spokane, WA 99201

## Virtual Meeting - See Below For Information

**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.
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### Commission Briefing Session:

2:00 – 2:30	<ol style="list-style-type: none"><li>1. City Council Report</li><li>2. Community Assembly Liaison Report</li><li>3. President Report</li><li>4. Transportation Sub-Committee Report</li><li>5. Secretary Report</li></ol>	CM Lori Kinnear Mary Winkes Todd Beyreuther Clifford Winger Louis Meuler
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### Workshops:

2:30 – 3:15	1. <a href="#">Downtown Plan Update</a>	Nate Gwinn
3:15 – 4:15	2. <a href="#">Housing Action Plan Update</a>	Maren Murphy
4:15 – 5:00	3. <a href="#">Continued 2021 Work Program discussion</a>	Plan Commission

**Adjournment: The next PC meeting will be held on Wednesday, February 10, 2021**

**AMERICANS WITH DISABILITIES ACT (ADA) INFORMATION:** The City of Spokane is committed to providing equal access to its facilities, programs and services for persons with disabilities. The Council Chambers and the Council Briefing Center in the lower level of Spokane City Hall, 808 W. Spokane Falls Blvd., are both wheelchair accessible. The Council Briefing Center is equipped with an audio loop system for persons with hearing loss. The Council Chambers currently has an infrared system and headsets may be checked out by contacting the meeting organizer. Individuals requesting reasonable accommodations or further information may call, write, or email Human Resources at 509.625.6363, 808 W. Spokane Falls Blvd, Spokane, WA, 99201; or [msteinolfson@spokanecity.org](mailto:msteinolfson@spokanecity.org). Persons who are deaf or hard of hearing may contact Human Resources through the Washington Relay Service at 7-1-1. Please contact us forty-eight (48) hours before the meeting date.

# Plan Commission Meeting Information

Wednesday, January 27, 2021

In order to comply with public health measures and Governor Inslee's *Stay Home, Stay Safe* order, the Plan Commission meeting will be held on-line.

**Members of the general public are encouraged to join the on-line meeting using the following information:**

**Meeting Password:**  
PlanCommission

**Meeting Number**  
(access code):  
**146 443 9763**

**Join Webex Meeting Online:** [JOIN MEETING](#)

**Tap to join from a mobile device (attendees only):**

[+1-408-418-9388](tel:+14084189388), [1464439763](tel:+1464439763)## United States Toll

**Join by phone:** +1-408-418-9388 United States Toll

**Global call-in numbers:**

<https://spokanecity.webex.com/spokanecity/globalcallin.php?MTID=m514c2d4fc1d4af7864559443420dee7b>

**Join from a video system or application:** Dial 1464439763@spokanecity.webex.com  
You can also dial 173.243.2.68 and enter your meeting number.

**Join using Microsoft Lync or Microsoft Skype for Business Dial:**

Dial [1464439763.spokanecity@lync.webex.com](tel:1464439763.spokanecity@lync.webex.com)

Please note that public comments will be taken during the meeting, but the public is encouraged to continue to submit their comments or questions in writing to:

**Louis Meuler at** [plancommission@spokanecity.org](mailto:plancommission@spokanecity.org)

The audio proceedings of the Plan Commission meetings will be recorded, with digital copies made available upon request.

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**BRIEFING PAPER**  
**City of Spokane**  
**Plan Commission Workshop**  
**Downtown Plan Update**  
**January 27, 2021**

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**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 January 27 workshop will review the attached draft vision, goals, and supporting strategies for the draft plan, and highlight priority actions and opportunity sites identified through the planning process. The team will continue to receive input on these items through:

- The plan update's Plan Commission subcommittee
- A virtual public workshop for the draft plan, date to be announced
- Written comments at [info@spokanedowntownplan.org](mailto:info@spokanedowntownplan.org)

**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.

Additional information including the plan update's public process, vision and priorities is provided in the Version 1 draft, posted on the City's project webpage:

- [my.SpokaneCity.org/projects/downtown-plan-update](http://my.SpokaneCity.org/projects/downtown-plan-update)

**Impact**

As the City moves forward toward adoption, the public engagement effort will continue to 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 final plan will incorporate additional public input on the draft series of recommended actions and guide new improvements for the next ten years.

**Action**

The updated plan is scheduled for adoption in spring 2021, following the public meeting, work with the Design Review Board, Plan Commission subcommittee, and Plan Commission at additional workshops. The Commission will hold a public hearing and make a recommendation to the Spokane City Council.





# SPOKANE DOWNTOWN PLAN

JANUARY 2020

PLAN COMMISSION WORKSHOP



# OVERVIEW

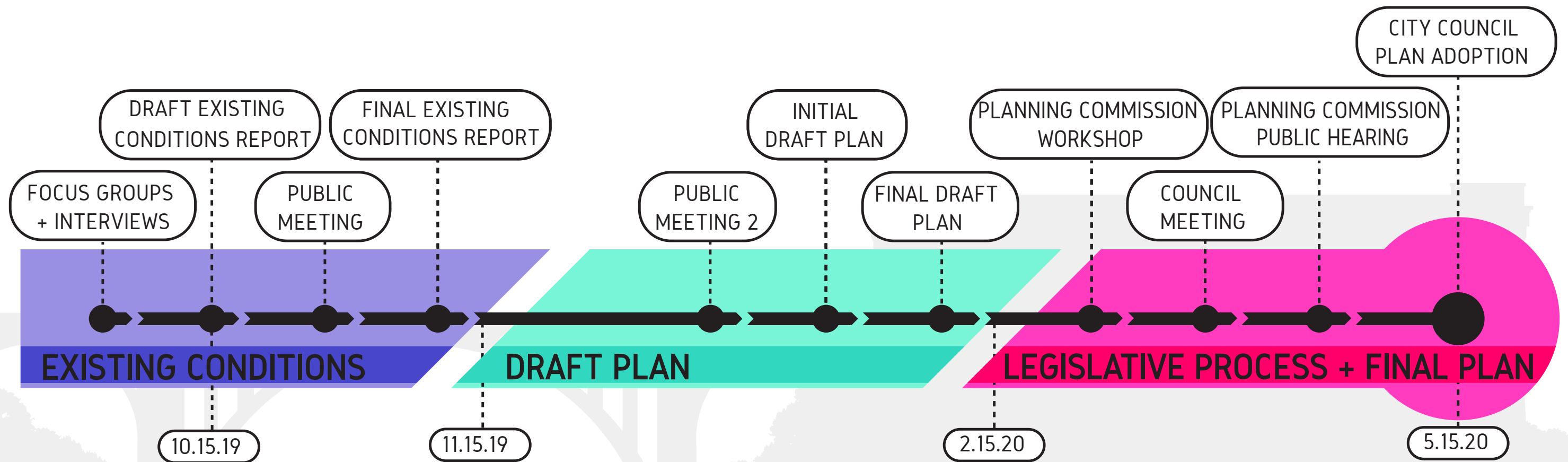
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The Spokane Downtown Plan identifies ways to support the people who live, work and play in Downtown, and uses this opportunity to test ideas that may not be new, but may achieve broad enough support to eventually be realized.

This Plan can help Downtown stakeholders move past areas of disagreement, building consensus with three overarching principles:

- 1 Focus on areas of agreement**
- 2 Focus on people and activity**
- 3 Test and evaluate new ideas**

# TIMELINE





# UPDATES

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- 6/25/2020 ➤ Arts and culture strategies discussion with Spokane Arts and Terrain
- 6/26/2020 ➤ Steering committee meeting #4 - virtual
- 7/29/2020 ➤ Downtown Spokane Partnership Board meeting
- 8/4/2020 ➤ 2019 Downtown Parking Study discussion with DIXON and City Parking Services
- 8/6/2020 ➤ Downtown bikeways discussion with Bicycle Advisory Board Committee on Protected Bike Lanes/Neighborhood Greenways
- 8/18/2020 ➤ Bicycle Advisory Board meeting
- 9/25/2020 ➤ Davenport District strategies discussion with property owner and community organization



# FRAMEWORK

The plan reflects current conditions, opportunities, and public input received during the project building upon Downtown's successes over the past decade. The framework sets forth strategies to achieve that vision for Downtown, putting community goals first.

A detailed discussion of these strategies in the following section integrates them into a set of physical, regulatory and programmatic improvements that will help build a more welcoming, better connected, livelier, and culturally rich Downtown.





# VISION

The vision for the future of Downtown Spokane was formed around goals that were refined through community and stakeholder input on what the future of Downtown should look like.

The plan includes specific policies and actions for each of goal, bringing together and building on the City's planning, policy, and design projects to move Downtown Spokane toward an ambitious vision.



# GOALS

- > A Connected and Walkable Downtown
- > Thriving Arts, Culture + Historic Places
- > A Great Place to Live, Work + Play
- > Welcoming + Engaging Public Spaces For All
- > A Well-Organized Downtown



# GOALS

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## > **A Connected and Walkable Downtown**

- CW1** Energize streets and Alleys Downtown as active pedestrian- and bike-friendly connections
- CW2** Capitalize on City Line and support the transit network with coordinated investments that improve access to transit
- CW3** Reduce impacts from surface parking
- CW4** Implement a wayfinding program for Downtown

# GOALS

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## > Thriving Arts, Culture + Historic Places

- ACH1** Highlight Downtown's history to build awareness of local and support the arts
- ACH2** Celebrate arts and culture throughout Downtown
- ACH3** Develop an Arts Plan to support arts and cultural uses with a focus on Downtown
- ACH4** Create space for art-focused and culturally-oriented small business and organizations, targeting those that cannot afford to locate Downtown.



# GOALS

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## > A Great Place to Live, Work + Play

- LWP1** Increase development of a range of affordability and housing sizes and types residential development Downtown
- LWP2** Enhance residential amenities like public spaces, and cultural uses Downtown
- LWP3** Apply zoning and other tools to sustain and enhance mixed-use development with active street-level uses
- LWP4** Improve transit access, commute options and parking management for Downtown residents and employees
- LWP5** Support environmentally sustainable growth Downtown and responsible stewardship of the Spokane River + Falls

# GOALS

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## > Welcoming + Engaging Public Spaces For All

**PS1** Protect, expand, and improve public space in strategic locations

**PS2** Program and activate public spaces Downtown

# GOALS

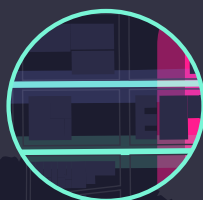
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## > A Well-Organized Downtown

- W01** Cultivate leadership, strengthen community partnerships, and expand organizational capacity for Downtown management
- W02** Leverage parking management to improve Downtown + enhance the Parking and Business Improvement Area
- W03** Develop new promotions and marketing campaign to attract businesses



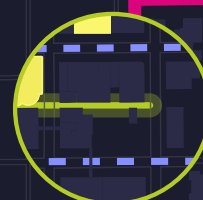
OPPORTUNITY  
SITES



STREET  
IMPROVEMENTS



CITY LINE

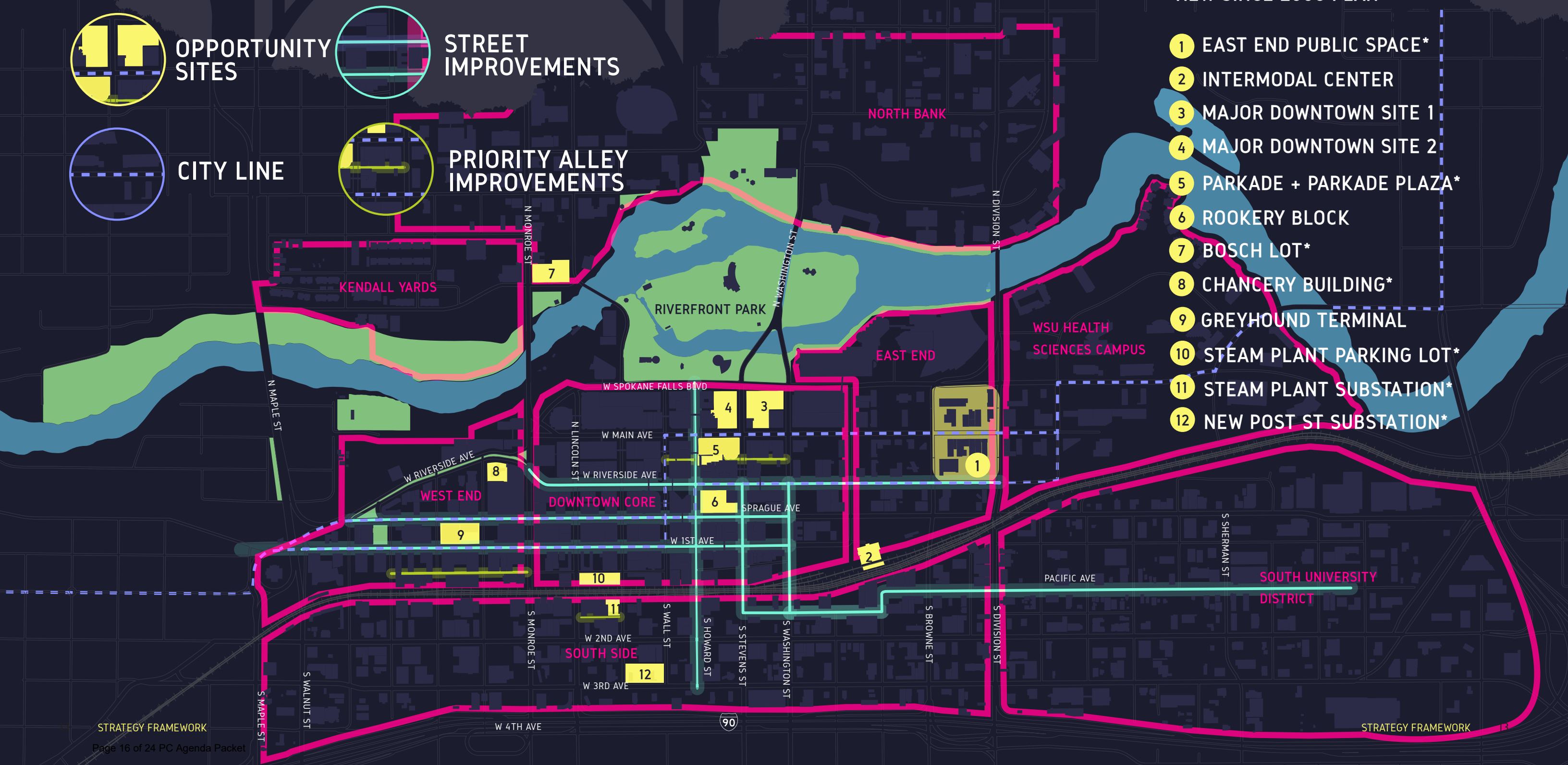


PRIORITY ALLEY  
IMPROVEMENTS

## OPPORTUNITY SITES

\*NEW SINCE 2008 PLAN

- 1 EAST END PUBLIC SPACE\*
- 2 INTERMODAL CENTER
- 3 MAJOR DOWNTOWN SITE 1
- 4 MAJOR DOWNTOWN SITE 2
- 5 PARKADE + PARKADE PLAZA\*
- 6 ROOKERY BLOCK
- 7 BOSCH LOT\*
- 8 CHANCERY BUILDING\*
- 9 GREYHOUND TERMINAL
- 10 STEAM PLANT PARKING LOT\*
- 11 STEAM PLANT SUBSTATION\*
- 12 NEW POST ST SUBSTATION\*



# PRIORITY ACTIONS

- > Transform low traffic streets that are oversized for projected traffic by converting vehicle travel lanes to other uses in target locations such as high-quality bike facilities, expanded public spaces, and on-street parking.
- > Develop a transportation plan specific to Downtown that considers multiple modes and addresses facility designs, locations, priorities, and funding.
- > Make sidewalks active and vibrant places through continued efforts to streamline design requirements, and developing new pilot projects in partnership with local businesses downtown.
- > Protect use of alleys for service access and improve certain alleys as pedestrian spaces, where improvements add to connections and active spaces Downtown.
- > Actively pursue redevelopment of surface lots.
- > Improve pedestrian experience and safety at undercrossings beneath the rail viaduct and I-90 with targeted interventions.
- > Improve and activate the streetscape and public realm to support cultural venues.
- > Identify sites Downtown for infill development that can help foster small businesses, local start-ups, and arts and culture uses and organizations.
- > Develop a thorough understanding of on-site conditions and update market demand studies around opportunity sites.
- > Create an integrated network of small parks and public spaces outside of Riverfront Park.
- > Pursue redevelopment of the existing surface parking lots in the DTC-100 Zone along Spokane Falls Boulevard.
- > Implement Transportation Demand Management (TDM) strategies.
- > Strategically program and activate public spaces Downtown.
- > Develop the organizational capacity and partnerships to actively manage and program public spaces.
- > Connect sponsors with organizations that host events Downtown.



# DTC-100 ZONE

## **LWP3.4** Pursue redevelopment of the existing surface parking lots in DTC-100 (Downtown Core) along Spokane Falls Boulevard

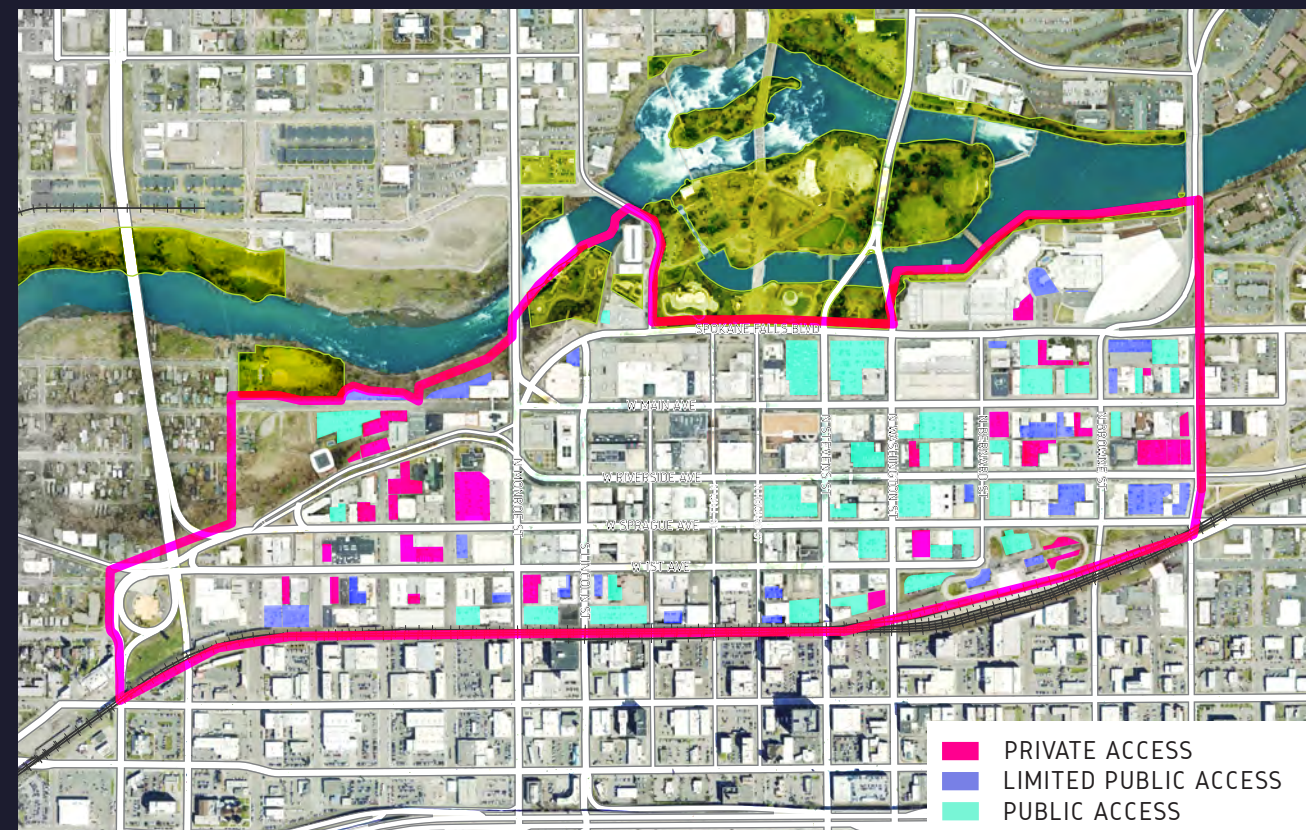
- > Maintained as Opportunity Sites since identified as such in 2008 plan
- > City Plan Commission unanimously recommends lifting the area's height restrictions after multiple studies
- > Increase in building height would include additional requirements for minimizing shadows, active ground floor uses, and high-quality materials



# SURFACE PARKING

## CW3 Reduce impacts from Surface Parking

- > Redevelopment would strengthen the downtown fabric and bring new activities and jobs
- > Reducing surface parking and consolidating parking in garages would improve walkability in the city
- > Reducing surface parking would also improve parking options for businesses, employees, and visitors



# MEASURES OF SUCCESS

The measures of success relate to the plan goals and are indicators of how effectively the plan is being implemented; they should be tracked and included in an annual check-in on plan progress that is communicated to the public.

MEASURE	SUMMARY	RELATED STRATEGIES	HOW IT'S MEASURED
# of New Affordable Housing Units	New rental and for-sale affordable housing developed within the Downtown boundary.	LWP1	# of new units available for occupancy annually
# of Residential Units	New residential units within the Downtown boundary.	LWP1	# of new units available for occupancy annually
Office Vacancy Rate	Office vacancies have been high in recent years and this would track progress towards decreasing office vacancy and tracking trends related to impacts from COVID.	LWP3, W03	% of vacant offices
New Commercial Space	Commercial space for office, retail, industrial and other similar uses, excluding civic and public uses.	LWP3, W03	Gross SF of new commercial space
Retail Vacancy Rate	The amount of vacant retail square footage Downtown can help provide an understanding how retail have weathered the COVID crisis, and how the retail market is responding to pre-existing trends like growth in online retail, and pressure from rising rents.	LWP3, W03	% of vacant retail square footage

MEASURE	SUMMARY	RELATED STRATEGIES	HOW IT'S MEASURED
Acres of Surface Parking Redeveloped	The Downtown plan aims to promote the redevelopment of surface parking lots and this metric would track progress on that goal.	CW3	Acres of surface parking redeveloped into other uses
New Downtown Public Art Projects	Public art projects may include murals, sculptures, temporary installations, lighting, projection, and other media in the public realm. A simple count of new public art projects can help track progress in integrating these projects into public spaces.	ACH1-3	Number of new public art projects
Miles of New Low-Stress Bike Facilities	Low stress bike facilities include some measure of protection such as buffers, markers, parked vehicles, planters, and off-street trails. These facilities should be suitable for most adults classified as "interested but concerned" or for all ages and abilities, targeting a level of traffic stress of 1-2. Level of traffic stress criteria can be found here: <a href="http://www.northeastern.edu/peter.furth/research/level-of-traffic-stress/">http://www.northeastern.edu/peter.furth/research/level-of-traffic-stress/</a>	CW1, CW2	Miles (including both side of the street) of new protected or other high-quality bike facilities.



# FUTURE

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- > Plan Commission subcommittee
- > Plan Commission joint workshop with DSP
- > Design Review Board meeting
- > Public meeting #3
- > City Council Urban Experience Committee update or study session
- > Legal Notice
- > Plan Commission Public Hearing

**BRIEFING PAPER**  
**Plan Commission Workshop**  
**Housing Action Plan**  
**January 27, 2021**

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**Subject**

The City of Spokane is preparing a Housing Action Plan to increase housing options that meet the needs of residents at all income levels. The planning process follows a data-driven, community-informed approach with a focus on equity built on inclusive outreach and engagement with residents, partners, and City leaders. The outcome will be a coordinated vision that focuses attention, builds community support, and promotes accountability for enacting change.

**Project Update and Upcoming Public Engagement**

The City completed two community surveys on housing experiences and issues: one focusing on residents of the City of Spokane and one focusing on people who work in Spokane and live outside the City. The survey was available in 6 languages: English, Spanish, Russian, Arabic, Marshallese, and Vietnamese. The survey was open in November and December, and we received over 1,200 responses. Staff also completed a draft displacement risk assessment to better understand who and where residents are at risk of displacement due to redevelopment. This builds on previous engagement efforts with interviews and stakeholder roundtables in Fall 2020. The City has also been communicating updates with emails, press, social media outreach, and blog posts.

Please review the Housing Action Plan project page materials and presentations:  
<https://my.spokanecity.org/housing/spokane-housing-action-plan/>

**Background**

In 2019, the WA Legislature passed RCW 36.70A.600 (formerly E2SHB 1923) to incentivize cities to increase urban residential capacity and density by completing recommended actions or a housing action plan. The legislation emphasizes the need to increase housing supply for all income levels, and encourages cities to prioritize the creation of affordable, inclusive neighborhoods. Certain non-project actions are not subject to SEPA appeal if completed prior to April 1, 2021 (see [RCW 36.70A.600](#)).

**Plan Commission Consideration:**

When available, a Housing Action Plan draft will be reviewed by the Plan Commission and then forwarded to the City Council for consideration of adoption by resolution in spring 2021.



### Draft Plan Commission 2021 Work Plan

2021 Projects			
Project Name	Start/Status	Plan Commission	Project Completion
2020 Development Code (UDC) Maintenance	In Progress	Q1-2021	Q2-2021
Downtown Plan Update	In Progress	Q1-2021	Q2-2021
* - Downtown Plan & North Bank Implementation as needed: Codes and Guidelines	Q3-2021	Q4-2021	Q1-2022
Housing Action Plan	Q4-2019	Q1-2021	Q2-2021
* Phase I - Housing Action Plan Implementation - Missing Middle Housing	Q2-2020	Q4-2021	On-going
Design Guidelines – Shoreline, Public Projects, PUD, Skywalk, etc.	In Progress	Q1-2021	Q3-2021
Capital Facilities Chapter Update - Water	In Progress	Q3-2021	Q4-2021
Capital Facilities Chapter Update - Sewer	TBD	TBD	TBD
Highway 2 - West Plains Transportation Study - WSDOT Lead	In Progress	Q2-2021	Q3-2021
U.S. 195 / I-90 Transportation Study - SRTC Lead	In Progress	Q3-2021	Q4-2021
Division Street Study - SRTC Lead	In Progress	Q3-2021	Q4-2021
Central City Line TOD Overlay Plan Implementation	Q1-2021	Q3-2021	Q4-2021
Transit Oriented Development Framework for Centers and Corridors - I.E. Monroe / 9th and Perry	Q1-2021	Q3-2021	Q4-2021
2021 Unified Development Code Clean-up	Q1-2021	Q3-2021	Q4-2021
New Priority Project	Q3-2021?	TBD	TBD

2021 Mandated / Annual Projects			
6-Year Transportation Program Update	Q4-2020	Q2-2021	Q2-2021
6-Year City-Wide Capital Program Update	Q2-2021	Q3-2021	Q4-2021
2020 / 2021 Comp Plan Amendments - 9 Applications	Q4-2020	Q2/Q3 - 2021	Q4-2021
Shoreline Master Plan Update	Q2-2020	Q1-2021	Q2-2021
Flood Plain Regulation Update	TBD	TBD	TBD

**Notes:**

WA State Periodic Comprehensive Plan Update - June, 2026

Next WA State Shoreline Program Update - June, 2030

Spokane County Urban Growth Area Mandatory Review - 2025

Remaining Neighborhood Plans - Minnehaha, Shiloh Hills, Balboa / S. Indian Trail, Latah/Hangman

2021 Work Program Discussion items: This items below are for discussion purposes. Staff are seeking input on priorities from the Plan Commission for the goal of preparing discussion items for the joint Plan Commission and City Council meeting on January 28th.

Discussion items (no priority):

**Housing Action Plan Related Development Code Amendments to address “Missing Middle” housing types consistent with Current Comprehensive Plan Policy, Examples:**

- Transition Lot Size Subdivision Provision changes – Performance Criteria Option?
- Infill code changes that allow for more attached townhomes outright
- RSF-C Zone – Compact lot allowance in greater area of City (City-wide?)
- Accessory Dwelling Unit Code Changes – size of unit, minimum lot size,
- Duplex on Corner Lot
- Pocket Residential Use Expansion

**Continue Center and Corridor Area Planning, Examples:**

- Centers that have not been planned yet – Five-Mile, North Town, North Nevada, Nevada and Lincoln, Maple and Maxwell, 14th and Grand, 57th and Regal
- Center Transition Areas
- Center Transit Integration / Central City Line / Transit Oriented Development
- Increased Building Height in District Center
- Mini-Center Designation Area Planning

**Sub-Area Planning such as:**

City-wide Industrial Land Policy Review

Example: North East Public Development Authority - NEPDA

**Housing Related Comprehensive Plan Amendments and Code Changes from Housing Action Plan Implementation: Examples:**

- Single Family Zoning / Review to allow more housing types – (PUDs) or other?
- Duplexes, Triplex and Courtyard Apartments City-wide
- Additional Housing Types allowed in current R 4-10 & R 10-20
- Planned Unit Developments, Example - Allow for non-residential uses and apartments in R 4-10?

**Other:**

- Short Term Rental Code Update
- Sign Code Modifications