



# INITIAL DESIGN STANDARDS AND GUIDELINES

for

# CENTERS AND CORRIDORS

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**Draft** – November 2, 2014

LMN Architects

## GUIDELINES APPLICATION

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These Initial Design Standards and Guidelines for Centers and Corridors are applied within the CC1, CC2, and the optional CC3 zoning categories found on the Official City of Spokane Zoning Map. All projects must address the pertinent standards and guidelines. A determination of consistency with the standards and guidelines ~~will~~ shall be made by the Planning Director following an administrative design review process.

Some of the guidelines contained in this document use the word “shall” while others use the word “should”.

Regardless of which term is used, each guideline must be addressed by an applicant. The City will expect to see how the design of a project has responded to every one of the guidelines.

The “shall” statements, with such wording, are absolutely mandatory and offer relatively little flexibility unless choices are provided within the statement itself. All projects must include these elements as described.

However, guidelines that use the word “should” are meant to be applied, but with some flexibility. They indicate that the City is open to design features that are equal to, or better than, that stated - so long as the intent is satisfied. The applicant assumes the burden of proof to demonstrate how a proposed design meets this test and determination will be made by the Director.

Finally, it should be noted that there are other codes and ordinances that govern development in centers and corridors, such as the Building Code and Public Works Standards. The most restrictive code shall apply.

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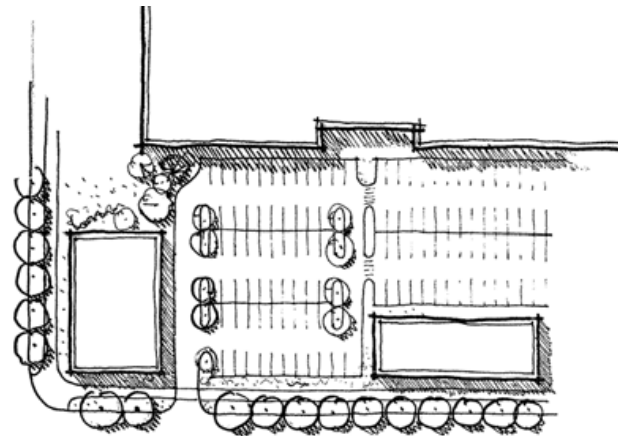
## BUILDINGS ALONG STREET

### INTENT:

To ensure that at least some part of the development of a site contributes to the liveliness of sidewalks.

### GUIDELINES:

1. New development should shall not have only parking between buildings and the street. ~~In shopping centers,~~ Buildings shall be placed along the sidewalk so that at least 45-50% of the frontage of the site consists of building façades.
2. Buildings placed along sidewalks shall have windows and doors facing the street (see “Façade Transparency”) and shall incorporate other architectural features (see “Ground Level Details” and “Treatment of Blank Walls”).



smaller buildings placed along the sidewalk



building entrance is located at the corner of the intersection Page 4

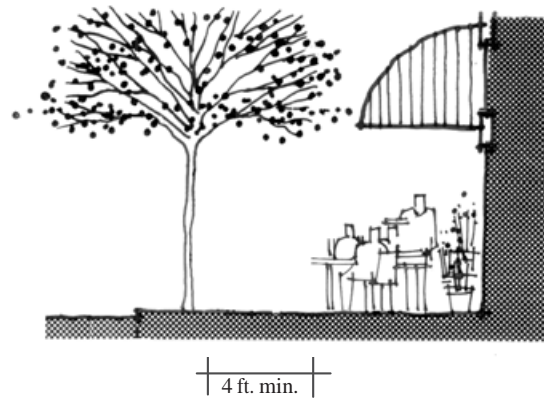
## SIDEWALK ENCROACHMENTS

### INTENT:

To ensure that there is a minimum clear, unobstructed walking route along sidewalks.

### GUIDELINES:

Temporary sidewalk encroachments are allowed. Café seating, planters, ramps, stairs, and sandwich board signs which are located on the sidewalk shall be located in such a manner as to leave a pathway at least 4 feet wide that is free of obstructions.



café seating on sidewalk leaving enough space for pedestrian movement

STANDARDS AND GUIDELINES FOR ALL CENTERS AND CORRIDORS

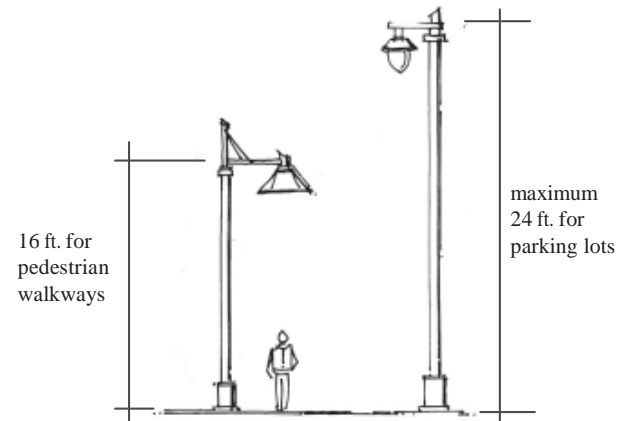
LIGHTING

INTENT:

To ensure that site lighting contributes to the character of the site and does not disturb adjacent development.

GUIDELINES:

1. Lighting shall be provided within parking lots and along pedestrian walkways and sidewalks.
2. Lighting fixtures shall be limited to heights of 24 ft. for parking lots and 16 ft. for pedestrian walkways.
3. All lighting shall be shielded from producing off-site glare, either through exterior shields or through optical design inside the fixture, so that the direction of light is downward.



lot lighting



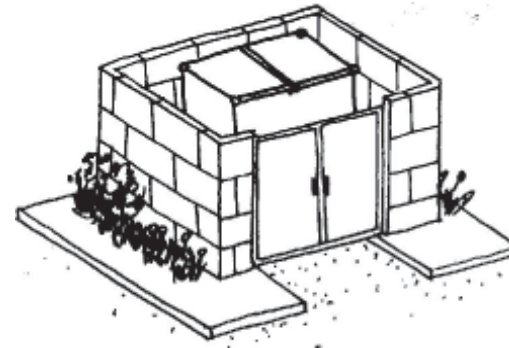
## SCREENING AND NOISE CONTROL OF SERVICE AREAS

### INTENT:

To reduce the impact of service, loading and trash storage areas.

### GUIDELINES:

1. All service, loading and trash collection areas shall be screened by a combination of decorative walls of masonry, wood, vinyl, and planting.
2. Loading and service areas ~~should~~ shall not face or be adjacent to any residential district, unless no other location is possible.



service and loading area behind wall with trellis and planting



screening of service area



screening of trash area by wall and planting



STANDARDS AND GUIDELINES FOR ALL CENTERS AND CORRIDORS

ANCILLARY SITE ELEMENTS

INTENT:

To make site elements compatible with each other.

GUIDELINES:

Site furnishings, such as fences, walls, refuse enclosures, light fixtures, carports and storage units, shall be designed to be integrated with the architectural design of the primary structure(s).



light fixture





STANDARDS AND GUIDELINES FOR ALL CENTERS AND CORRIDORS

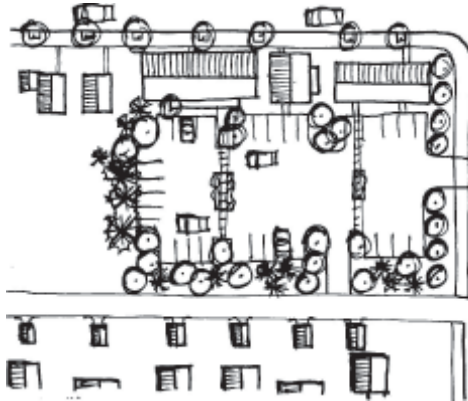
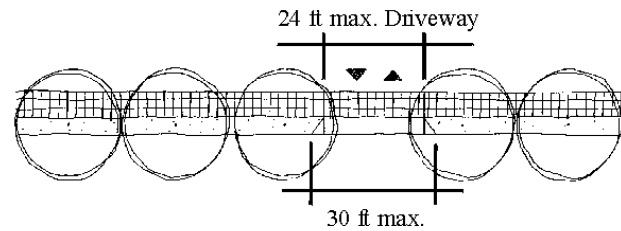
**CURB CUT LIMITATIONS**

**INTENT:**

To provide safe, convenient vehicular access without diminishing pedestrian safety.

**GUIDELINES:**

1. A curb cut for a nonresidential use should not exceed 30 feet for combined entry/exits. Driveway width where the sidewalk crosses the driveway should not exceed 24 feet in width.
2. The sidewalk pattern shall carry across the driveway.
3. Adjacent developments should share driveways, to the greatest extent possible.
4. Vehicular access should be designated so that traffic is not directed through an abutting residential zone.



shared driveway reduces curb cuts



sidewalk pattern is visibly continuous

## PEDESTRIAN CONNECTIONS IN PARKING LOTS

### INTENT:

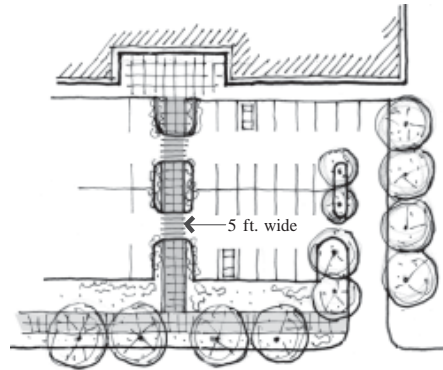
To create a network of safe and attractive linkages for pedestrians.

### GUIDELINES:

1. Within parking lots containing more than 30 stalls, clearly defined pedestrian connections should be provided:
  - Between a-all public right-of-way and building entrances
  - Between parking lots and building entrances

Pedestrian connections can be counted toward the amount of required landscaping.
2. Pedestrian connections shall not be less than 5 feet wide.
3. Pedestrian connections shall be clearly defined by at least two of the following:
  - 6 inch vertical curb.
  - Textured paving, including across vehicular lanes.
  - A continuous landscape area at a minimum of 3 feet wide on at least one side of the walkway.

### STANDARDS AND GUIDELINES FOR ALL CENTERS AND CORRIDORS



pedestrian connection through parking lot, enhanced by paving and landscape



6 inch vertical curb defines pedestrian connection



textured paving reinforces pedestrian connection

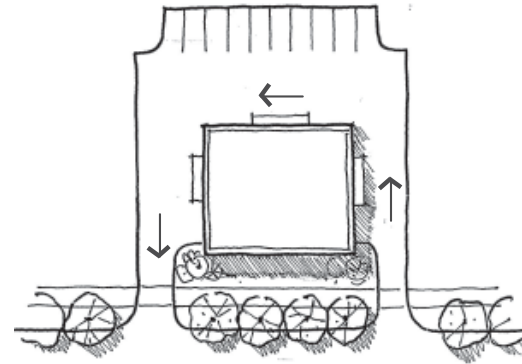
## DRIVE-THROUGH LANES

### INTENT:

To ensure that the streetscape environment is lively and not overwhelmed by the presence of automobiles.

### GUIDELINES:

~~Access and stacking~~ Any lanes serving drive-through businesses shall not be located between the building and any adjacent street.



drive-through lanes less prominent from the street

**TRANSITION BETWEEN COMMERCIAL AND  
RESIDENTIAL DEVELOPMENT**

**INTENT:**

To ensure compatibility between the more intensive uses in centers and corridors and lower intensity uses of adjacent residential zones. [Ensure new high-density and large-scale infill development adjacent to single dwelling zones incorporate design elements that soften transitions and protect light and privacy for adjacent residents.](#)

**GUIDELINES:**

Code provisions require lower heights for portions of buildings that are close to single family residential zones. In addition, any side of the building visible from the ground level of an adjacent single family residential zone shall be given architectural treatment using two or more of the following:

- a. architectural details mentioned under “Ground Level Details”
- b. pitched roof form
- c. windows [and balconies](#)
- d. [balconies](#) [landscaping \(TBD\)](#)
- e. if building is on the Spokane Register of Historic Places, the Secretary of the Interior’s Standards for rehabilitation historic design guidelines shall apply.



backside of the building viewed from adjacent residential road



form and scale of commercial buildings compatible with adjacent residential uses

TREATMENT OF BLANK WALLS

INTENT:

To ensure that buildings do not display blank, unattractive walls to the adjacent street or residential areas.

GUIDELINES:

Walls or portions of walls where windows are not provided shall have architectural treatment wherever they face adjacent streets or adjacent residential areas (see guidelines for Façade Transparency). At least four of the following elements shall be incorporated into these walls:

- a. masonry (but not flat concrete block)
- b. concrete or masonry plinth at the base of the wall
- c. belt courses of a different texture and color
- d. outward projecting cornice
- e. projecting metal canopy
- f. decorative tilework
- g. trellis containing planting
- h. medallions
- i. opaque or translucent glass
- j. artwork
- k. vertical articulation
- l. lighting fixtures
- m. an architectural element not listed above, as approved, that meets the intent.



projecting metal canopy, plinth, wall mounted light on a blank wall

blank wall near the entrance treated with canopy, plinth and horizontal belt courses



faux windows (back lighted at night)

trellis

architectural treatment of blank walls

## PROMINENT ENTRANCES

### INTENT:

To ensure that main building entrances are easily identifiable, ~~and~~ clearly visible and accessible from streets and sidewalks.

### GUIDELINES:

1. The principal entry to a store / building shall face the street and be marked by
  - (a) ornamentation around the door, and
  - (b) at least one of the following:
    - Recessed entrance (recessed at least 3 ft.)
    - Protruding entrance (protruding at least 3 ft.)
    - Canopy (extending at least 5 ft.)
    - Portico (extending at least 5 ft.)
    - Overhang (extending at least 5 ft.)

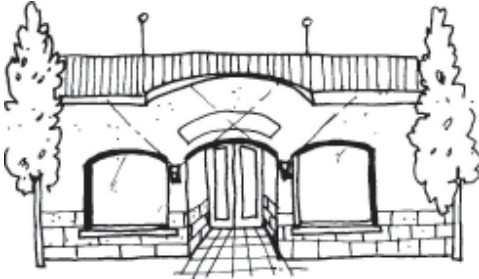


overhang  
entrance

[Standards and Guidelines for all Centers and Corridors](#)



STANDARDS AND GUIDELINES FOR ALL CENTERS AND CORRIDORS



recessed entrance



protruding entrance

entrance with portico and ornamental treatments



**FAÇADE TRANSPARENCY**

**INTENT:**

To provide visual connection between activities inside and outside the building.

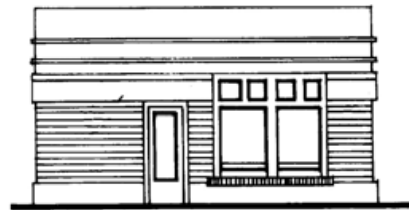
**GUIDELINES:**

1. A minimum of 15% of any ground floor façade\* that is visible from and fronting on any abutting street shall be comprised of windows with clear, “vision” glass allowing views into the interior.
2. A minimum of 30% of any ground floor commercial building façade\* that is visible from, fronting on, and located within 60 feet of an arterial or pedestrian street shall be comprised of windows with clear, “vision” glass allowing views into the interior. Display windows may be used to meet half of this requirement.
3. A minimum of 50% of any ground floor commercial building façade\* that is visible from and located within 20 feet of an arterial or pedestrian street shall be comprised of windows with clear, “vision” glass allowing views into the interior. Display windows may be used to meet half of this requirement.

\* façade within 2 ft. and 10 ft. above the level of the adjacent sidewalk, walkway or ground level.



Visual connection between indoor and outdoor spaces



30% windows located within 60 ft. of street



50% clear façades located within 20 ft. of street

## BUILDING DESIGN

### STANDARDS AND GUIDELINES FOR ALL CENTERS AND CORRIDORS

## MASSING

### INTENT:

To reduce the apparent bulk of the buildings by providing a sense of “base” and “top”.

### GUIDELINES:

1. Buildings ~~should~~ shall have a distinct “base” at the ground level, using articulation and materials such as stone, masonry, or decorative concrete.
2. The “top” of the building ~~should~~ shall be treated with a distinct outline with elements such as a projecting parapet, outward projecting cor-nice, or projection.
3. Very large buildings should be designed to suggest a series of smaller buildings to add character and articulation.



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top  
middle  
base

City of Spokane ■ different material at ground level to define a “base”  
Effective - August 11, 2002

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STANDARDS AND GUIDELINES FOR ALL CENTERS AND CORRIDORS

ROOF FORM

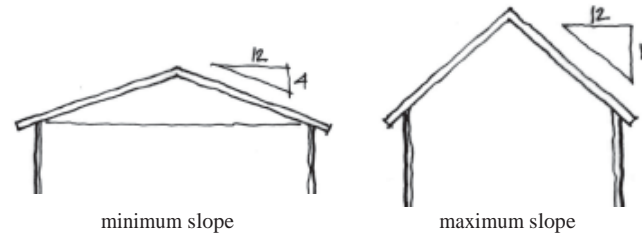
INTENT:

To ensure that roof lines present a distinct profile and appearance for the building and expresses the neighborhood character.

GUIDELINES:

Buildings shall incorporate one of the following roof forms:

- pitched roofs with a minimum slope of 4:12 and maximum slope of 12:12, especially to highlight major entrances.
- Outward projecting cornices to create a prominent edge when viewed against the sky.



pitched roof



projecting cornice

STANDARDS AND GUIDELINES FOR ALL CENTERS AND CORRIDORS

HISTORIC CONTEXT CONSIDERATIONS

INTENT:

To ensure that infill and rehabilitation, when it is adjacent to existing buildings having historic architectural character, is compatible with the historic context [within the neighborhood](#).

GUIDELINES:

1. New development ~~should~~ shall incorporate historic architectural elements that reinforce the established character of a center or corridor. The following elements constitute potential existing features that could be reflected in new buildings:

- materials
- window proportions
- cornice or canopy lines
- roof treatment
- colors

2. When rehabilitating existing historic buildings, property owners are encouraged to follow the Secretary of the Interior's Standards for Rehabilitation\*.

- if original details and ornamentation are intact, they should be retained and preserved.
- if original details are presently covered, they should be exposed or repaired.
- if original details are missing, missing parts should be replaced to match the original in appearance. Remaining pieces or old photos should be used as a guide.

3. If a proposed building is not adjacent to other buildings having a desirable architectural character, it may be necessary to look at contextual elements found elsewhere within the area.

\* a copy is available at the 3rd floor of City Hall or on the Internet at [www.nps.gov](http://www.nps.gov)

new construction      historic building



new construction compatible with historic context

rehabilitated historic building

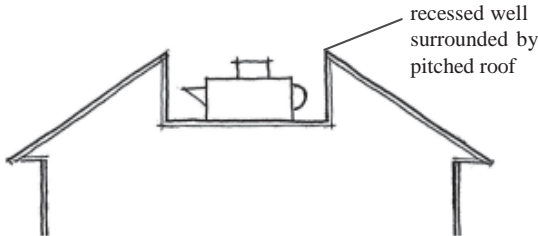
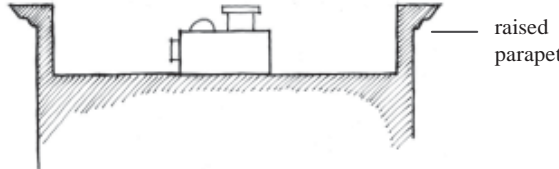
SCREENING OF ROOFTOP EQUIPMENT

INTENT:

To screen view of rooftop mechanical and communications equipment from the ground level of nearby streets and residential areas.

GUIDELINES:

- 1. Mechanical equipment shall be screened by extended parapet walls or other roof forms that are integrated with the architecture of the building.
- 2. Painting equipment, erecting fences, and using mansard-type roofs are not acceptable methods of screening.
- 3. Cell phone transmission equipment should be blended in with the design of the roofs, rather than being merely attached to the roof-deck.



mechanical equipment behind the screen wall



rooftop treatment



STANDARDS AND GUIDELINES FOR SITES ON PEDESTRIAN STREETS

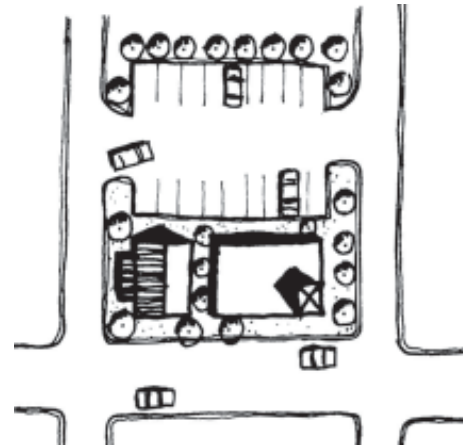
LOCATION OF PARKING LOTS

INTENT:

To maintain a contiguous, active pedestrian street front along designated Pedestrian Streets by locating parking lots behind buildings.

GUIDELINES:

1. Parking lots shall not be located between a building and a Pedestrian Street.



parking lot behind the building



parking in rear

parking lot behind the building

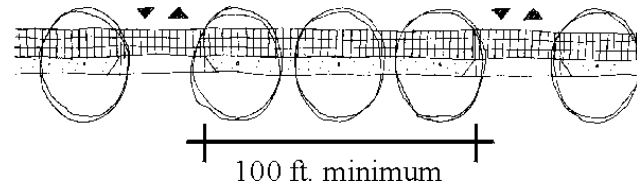
## CURB CUTS

### INTENT:

To maintain a continuous uninterrupted sidewalk by minimizing driveway access.

### GUIDELINES:

1. Curb cuts within an ownership should be spaced at no less than 125 feet apart along a principal or minor arterial, and no more than 100 feet apart along a collector arterial.
2. Curb cuts shall not be located along a designated Pedestrian Street.
3. Access to parking should be from the alley, or from a side street if access from the alley is not possible. Access to parking shall not be from a Pedestrian Street unless no other means of access is possible.



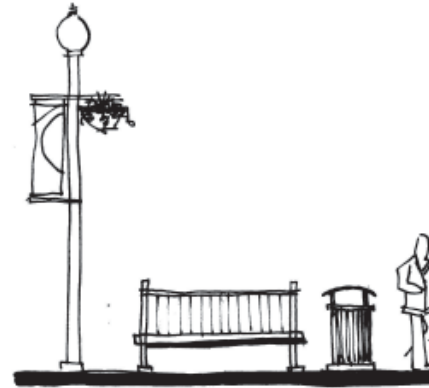
## STREETSCAPE ELEMENTS

### INTENT:

To create a more pedestrian friendly street through the use of site furnishings along designated Pedestrian Streets.

### GUIDELINES:

1. Publicly-usable site furnishings such as benches, tables, bike racks and other pedestrian amenities shall be provided at building entrances, plazas, open spaces, and/or other pedestrian areas for all buildings larger than 10,000 sf. Buildings less than this size are encouraged to include such amenities. Specific types of site furnishings shall be approved by the City.



bench and trash receptacle grouped with sidewalk light



Bollards, trash receptacles and benches along the sidewalk



## STREET - FACING ENTRANCES

### INTENT:

To ensure that building entrances directly reinforce pedestrian activity on the Pedestrian Street sidewalks.

### GUIDELINES:

The primary entrance to the building shall be visible from and fronting on a Pedestrian Street.



street facing entrances



PEDESTRIAN STREETS: BUILDING DESIGN

STANDARDS AND GUIDELINES FOR SITES ON PEDESTRIAN STREETS

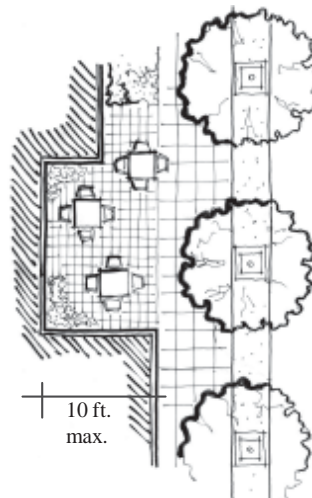
MAXIMUM SETBACK

INTENT:

To create a lively, pedestrian friendly sidewalk environment.

GUIDELINES:

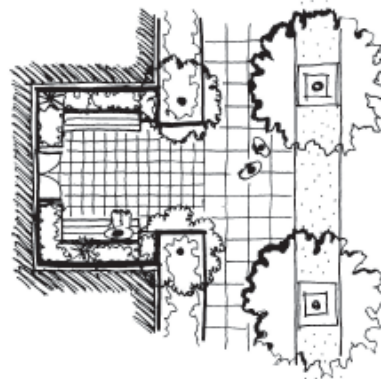
Along Pedestrian Streets, buildings shall be set up to the back of the required sidewalk (see Setbacks section of Land Use Code for Centers and Corridors), except for a setback up to 10 ft. for the purpose of providing a publicly accessible “plaza”, “courtyard” or recessed entrance.



building is set back from sidewalk to provide plaza



building with no setback from sidewalk



building is set back from sidewalk for recessed entrance/forecourt

PEDESTRIAN STREETS: BUILDING DESIGN

STANDARDS AND GUIDELINES FOR SITES ON PEDESTRIAN STREETS

GROUND LEVEL DETAILS

INTENT:

To ensure that buildings along any Pedestrian Street display the greatest amount of visual interest and reinforce the character of the streetscape.

GUIDELINES:

Façades of commercial and mixed-use buildings that face Pedestrian Streets shall be designed to be pedestrian-friendly through the inclusion of at least three of the following elements:

- a. kickplates for storefront windows
- b. projecting sills
- c. pedestrian scale signs
- d. canopies
- e. plinths
- f. containers for seasonal planting
- g. tilework
- h. medallions
- i. if building is on the Spokane Register of Historic Places, the Secretary of the Interior's Standards for Rehabilitation historic design guidelines shall apply.



elements used at ground level



various ground level treatments





ADDITIONAL STANDARDS AND GUIDELINES FOR  
TYPE 1 CENTERS AND CORRIDORS

## PEDESTRIAN ORIENTED SIGNS

## INTENT:

To ensure that signs are interactive with people on foot.

## GUIDELINES:

1. Signs shall be oriented to pedestrians, rather than people in vehicles. The following are types of signs that are oriented to pedestrians:
  - projecting signs (blade signs)
  - window signs (painted on glass or hung behind glass)
  - logo signs (symbols, shapes)
  - wall signs over entrance
  - sandwich board signs
  - ground signs
2. Pole signs shall not be permitted.



blade sign



wall sign



sandwich board sign



window sign

ADDITIONAL STANDARDS AND GUIDELINES FOR TYPE 1 CENTERS AND CORRIDORS

INTEGRATION WITH ARCHITECTURE

INTENT:

To ensure that signage is part of the overall design of a project and not additive or an afterthought.

GUIDELINES:

- 1. The design of buildings and sites shall identify locations and sizes for future signs. As tenants install signs, such signs shall be in conformance with an overall sign program that allows for advertising which fits with the architectural character, proportions, and details of the development. The sign program shall indicate location, size, and general design.
- 2. Signs shall not project above the roof, parapet, or exterior wall.



sign integrated with the entrance



sign integrated with building order and bays



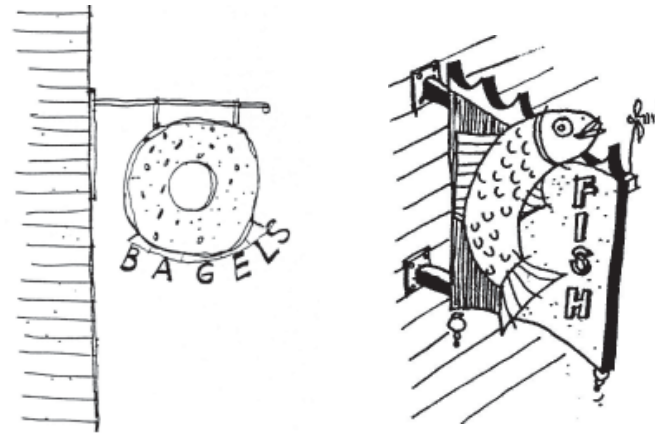
sign integrated with building mass

**CREATIVE GRAPHIC DESIGN****INTENT:**

To encourage interesting, creative and unique approaches to the design of signs.

**GUIDELINES:**

1. Signs should be highly graphic in form, expressive and individualized.
2. Signs should convey the product or service offered by the business in a bold, graphic form.
3. Projecting signs supported by ornamental brackets and oriented to pedestrians are strongly encouraged.
4. If projecting signs or wall signs incorporate one-of-a-kind graphic elements, the size otherwise allowed by SMC 11.17, Sign Code, may be increased by 20%, so long as the sign is oriented to pedestrians.



sign expressing the product, integrated with graphic form



unique projecting signs

## UNIQUE LANDMARK SIGNS

### INTENT:

To respond to the unique character of the neighborhood and business.

### GUIDELINES:

1. Retain existing historic signs and landmark structures that feature the character of the area.
2. New landmark signs should correspond to the location, setting and type of businesses and shall be approved by the Planning Director.



unique landmark sign to express the type of business

regionally famous  
landmark structure -  
the milk-bottle  
restaurant



landmark sign at Garland District

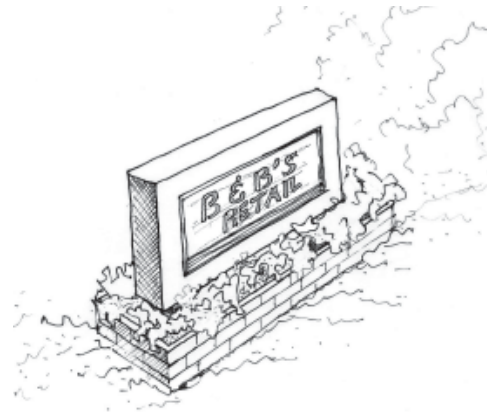
## GROUND SIGNS

### INTENT:

To ensure that signs are not principally oriented to automobile traffic.

### GUIDELINES:

1. Pole signs shall be prohibited. All freestanding signs shall be ground signs no higher than 5 ft.
2. The base of any ground sign shall be planted with shrubs and seasonal flowers.



ground sign with landscaping and sculpture