

The background of the slide features a low-angle photograph of a modern building with a glass and concrete facade, set against a clear blue sky. The building is on the left side, and the sky occupies the rest of the frame. A semi-transparent blue horizontal band is overlaid across the middle of the image, containing the text.

Plan Commission Working Group Spokane Falls Blvd

Meeting #1, May 16, 2017

Introductions:

- Working Group Members
- Support Staff
- Members of the public

Meeting Dates:

- Meeting #1, May 16, 2017
- Meeting #2, June 6, 2017
- Meeting #3, June 13, 2017
- Meeting #4, June 27, 2017

Meeting Schedule

- Meeting #1 – Discuss background and project goals, current policy & regulations, walk the sites
- Meeting #2 – Review alternative designs possible that are consistent with existing policy. Discuss possible refinements to policy that could be contemplated as part of the Downtown Plan Update.
- Meeting #3 – Continue to refine topics discussed in Meeting #2, Alternative selection could begin.
- Meeting #4 – Summarize findings of analysis and compile final recommendation for report.

Mark Hinshaw, FAIA, FAICP

Principal, Walker Macy

- In our 2nd & 3rd meetings, Mark will be facilitating discussion about typical needs for different types of downtown development (such as: residential, hotel, office, parking structure)
- Also leading group discussion of potential refinements to policy or code that could be contemplated as part of Downtown Plan Update that still meet intent of policy

Working Group Goal:

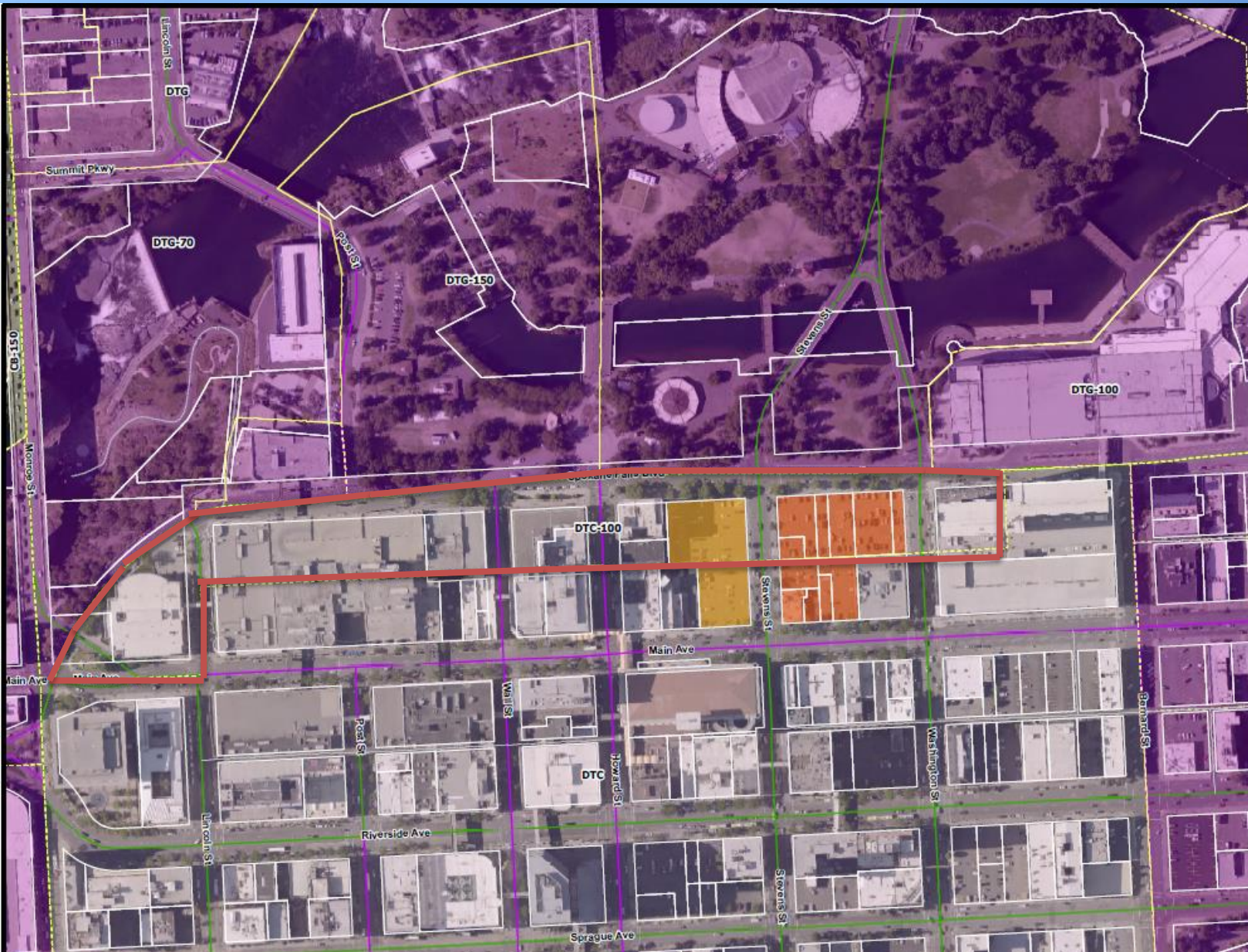
- Review possible alternative design standards that are consistent with existing comp plan and downtown plan policies
- Identify scope for possible refinements to policy as may be contemplated as part of the Downtown Plan update

Proposed Final Report Outline

- Summarize issue background
- Summarize findings from working group
- Outline possible code amendments
- Outline possible changes to Downtown Plan policy via Downtown Plan Policy Update

This group does not have authority to change the code or policy directly.

Study Focus Area: DTC-100 Zone



Spokane Falls Blvd Building Height Limits Context Map - Aerial

Revised by: GSK/2017

File: DTC-100-17

Legend

City Zoning

Downtown Core

Downtown General

Complete Streets

Type

Type I Complete Street

Type II Complete Street

Type III Complete Street

Type IV Complete Street

Fast Forward Spokane Opportunity Sites

Private Opportunity Sites

Major Downtown Site 1

Major Downtown Site 2

0 50 100 200 300 Feet
1 inch = 100 feet



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 as

Riverfront Park Community Investment

RIVERFRONT PARK REDEVELOPMENT OPEN HOUSE

Wednesday, April 26, 6 – 8pm

Downtown Spokane Library, 906 W. Main Ave.

See progress on the 5 bond projects

- Recreational Rink & SkyRide Facility •
- Looff Carrousel Building •
- Regional Playground •
- U.S. Pavilion & Event Shelters •
- Public Spaces & Park Grounds •

Meet the design
teams, see progress,
ask questions, and
provide feedback

RiverfrontParkNow.com





Comprehensive Plan

ED 3.10 Downtown Spokane: *Promote downtown Spokane as the economic and cultural center of the region.*

Discussion highlights supporting partners in:

- revitalizing downtown retail activity
- attracting business, and
- developing housing downtown

Comprehensive Plan

LU 2.2 Performance Standards: *Employ performance and design standards with sufficient flexibility and appropriate incentives to ensure that development is compatible with surrounding land use.*

Discussion highlights:

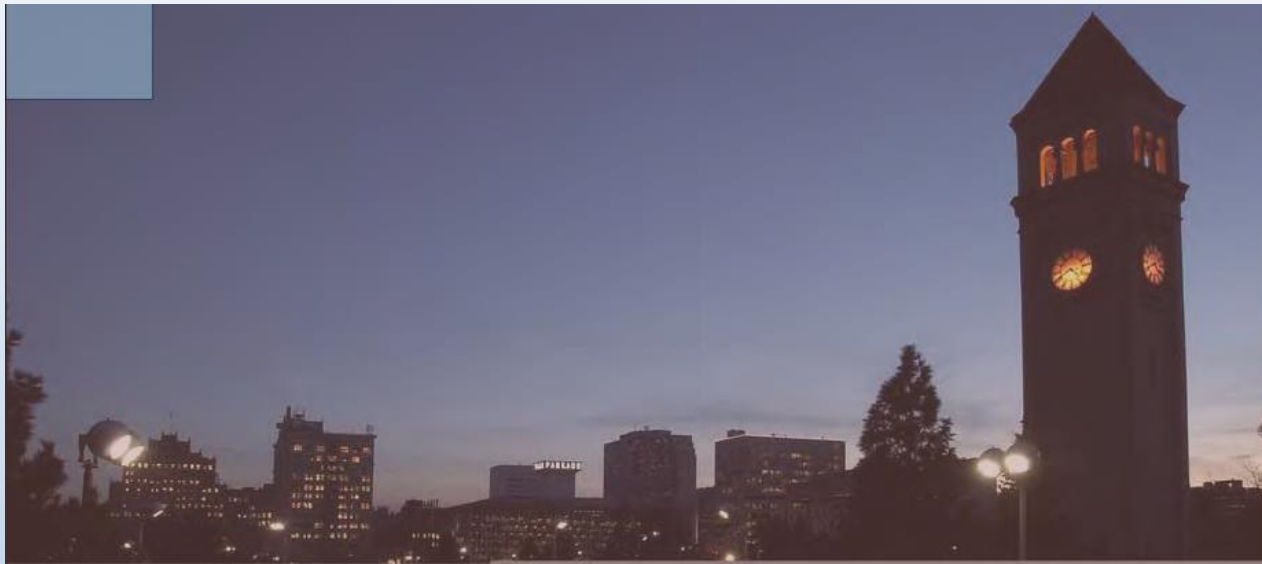
- Performance standards should address such things as structural mass, green areas, buffering
- Use of an incentive system that grants bonuses such as building height, in exchange for development that enhances the public realm

Comprehensive Plan

LU 7.1 Regulatory Structure: *Develop a regulatory structure that utilizes creative mechanisms to promote development that provides a public benefit.*

Discussion highlights incentives as a tool to encourage that is beneficial to the public, e.g. increased building height if there is:

- dedication of open space for public use, or
- some other development feature that results in direct benefit to the public



November 2008

fast forward spokane

DOWNTOWN PLAN UPDATE

2008



Downtown Plan Policy

Chapter 4, Strategy Framework

Access to Views and Sunlight, p. 81

“The Spokane community expressed a strong desire to maintain maximum exposure to sunlight in significant public open spaces, such as Riverfront Park, by promoting buildings designed to reduce shadows.”

Downtown Plan Policy: Major Downtown Site #1 (p. 84)



“The block currently has development along the west and southern edges but a large portion of the site is devoted to surface parking. The lack of activity on the eastern portion of this block, coupled with similar conditions on Major Downtown Site #2, create a large gap in the built form along Spokane Falls Boulevard and Main Avenue.”

Downtown Plan Major Site #2 (p. 86)



“The tremendous potential for the creation of a gateway makes this a unique development opportunity...the target program for this site is a mixed-use development with two residential towers at the northeast and southwest corners of the block.”

CHAPTER FOUR STRATEGY FRAMEWORK



A three-dimensional model of potential infill development on Major Downtown Sites #1 (right) and #2 (left).

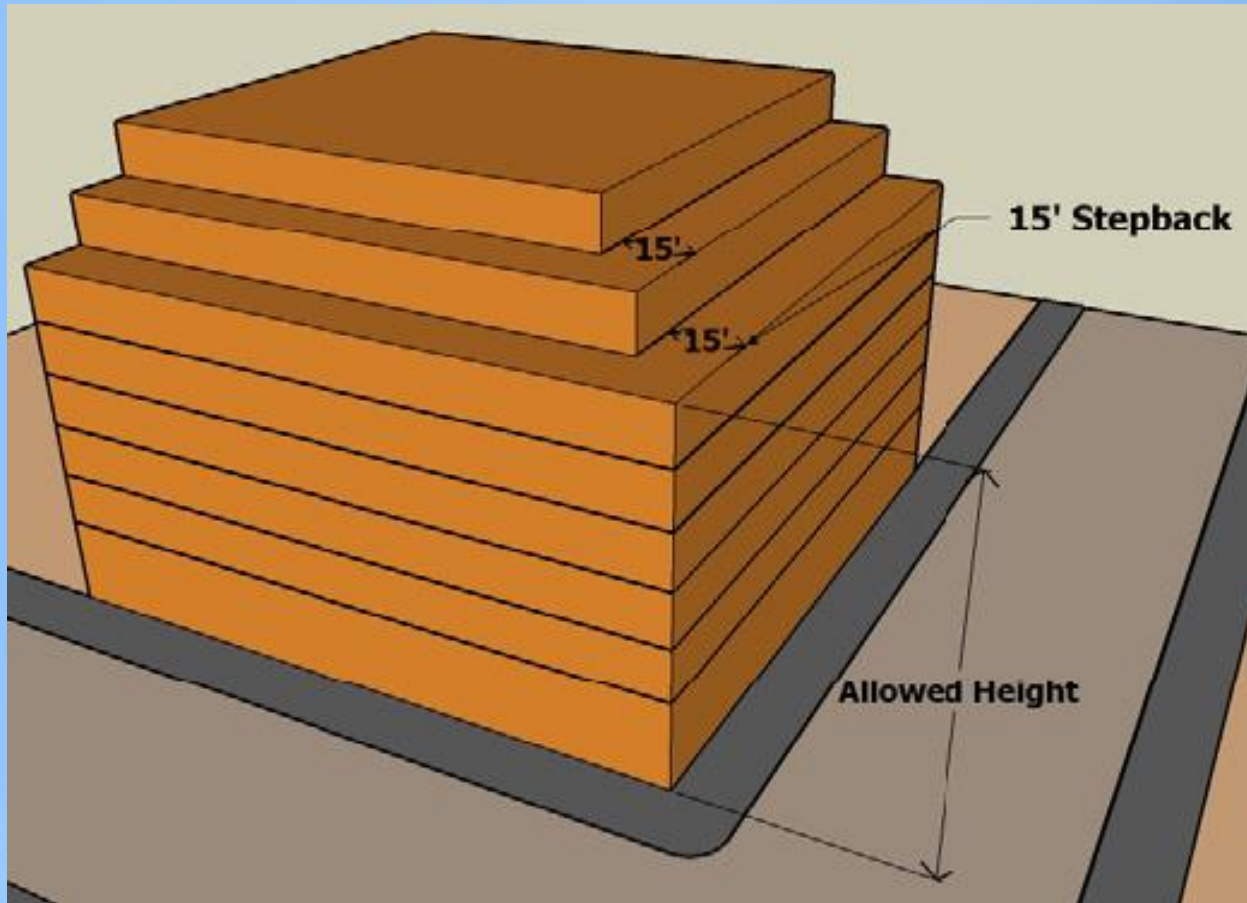
Municipal Code



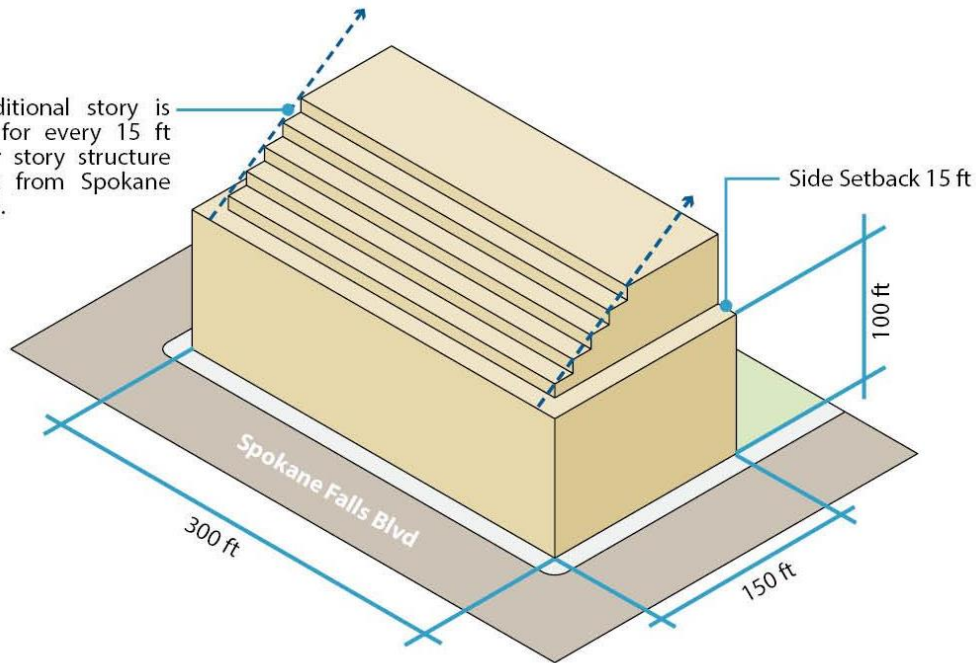
SMC 17C.124.220(B)(1), Height & Massing:
*“Changes to the height provisions are not
allowed outside of a downtown plan update
process.”*

DTC-100 zone

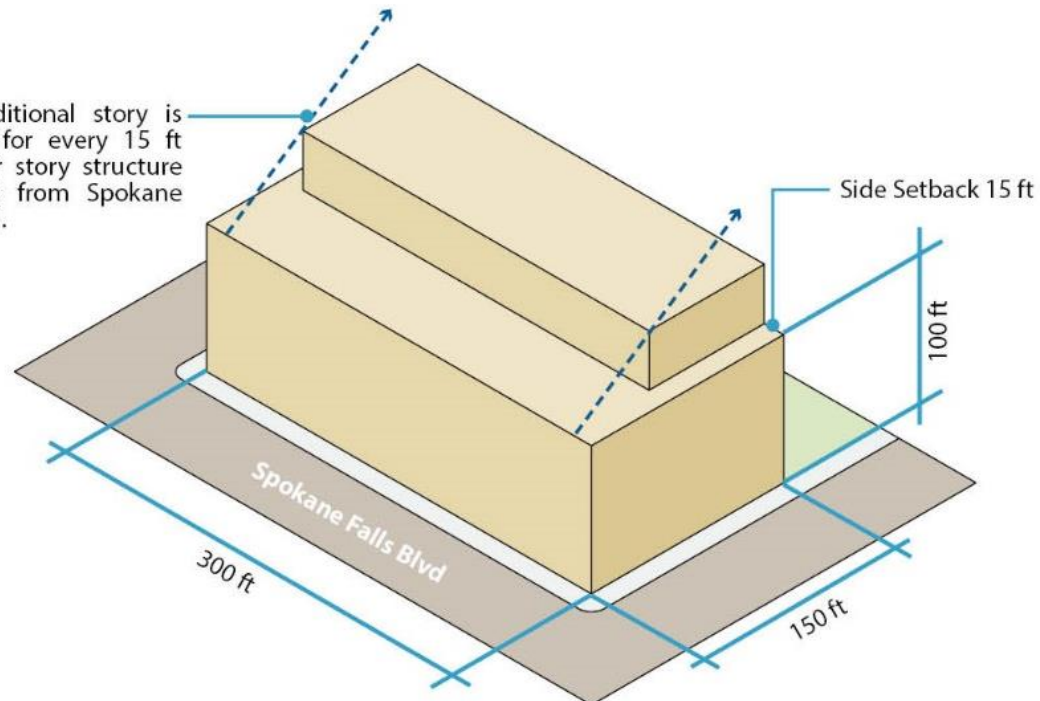
Downtown Core, with 100ft height limit
[SMC 17C.124.220](#), Height and Massing



One additional story is allowed for every 15 ft of upper story structure stepback from Spokane Falls Blvd.



One additional story is allowed for every 15 ft of upper story structure stepback from Spokane Falls Blvd.



Downtown Street Types linked to zoning requirements

- Type I, Type II street types...
- Type I streets: Main & Howard
- Type II streets: Spokane Falls Blvd, Stevens, Washington
- Curb cut limitations 17C.124.280(C)

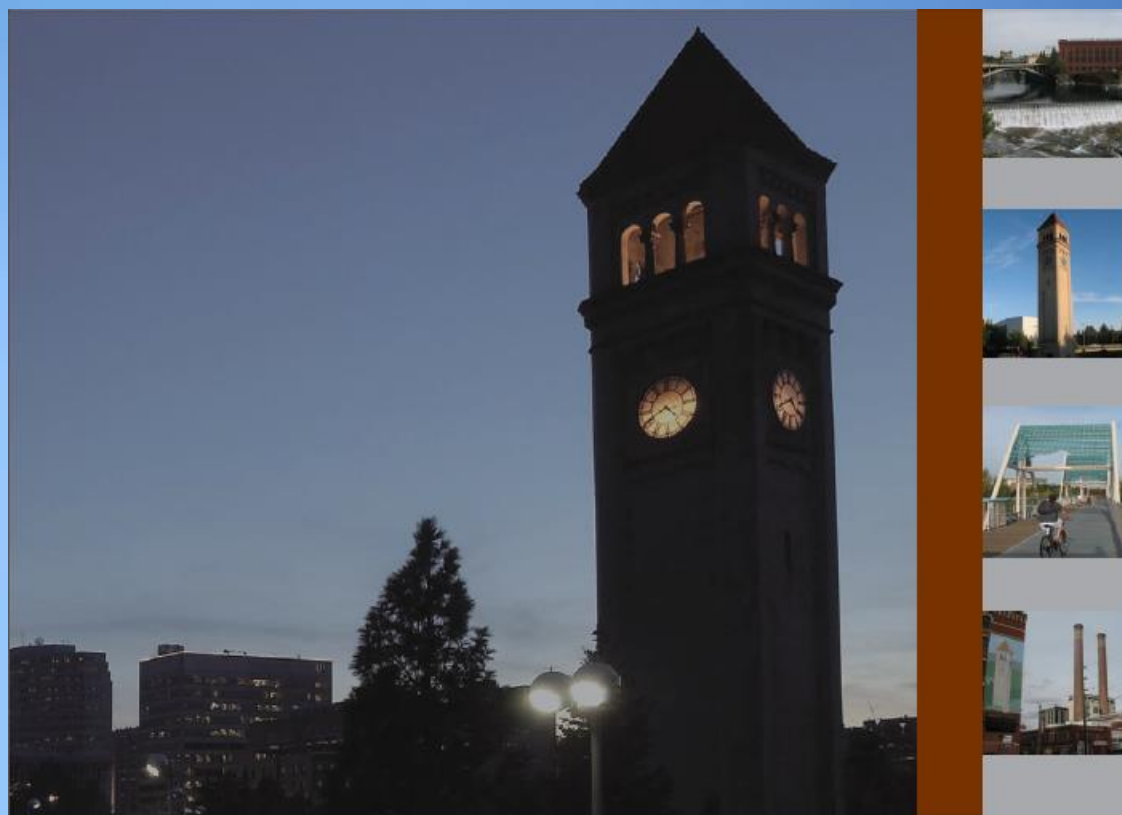
Parking & Loading

-Parking structures and structures where the primary use is storage of any kind adjacent to Type 1 or Type 2 complete streets must include street-level retail, office or civic uses along at least fifty percent of the street frontage not devoted to vehicular access area.....
- See 17C.124.340 for full citation

Code considerations/requirements

- Windows - Façade glazing requirements
- Articulation of structure
- Avoidance of blank walls
- Plazas and public space

All of SMC 17C.124 is relevant.



downtown spokane

Design Guidelines

Approved by the City Council
on December 14, 2009

Downtown Projects also subject to
Design Review



Design Standard A-1: Respond to the Physical Environment

“Each building site lies within a larger physical context having a variety of district features and characteristics to which the site planning and building design should respond....”

“Arrange the site features and building mass in response to ... views of noteworthy structures or natural features, such as ...Riverfront Park”

Property Owner / DSP

- Discussion of property owner concerns