



**Plan Commission
Working Group
Spokane Falls Blvd**

Meeting #2, June 6, 2017

Meeting Agenda

Welcome	Todd Beyreuther	1:00 – 1:05
Working Group Member Introductions	All	1:05 – 1:15
Project Goals, Recap Last Meeting	Lisa Key	1:15 – 1:20
Draft Principles	Mark Hinshaw, Walker Macy	1:20 – 1:30
Alternatives Analysis	Mark Hinshaw, Walker Macy	1:30 – 2:00
Property Owner – Alternatives for Building Placement and Use(s)	David Peterson, G&B Mark Richard, DSP	2:00 – 2:30
Working Group Discussion Goals to add? Questions to investigate?	Todd Beyreuther	2:30 – 3:00
Adjourn	All	3:00



Spokane Falls Blvd Building Heights

PROJECT GOALS & MEETING 1 RECAP

Project Purpose

- To evaluate concerns from property owners/developers regarding the limits on building heights along Spokane Falls Boulevard (SMC 17C.124.220)
- To consider potential approach to balance the desired density of development with potential impacts to public space in Riverfront Park

Project Goal:

- Review possible alternative design standards that are consistent with existing comprehensive plan and downtown plan policies
- Identify scope for possible refinements to policy as may be contemplated as part of the Downtown Plan update (2018)

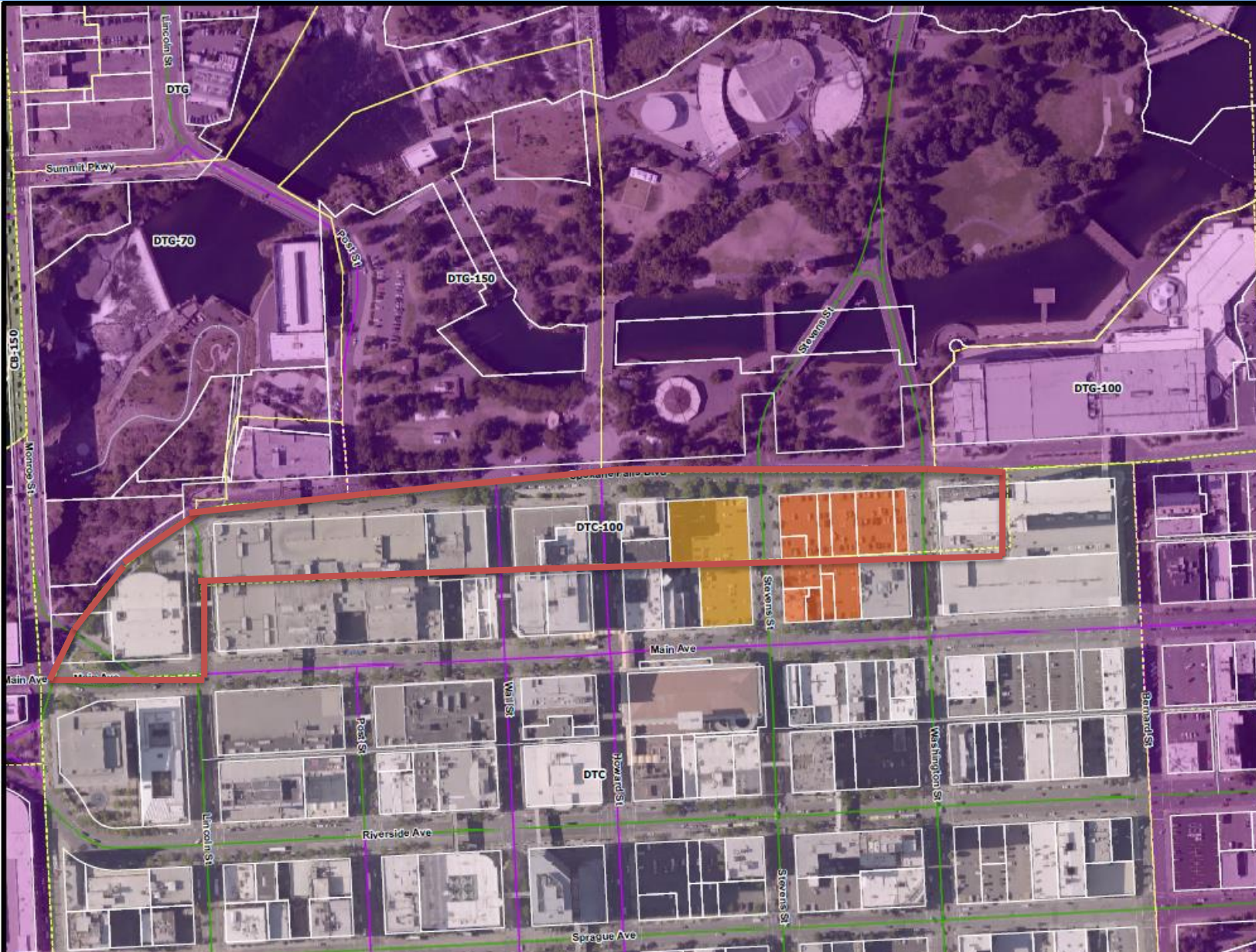
Desired Outcomes

To identify potential policy & code changes that will:

- Create opportunities for redevelopment of surface parking lots across from Riverfront Park in an economically viable manner
- Allow for the activation of the adjacent public spaces
- Balance potential shading impacts to park with economic benefits of redevelopment

Study Focus Area: DTC-100 Zone

Spokane Falls Blvd Building Height Limits Context Map - Aerial



Created by: GSD/ST

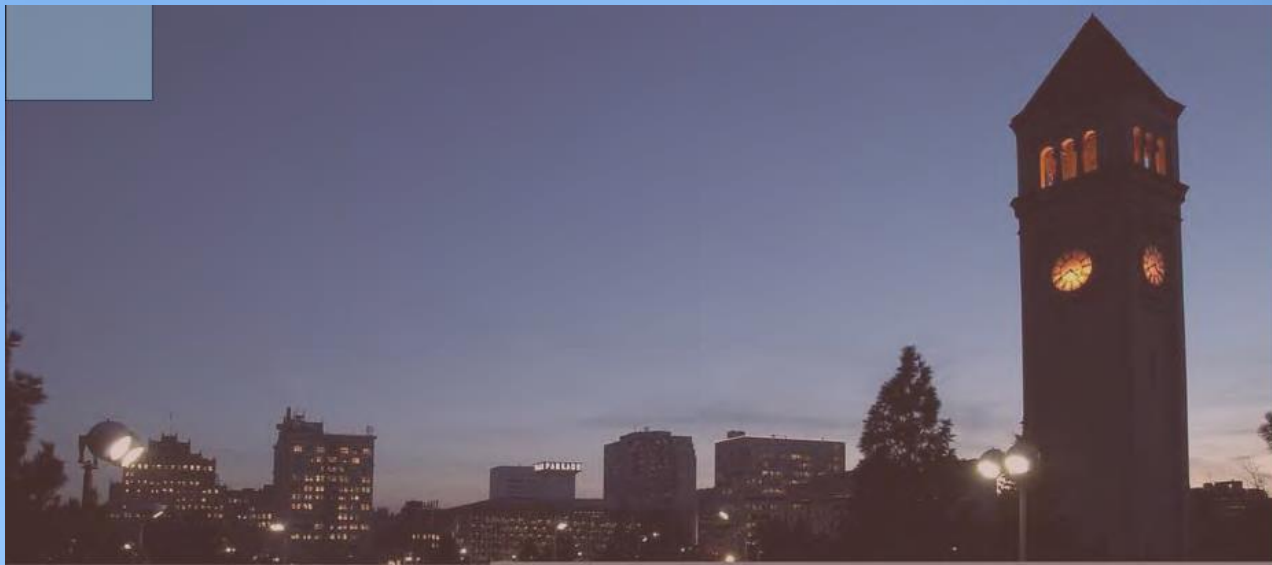
Print Date: 5/11/2017

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



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 a legal document.



November 2008

fast forward spokane

DOWNTOWN PLAN UPDATE

2008



CHAPTER FOUR STRATEGY FRAMEWORK



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



Downtown Plan Policy

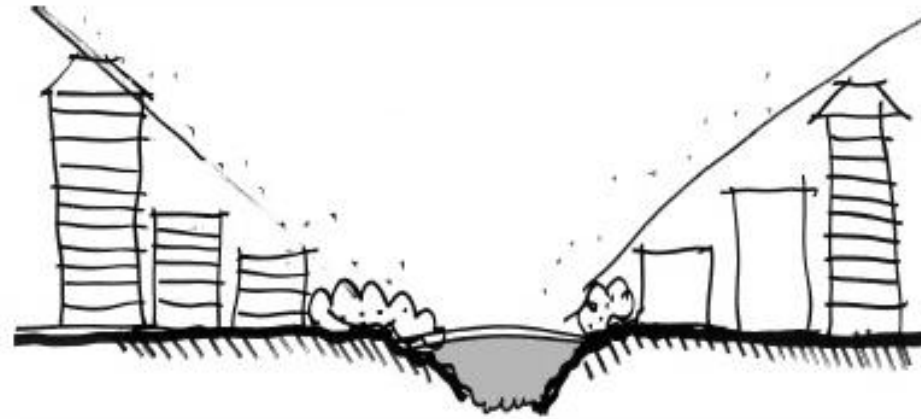
Chapter 4, Strategy Framework

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.”

Background

- Limiting building heights for the purpose of preserving sunlight and views dates back to the Olmsted Plan
- The 1999 Downtown Plan included general discussion of building height limitations
- Discussion was centered more on preserving views of landmark towers.



Riverfront Park Views



Landmark Tower Views

Background (continued)

- The initial policy in the downtown plan appeared as part of the 2008 update
- The SMC requirements were developed following adoption of the downtown plan as part of the implementation effort led by City staff
- MIG focus much work on shading and massing for the 2008 update, not as much on the park
- Several slides discussing the park and the need to avoid “large bulky shadows” and a call for a sunny southern entry to the park