Plan Commission Working Group
Spokane Falls Blvd
Meeting #2, June 6, 2017
# Meeting Agenda

<table>
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<tr>
<th>Time</th>
<th>Topic</th>
<th>Presenter(s)</th>
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<tr>
<td>1:00–1:05</td>
<td>Welcome</td>
<td>Todd Beyreuther</td>
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<td>1:05–1:15</td>
<td>Working Group Member Introductions</td>
<td>All</td>
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<td>1:15–1:20</td>
<td>Project Goals, Recap Last Meeting</td>
<td>Lisa Key</td>
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<td>1:20–1:30</td>
<td>Draft Principles</td>
<td>Mark Hinshaw, Walker Macy</td>
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<td>1:30–2:00</td>
<td>Alternatives Analysis</td>
<td>Mark Hinshaw, Walker Macy</td>
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<td>2:00–2:30</td>
<td>Property Owner – Alternatives for Building Placement and Use(s)</td>
<td>David Peterson, G&amp;B, Mark Richard, DSP</td>
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<td>2:30–3:00</td>
<td>Working Group Discussion</td>
<td>Todd Beyreuther</td>
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<td>3:00</td>
<td>Adjourn</td>
<td>All</td>
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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
A three-dimensional model of potential infill development on Major Downtown Sites #1 (right) and #2 (left).
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.

Source: 1999 Downtown Plan
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.