# Agenda: Meeting 2

**Tuesday, June 6, 2017, 1:00 PM to 3:00 PM, City Hall, Conference Room 5A**

<table>
<thead>
<tr>
<th>Time</th>
<th>Activity</th>
<th>Presenter/Group</th>
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<tbody>
<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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<tr>
<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</td>
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<td>Mark Richard, DSP</td>
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<td>2:30 – 3:00</td>
<td>Working Group Discussion Goals to add? Questions to investigate?</td>
<td>Todd Beyreuther</td>
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<td>3:00</td>
<td>Adjourn</td>
<td>All</td>
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Members of the public are invited to attend the meeting, but discussion is limited to members of the working group.

**Project Webpage:**

**Project Contact:**
Tirrell Black, Associate Planner
tblack@spokanecity.org
509.625.6185

6/5/2017
Working Group Responsibilities

The Stakeholder Working Group is comprised of a range of stakeholders. Working Group responsibilities include:

- Attending all the meetings if possible.
- Assigning an alternate if unable to attend all meetings.
- As a subcommittee of the Plan Commission, meetings will be held in a manner that conforms to the spirit of the Open Public Meetings Act. Meetings will be noticed and open to public attendance.

If approached by a media outlet, Working Group members will speak on behalf of themselves and not on behalf of the Working Group as a whole. Members may refer media inquiries to Julie Happy, Communications Manager, Business and Developer Services with the City of Spokane (jhappy@spokanecity.org or 509.625.7773).

Meeting Guidelines

The stakeholder working group will adhere to the following discussion guidelines:

- Listen when others are speaking.
- Seek to understand before seeking to be understood.
- Let the facilitator know if you feel like another participant is behaving disrespectfully or preventing you from speaking up.
- Focus on constructive problem-solving, not personalities.
- It's okay to disagree.
Working Principles

Draft: 5/17/2017 for discussion at Meeting #2, June 6, 2017

Presentations on May 16 led to a robust discussion that followed. There seemed to be general agreement on many issues. To formalize this, we have drafted a number of key principles that can inform further discussions and help shape an eventual approach. These are not in any order of importance; they are equally important.

Unique Place

Create a positive, highly identifiable environment in the area bounded by Main Street, the Spokane River and Riverfront Park, Lincoln Street, and Washington Street that will draw people to a wide range of public and private destinations.

Integrated Development

Guide the redevelopment of properties along the south side of Spokane Fall Boulevard in order to result in a seamless integration with the enhanced park, so that entire area is a lively and ever-changing part of downtown.

Active Streetscapes

Ensure a lively and activated streetscape through both management of public spaces and activation by commercial uses that embrace the public realm.

Varied Building Forms

Promote flexibility in building location, form, height, and massing. Avoid creating a continuous “wall” effect fronting the park.

Howard Street Corridor

Preserve significant amounts of sunlight throughout the year on the highly important Howard Street corridor through the park.
One additional story is allowed for every 15 ft of upper story structure setback from Spokane Falls Blvd.
Spokane Falls Blvd Building Height Limits

Alternative A - Office (Current Regulations)

**OBSERVATIONS**

- Zoning envelope is more conducive to office use
- But stepped building form is problematic; would simply set back
- Weak demand for office space downtown
- Office and residential don’t mix well
- This scenario is unlikely
**Observations**

- Residential buildings set back to take advantage of greater height
- Probably within range of 10 to 12 floors
- Buildings over 75’ are much more costly to construct
- 5 to 6 additional floors above 75’ not enough to offset increased cost
- This scenario is possible but not likely

Spokane Falls Blvd Building Height Limits

**Alternative B - Residential or Hotel (Current Regulations)**
**Observations**

- Much greater flexibility in tower placement and heights
- Greater mix of uses possible
- Opportunities for public space
- Allows “touch back” to Main Ave.
- Site tower to protect Howard St. corridor
OBSERVATIONS

- Variation on Alt. C
- “Plans in Lieu” option allows for flexibility
- Could better meet changing market demands over time
- Could allow a better melding with park
- Could protect Howard St. corridor through park
- Requires collaboration of property owners

Spokane Falls Blvd Building Height Limits

Alternative D - Using the “Plans in Lieu” Option
Spokane Falls Blvd Building Height Limits

Alternative C - Shadow Study, Summer Solstice

JUNE 21st 10 AM
Spokane Falls Blvd Building Height Limits

**Alternative C - Shadow Study, Summer Solstice**

**JUNE 21st**
**11 AM**
Spokane Falls Blvd Building Height Limits

Alternative C - Shadow Study, Summer Solstice

JUNE 21st
12 PM
Alternative C - Shadow Study, Summer Solstice

Spokane Falls Blvd Building Height Limits

JUNE 21st
1 PM
Spokane Falls Blvd Building Height Limits

Alternative C - Shadow Study, Summer Solstice
Spokane Falls Blvd Building Height Limits

Alternative C - Shadow Study, Winter Solstice
Spokane Falls Blvd Building Height Limits

Alternative C - Shadow Study, Winter Solstice
Spokane Falls Blvd Building Height Limits

**Alternative C - Shadow Study, Winter Solstice**
Spokane Falls Blvd Building Height Limits

Alternative C - Shadow Study, Winter Solstice

DEC. 21st 1 PM
Spokane Falls Blvd Building Height Limits

Alternative C - Shadow Study, Winter Solstice
Spokane Falls Blvd Building Height Limits

Alternative C - Shadow Study, Autumn Equinox
Spokane Falls Blvd Building Height Limits

Alternative C - Shadow Study, Autumn Equinox

SEPT. 21st
11 AM
Spokane Falls Blvd Building Height Limits

**Alternative C - Shadow Study, Autumn Equinox**
Spokane Falls Blvd Building Height Limits

Alternative C - Shadow Study, Autumn Equinox
Spokane Falls Blvd Building Height Limits

Alternative C - Shadow Study, Autumn Equinox

SEPT. 21st
2 PM