

Mechanism for Allowing Greater Flexibility in Building Heights

I. Options for Implementation

- A. Existing “Plans in Lieu” Method
- B. Newly-created Special District
- C. Amend existing code for DTC-100 zone

II. Desired Outcomes

- A. Replace surface parking lots with a mixture of uses
- B. Put a activity on the street
- C. Create relationships with the enhanced park

III. Principles

A. 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.

B. 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.

C. Active Streetscapes

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

D. Varied Building Forms

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

E. Economic Development

Attract types of development and uses that can reinforce activities and spaces associated with the park and residents who can monitor and populate the area.

F. Howard Street Corridor

Preserve significant amounts of sunlight throughout the year on the highly important Howard Street corridor through the park

IV. Development Standards

- A. Floors occupied exclusively by residential use may be allowed to extend above the underlying height limit under certain conditions as indicated below.
- B. Floor plates above 100 feet shall be no larger than 14,000 sf
- C. The long dimension of building floors above 100 feet shall be perpendicular to Spokane Falls Blvd.
- D. Towers above 100 feet shall be spaced apart no less than 70 feet (roughly the same as a north/south street cross section).
- E. Active retail uses (shops, personal services, and food services) shall occupy no less than 60% of the street frontage. Corporate offices, banks, and financial institutions do not qualify as retail. Such uses shall have entrances directly on the public sidewalk.

V. Design Review & Guidelines

Because this a departure from the original intent of the underlying zone and due to the proximity of Riverside Park, development in this area should receive extra attention through the City's design review process. In this review, a number of expectations will need to be demonstrated by proposed buildings:

- A. Architectural detail at the ground level that supports people walking, lingering, eating, and socializing. This should include elements such as moveable tables and chairs, pedestrian-scaled lighting, pedestrian-scaled signs, generous windows that open out to the park with possibly roll-up or sliding sections, canopies, and artwork.
- B. Enhancements to the existing sidewalk areas to ensure that they feel welcoming, usable, visually interesting, and usable to all members of the public. Ways of extending character-giving aspects of the park should be provided in this wide sidewalk area. For example, places for live music and temporary art could be provided.
- C. Upper stories of buildings should be articulated with architectural "sculpting" such as decks, balconies, projecting bays, recesses, offsets, changes in materials and color, roof gardens, upper levels setbacks. Flat, featureless, rectilinear forms are to be avoided.
- D. In order to reflect the importance of a gateway effect, the corners of buildings should be given special treatment such as public spaces, distinctive architectural expressions, major entrances, dramatic lighting, and unique landscape design.
- E. At the initial stage of review, the Design Review Board should express its priorities and not merely react to already-designed proposals. The process between the DRB and the applicant shall be a collaborative one. Adherence to the principles listed previously shall inform the review.

