



Summary Report (UPDATED)

Public Outreach Survey

BUILDING HEIGHTS IN DTC-100 ZONE

**Prepared by City of Spokane Planning & Development
April 18, 2018**

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Introduction

The following report summarizes the results of a public opinion survey issued by the City of Spokane Planning & Development Department in early 2018. Following a request by a representative of some property owners in the DTC-100 Zone, the City of Spokane undertook a study of the current building heights requirements in the zone and potential modifications to those requirements that could result in easing financial barriers to development in this zone. This study was prepared following four meetings by a working group of industry, government, and public representatives. The resulting [recommendation](#)¹ of that working group was to allow greater heights in exchange for limitations on use, a limit on the floorplate size of towers above 100 feet, and minimum distances between towers. Detailed results of that study can be found in the study itself and are not summarized here.

Following adoption by resolution of the final [Building Heights Study](#)¹, City staff was asked by the City Council to begin processing a code amendment consistent with the findings of the study. As part of that process, an online [Story Map](#)² was published and a survey was released, asking the public to comment on the various aspects of the proposed changes to City Code. The Story Map and survey were published on January 17, 2018. The survey is ongoing. However, for the uses of the Plan Commission at their April 25, 2018 hearing, the results were polled from January 17 to April 17. Those results are summarized in this report. A total of 841 surveys were received by April 17. However, nine of those surveys were invalidated due to the fact that they were empty. Thus, the following results concern 832 valid surveys.

Format and Questions

The survey was issued online only as a survey through www.surveymonkey.com. The City possesses a paid account that allows for greater control of content and analysis and, more importantly, protection from spamming or multiple votes by the same user. The entire survey was 19 questions³ long and took an average of six minutes to complete. The questions can be categorized as follows:

- Six (6) general demography questions (place of residence, neighborhood, use of downtown, etc.);
- Four (4) general questions about the topic at hand (the importance of development, agreement with Downtown Plan policy, etc.);
- Six (6) detailed questions about the topic at hand (preferred floor plate size, distance between towers, pedestal height, etc.);
- One (1) open-ended question asking for comments of any type; and
- Two (2) questions asking for contact information (name and email).

None of the questions required answers to any others and users could skip any questions they wished to. The survey itself did not require that the user view the entire Story Map, but it was strongly encouraged by the survey's embedded nature at the end of the Story Map and through language included in public

¹ <https://static.spokanecity.org/documents/projects/building-heights-on-spokane-falls-boulevard/building-heights-on-spokane-falls-boulevard-final-draft-report-oct-2017.pdf>

² <http://arcg.is/2BO3KNd>

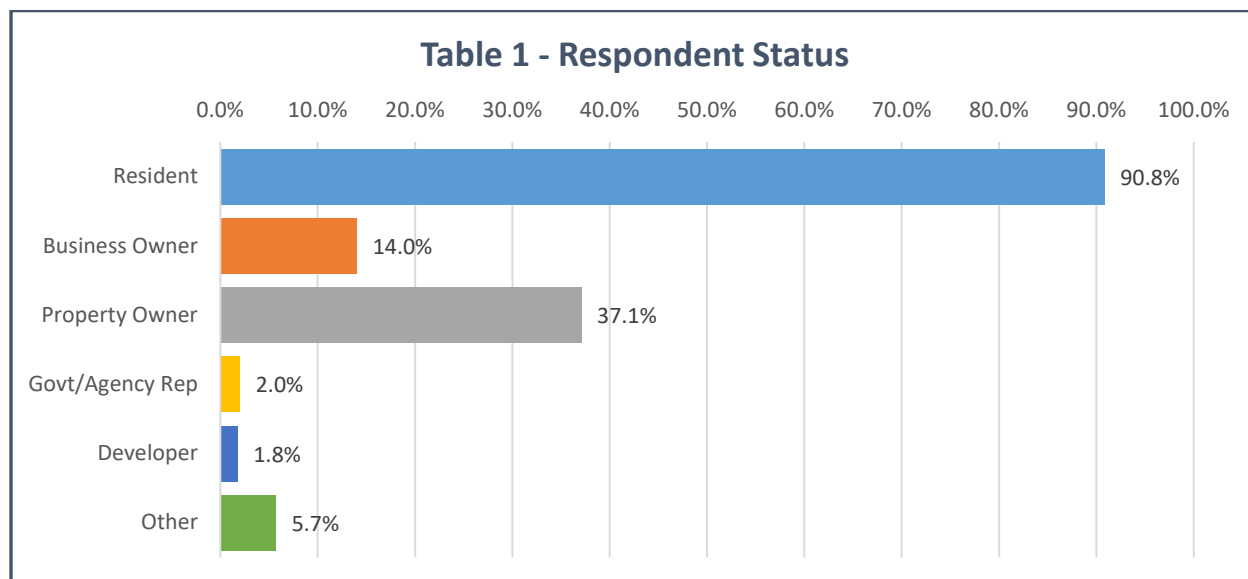
³ A complete copy of the survey is attached to this report as Appendix A.

outreach extolling the usefulness of the Story Map and a statement that the information contained within would help the public answer the survey.

Demography (Questions 1 through 6)

The primary demographic question asked in the survey was the status of the respondent. Each respondent was asked to self-report their status in society through general descriptors of their position or role. Respondents could answer with more than one response and an “other” field was provided for clarification of their answer or for respondents to include an answer that wasn’t on the list. Those “other” answers were used in some cases to correct the responses by the respondent where necessary. For example, one respondent did not check the “resident” box but did say in the “other” box that they lived in Spokane. As such, their answer was modified to include the “resident” checkbox. Any ambiguity was left unmodified in order to avoid bias on the part of the editor.

Table 1 shows the breakdown of respondents by status. Please note that respondents could give more than one answer to this question, thus some respondents fall into more than one category.



The largest percentage of respondents identified themselves as residents. The second largest percentage reported as property owners. However, as shown in **Table 1**, the City received responses from all six sectors of the population. The high percentage of residents who responded is commensurate with the City’s goal of including public opinion in the consideration process, not only industry and agency representatives. While members of the public were invited to the Building Heights Study working group meetings, no members of the general public attended the meetings, beyond neighborhood representatives directly invited to join the working group.

The second question asked respondents if they lived or worked downtown. This question was designed in order to ascertain if answers were being provided by those that would be most affected by changes in the built environment. This distinction was further refined by later questions (questions 5 and 6).

Table 2 at right provides a proportional breakdown of the answers to this question. The results were relatively evenly distributed, with the majority changing frequently throughout the response cycle. As such, it's safe to assume that the survey respondents were from largely equal proportions of the population when classified by this qualifier.

The third question asked within which Neighborhood Council boundary the respondent lived. Responses came in from every neighborhood in the City (as well as a few from residents just outside the City to the north and east). The largest responses came from the following neighborhoods:

- Manito/Cannon Hill (66 respondents)
- Cliff/Cannon (63 respondents)
- Lincoln Heights (46 respondents)
- Comstock (45 respondents)
- West Central (45 respondents)
- Rockwood (43 respondents)
- Emerson/Garfield (38 respondents)
- Southgate (36 respondents)

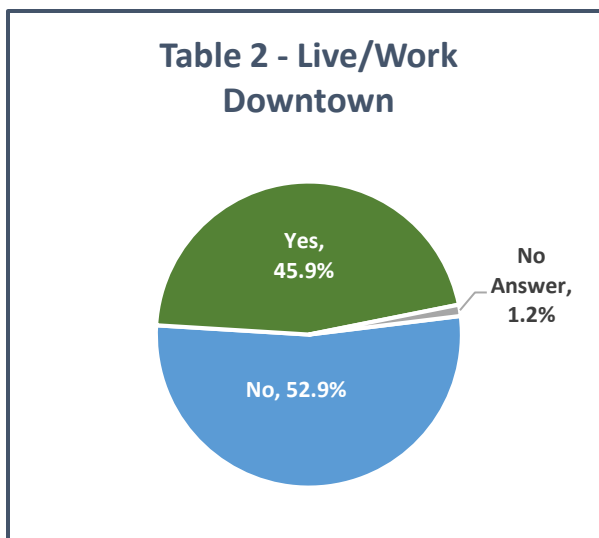


Figure 1 on the following page provides a map showing the responses by Neighborhood Council boundary, with the larger number of responses represented by darker green colors.

The next question asked the respondent to qualify how often they visit or use Riverfront Park, in order to clarify their familiarity with the park and its value to the community. **Table 3** below shows the count of each answer given by the respondents. Respondents were required to give only one answer in this case. The respondents represent a wide range of park users, with more than 73 percent of respondents reporting that they use the park at least a couple times a month.

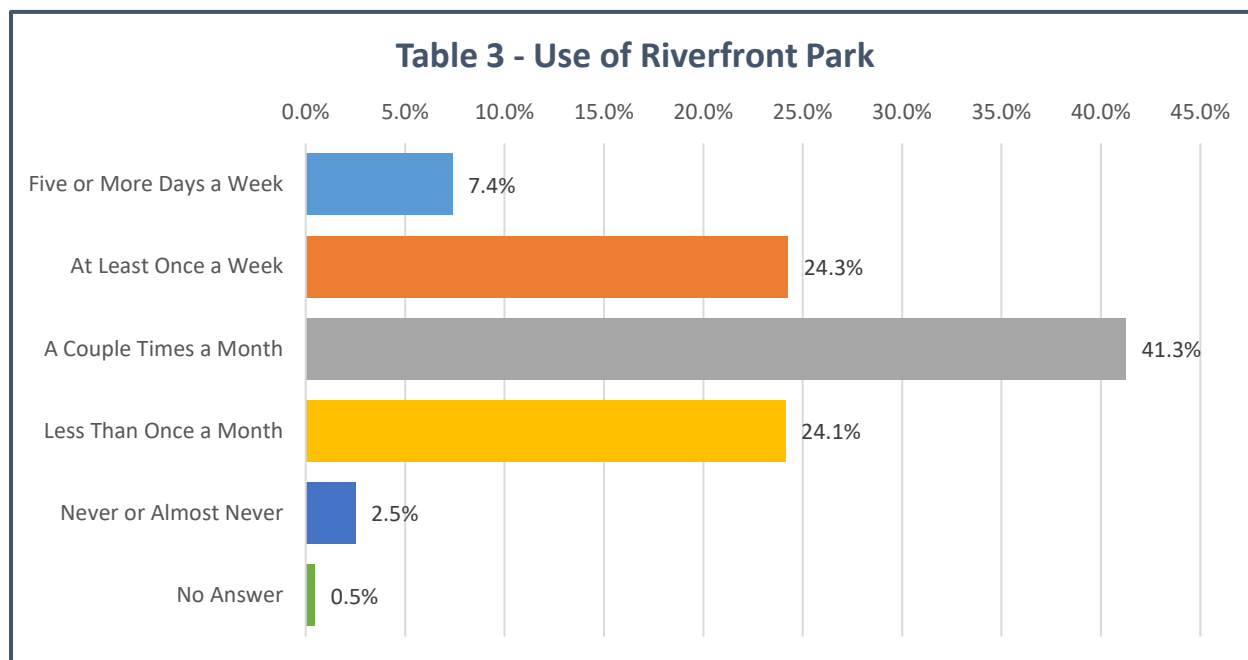
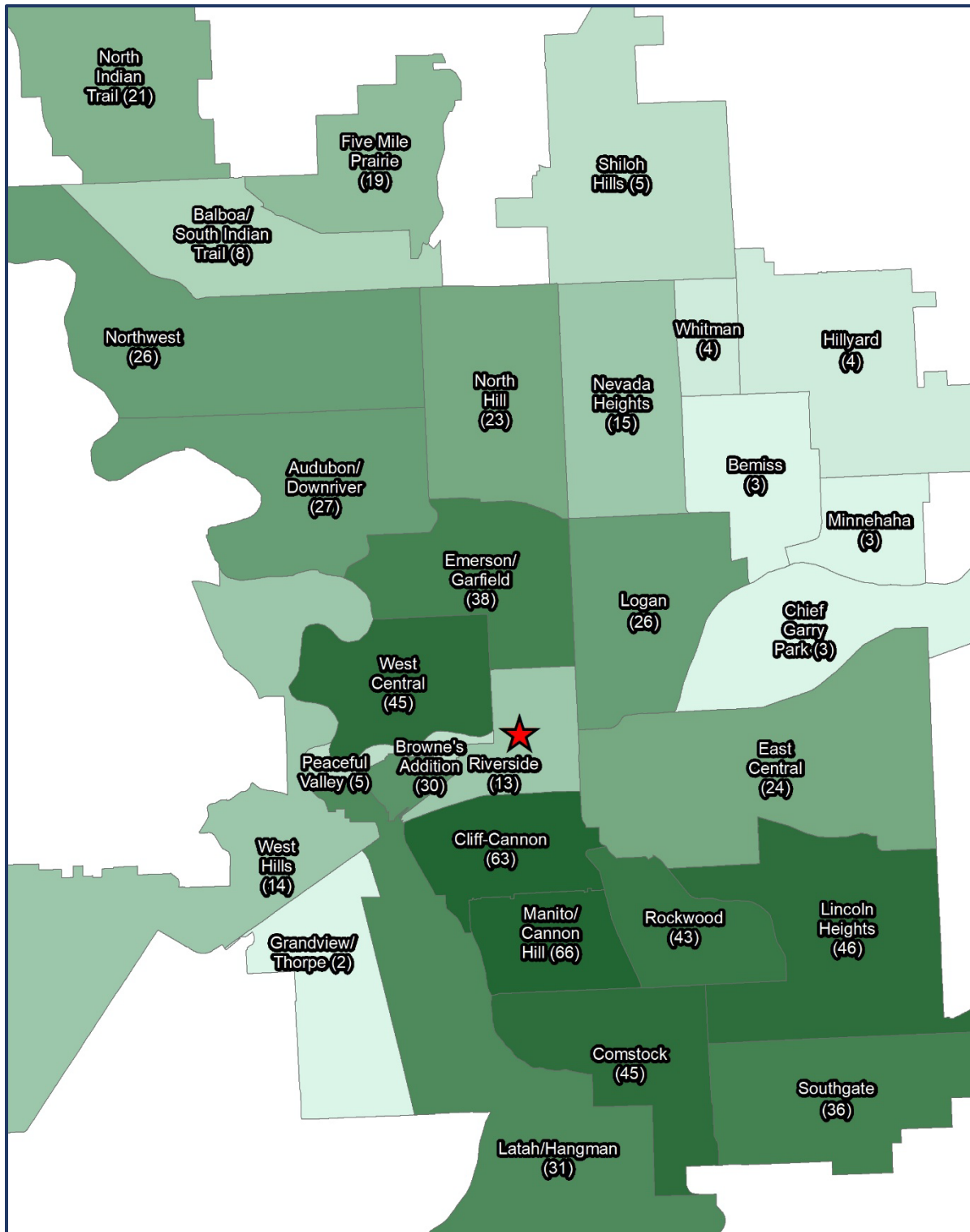


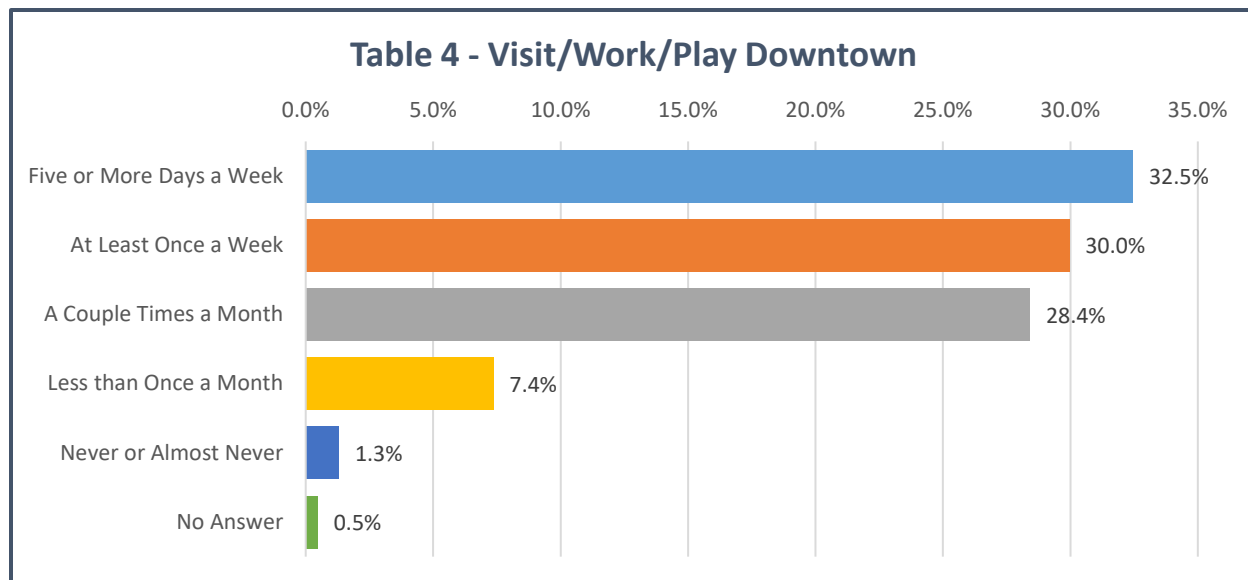
Figure 1 –Responses Received by Neighborhood



Source: City of Spokane, 2018

Notes: Darker green neighborhoods denote higher response rates. The number of surveys received from each neighborhood is shown in parentheses. The red star indicates the approximate location of the DTC-100 Zone.

A similar question was asked next, asking how often the respondent comes downtown to work, shop, or play. **Table 4** provides the range of possible answers and the number of respondents that answered each. As with the previous question, respondents were required to only give one answer.



When compared to **Table 3**, the results in **Table 4** are much more heavily weighted towards frequent users of downtown. Regardless, the combined results of these two questions point to high confidence in the expertise and personal knowledge of the respondents as they relate to the issue at hand.

Demography Summary

- Responses were received from all types of respondents, with the vast majority of responses received from residents.
- Responses were received from all neighborhoods, with the highest responses from the south hill and north of downtown.
- Respondents are relatively frequent users of the park and, even more frequently, they live, work, or play downtown.

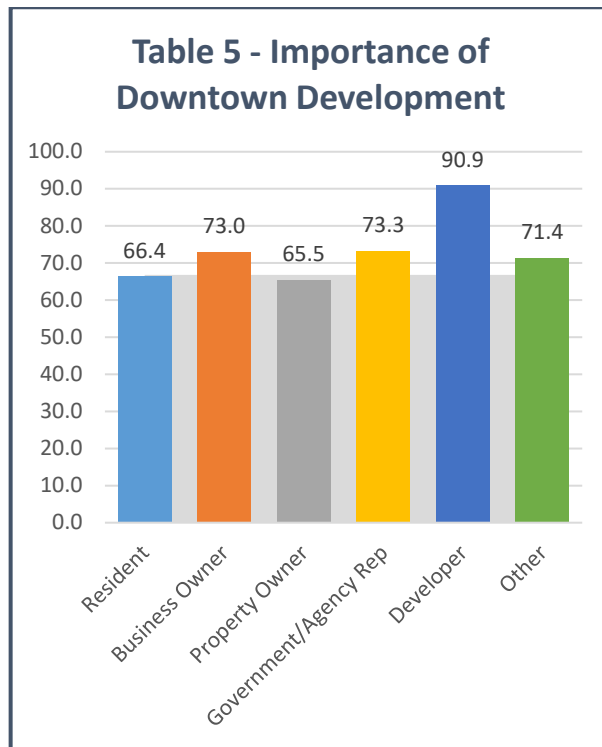
On-Topic, General (Questions 7 through 10)

In order to gauge general opinion of the topics related to the proposed amendments to the Unified Development Code, questions 7 through 10 asked the respondent to evaluate how much they agree with a set of statements. In each case they were asked to select a value between 0 and 100. The higher the number, the more they agree with the statement they are evaluating. The results shown are not percentages, rather a rating of the respondents' agreement.

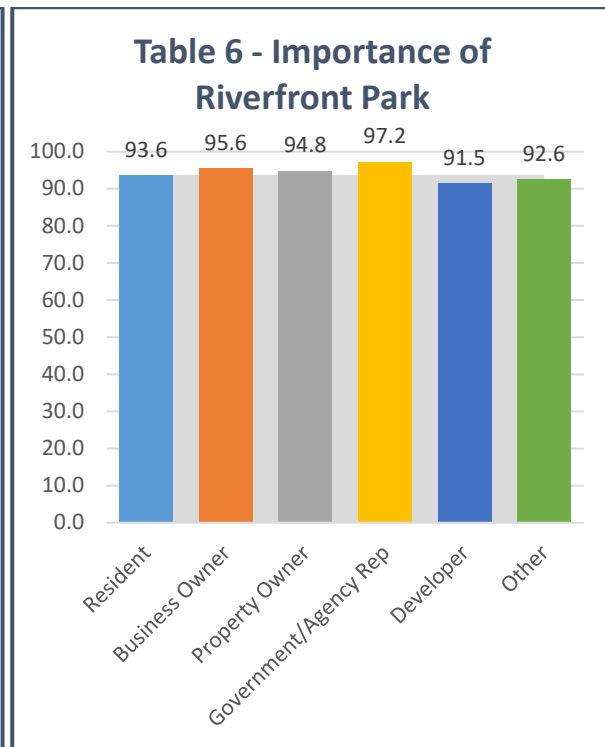
For each of the following tables (**Tables 5, 6, and 7**) the average response for each of the six possible statuses⁴ is given, as well as the overall average response. The overall average response is depicted in light grey. The first question asked the respondents to evaluate how important increased development

⁴ See Table 1 – Resident, Business Owner, Property Owner, Government/Agency Representative, Developer, and Other.

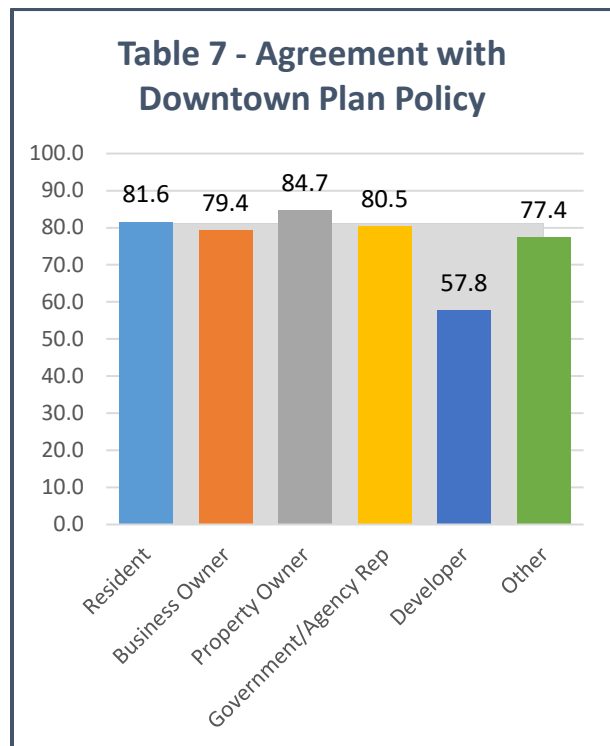
is to the downtown. **Table 5** provides a breakdown of their average answers. The second question asked how important the respondent felt Riverfront Park was to the City and Downtown. Responses are shown in **Table 6**.



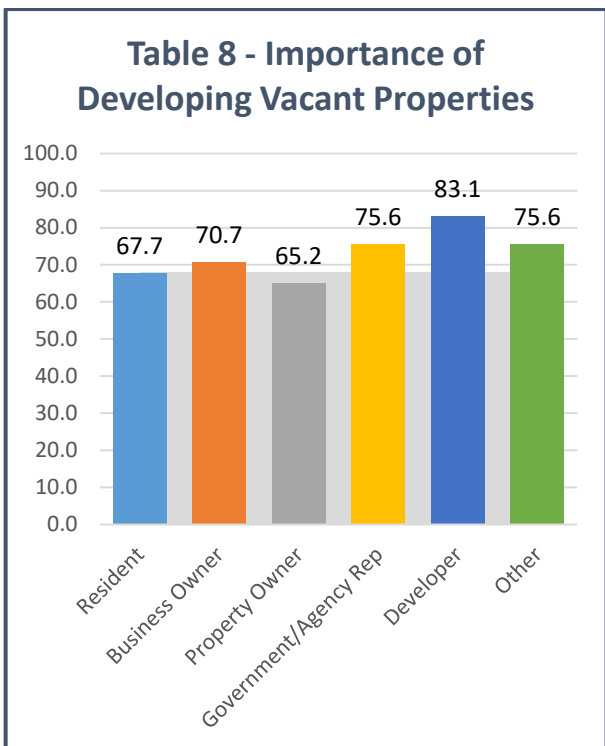
Average Answer by All Respondents: 66.8



Average Answer by All Respondents: 93.7



Average Answer by All Respondents: 81.2



Average Answer by All Respondents: 68.1

The third general question asked the respondent to evaluate how much they agree with the policy in the Downtown Plan which led to the current height restrictions in the Spokane Municipal Code. The results are shown in **Table 7** above. The specific policy statement they were asked to evaluate was:

"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."

The last general question asked the respondent to evaluate their agreement with the concept that development of vacant lots and surface parking downtown is essential for a vibrant community. Their answers are shown in **Table 8** on the previous page.

General Topic Summary

Overall, the respondents indicated significant agreement with all four general concepts. Because of the extremely high number of responses by residents, the overall average answer largely corresponds with the residential answer. When all answers are considered, the answers indicate the following standard deviation⁵:

Importance of Increased Development:	<u>28.7</u>
Importance of Riverfront Park:	<u>12.5</u>
Agreement with Downtown Plan Policy:	<u>29.1</u>
Importance of Developing Vacant Land:	<u>31.3</u>

The answers overall show relatively low standard deviation, indicating some variability but general consensus in the answers provided. The most consensus among the various types of respondent regarded the importance of Riverfront Park – nearly all respondents strongly agreed that the park is key to the City.

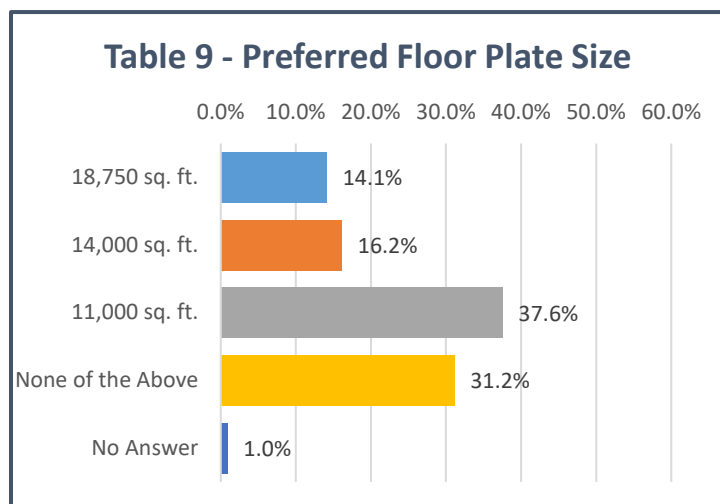
On-Topic, Specific (Questions 11 through 16)

Following the general topics, the survey continued into specific questions tailored to the information provided in the Story Map and pertinent to the key variables in any new policy proposal – namely the size of towers, separation between towers, base height, and use. Respondents were asked to select between the various options by both text description and photograph, utilizing the same simulated photographs included in the Story Map.

The first question regarded the floor-plate limitation in the towers. The three options discussed by the Working Group and Plan Commission were shown in simulation and the respondent was asked to choose among them, with an additional option for “none of the above.” **Table 9** on the following page shows the various numbers of each response received. As shown in that table, the greatest response by far was for the smallest floor plate of 11,000 square feet (37.6 percent of answers). The second greatest response was for “none of the above,” (31.2 percent).

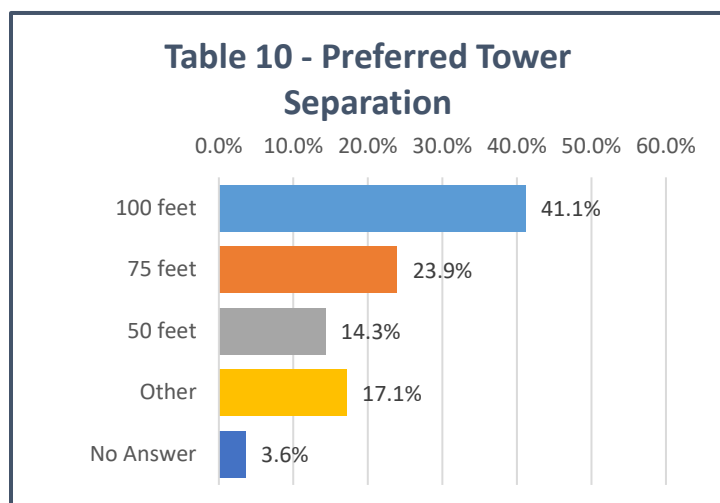
⁵ Standard deviation is a mathematical expression of how much the answers vary. Low standard deviation indicates agreement among the population. High deviation would indicate that there is great variation between the answers given by different respondents.

Respondents weren't asked to expand on the "none of the above" answer but some commented anyway on the open-ended question at the end of the survey. See that section at the end of this report for more information.

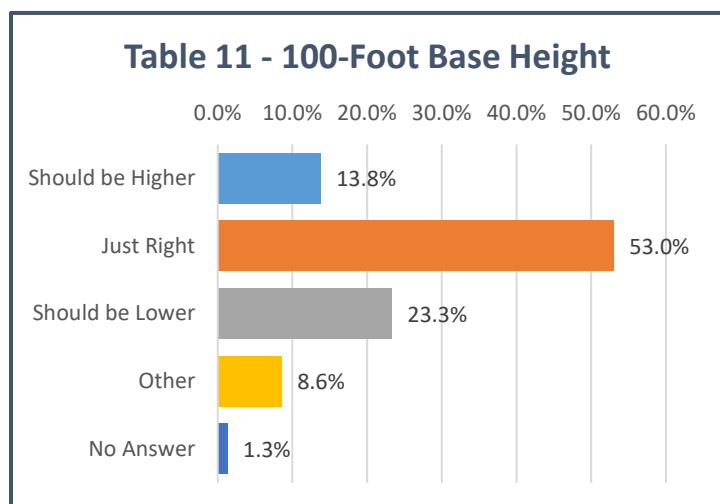


The next question asked what the respondent felt was an appropriate minimum distance between towers. As with the floor plate question, three distances were provided as well as an "other" category, informed by graphic simulations in the Story Map and shown again in the survey itself. The answers provided can be seen in **Table 10** at left.

As shown in the table, the greater separation distances received the greater response. Over 41 percent of respondents selected the 100-foot distance. Only 14.3 percent supported the recommendation of the Plan Commission and working group for a separation minimum of 50 feet.



Regarding **Table 10**, an answer of "other" prompted the respondent to give some indication of what they felt was an appropriate separation. Of the 128 "other" responses, a total of 95 said either "leave the code the way it is," "no towers at all above 100 feet," or some variation thereupon. A further 11 respondents asked for a greater separation than 100 feet. Only two comments said that it should be left to developers to determine the proper distance between towers. Another commenter pointed to visual impact being more a function of design than mass.



The next question discussed the 100-foot base height in the existing code, its history and reasoning, and asked for input on whether the respondent felt that height was too high, too short, or just right. The responses to that question are summarized in **Table 11**. When asked the

question, 53 percent of respondents felt the 100 foot pedestal height was justified. More responses were received for that answer than all the others combined. The second most common answer was to lower the height. Once again, the respondents were provided the opportunity to give a specific answer in the “other” field. These answers closely corresponded to the “other” answers given to the tower separation question.

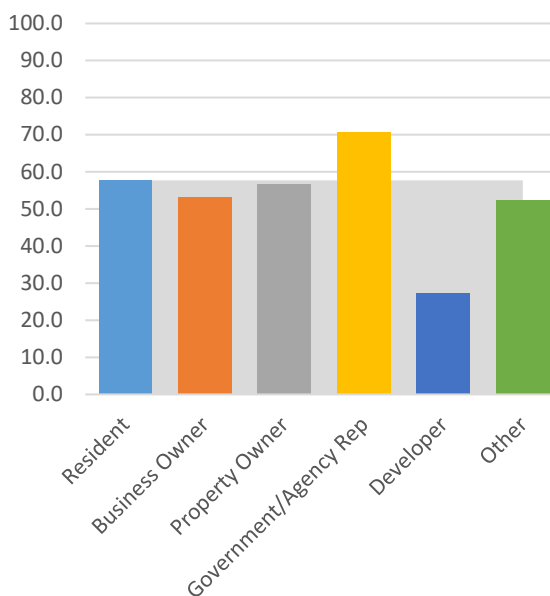
The next question asked respondents to evaluate how much they agree with the proposed limitation on use above 100 feet (residential and/or hotel only). **Table 12** gives the average response as well as the responses by each of the respondent statuses asked in Question 1 of the survey.

In contrast to the previous evaluation questions, agreement on this topic was significantly lower, averaging 57.7 out of 100 overall. Likewise, there was increased disagreement among the various respondent types, with a standard deviation of 35.

A follow up question was included, asking the respondent to provide their suggestion if they disagreed with the limitation of uses proposal. Nearly half of the respondents (46.5 percent) took the opportunity to provide written comment in this field. The three most common themes of these comments were advocating no limitation on use (18.5 percent), a prohibition of any structure above 100 feet in height (10.8 percent), and requests to keep the current policy (6.9 percent). A general breakdown of responses is provided in **Table 13** at right.

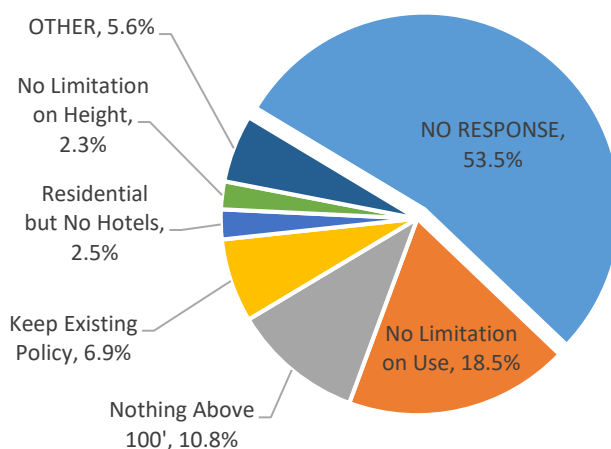
Among the “other” category of responses shown in **Table 13** suggestions were provided to include: a required proportion of hotel/residential versus office (e.g. 50/50); an allowance for a penthouse restaurant or public use; inclusion of public/community uses; and stated concerns that there is not enough parking downtown.

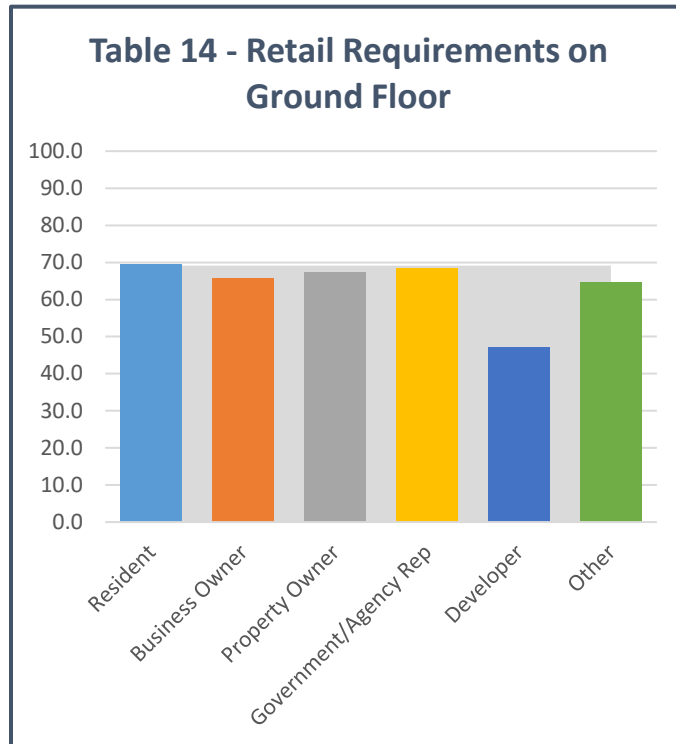
Table 12 - Agreement With Use Limitation in Towers



Average Answer by All Respondents: 57.7

Table 13 - Text Responses to Use Limitation Question





Average Answer by All Respondents: 69.1

The next question asked the respondent to evaluate between 0 and 100 how much they agreed with the proposed requirement that 50 percent of street frontage at the ground floor be retail use. **Table 14** provides the average answer given by each type of respondent. As with similar questions earlier in the survey, the overall average is shown in light grey.

Once again, while the responses were somewhat variable, the overall standard deviation in answers was generally low (29.3). The overall average among all groups indicated fairly strong agreement with this proposed requirement.

Specific Topic Summary

Of the various detailed questions, it's easy to make a few generalized conclusions about the proposal overall. There are essentially two overall divisions – those who appear accepting

to the proposed modification of height restrictions and those who are generally opposed to any changes. Among those who are accepting of the proposal, at least in part, a few general conclusions can be made:

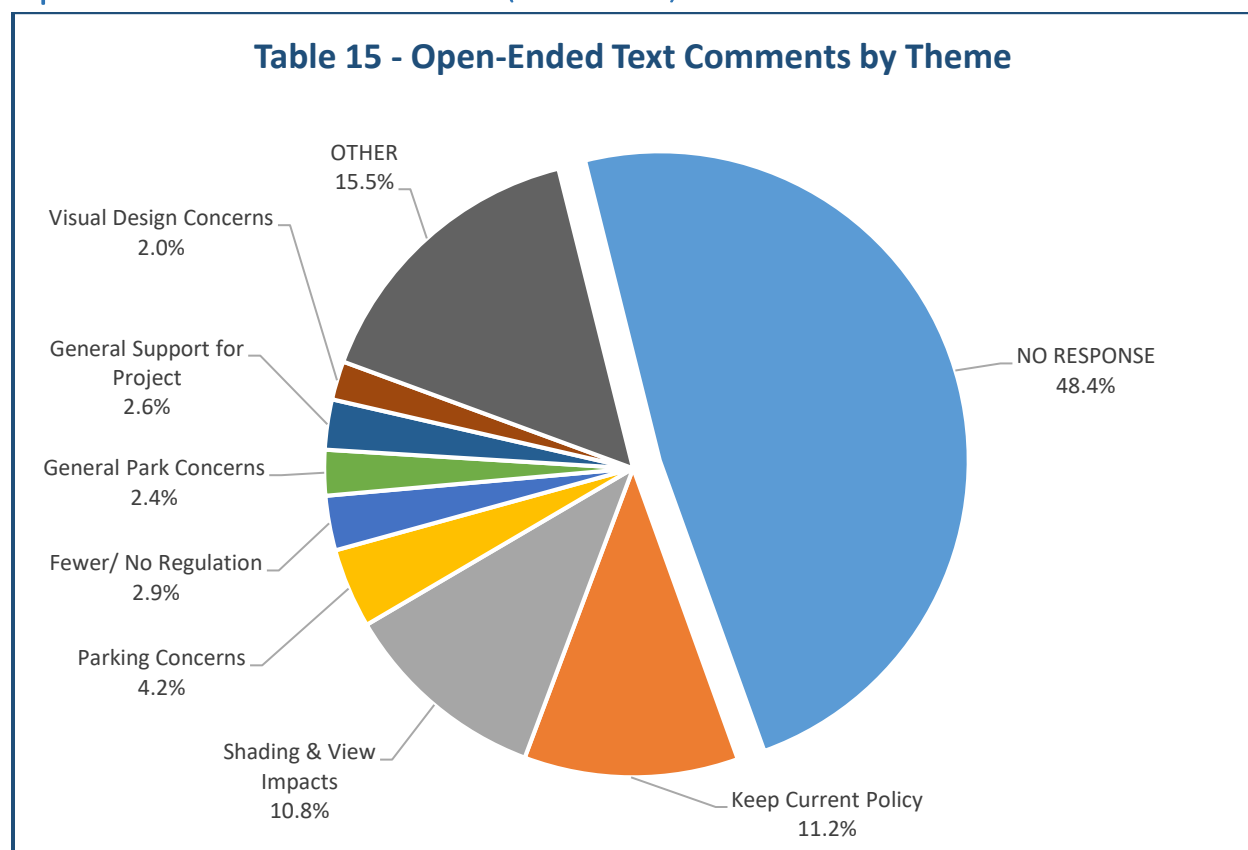
- They are supportive of smaller tower floorplates, placed farther apart.
- The preferred floorplate maximum above 100 feet is 11,000 square feet.
- The preferred distance between towers is 100 feet, or in the case of written comments, even more.
- The pedestal height of 100 feet is generally acceptable.
- They generally show less support for the proposed use restriction in towers.

Among the second division of respondents, two camps are evident: (1) those who think the current regulations should remain and (2) those who feel even the current height limitations are too permissive. The two camps, combined, make a few common assertions:

- Additional visual impacts to the park, not only shading impacts, are abhorrent and should be avoided.
- The appropriate place for tall buildings is not next to the “crown jewel⁶” of the City of Spokane (Riverfront Park).

⁶ Source: Survey respondent comment.

Open-Ended Text Comments (Question 17)



The final substantive question in the survey asked respondents if there was anything more they wished to say on the topic. A total of 424 respondents provided written comments in approximately 34 general categories. All following percentages reflect a percent of the total number of surveys, not the total number of written comments. The most common themes expressed in comments are shown in **Table 15** below.

The two largest groups of comments concerned a call for no change to current regulations (11.3 percent of all surveys) and concerns about shading or views related to Riverfront Park (10.9 percent of all surveys). An additional 2.4 percent expressed concerns about impacts to the park beyond the question of views and shade (e.g. access to the park, parking, etc.). Conversely, 2.9 percent of respondents called for more permissive or entirely eliminated height maximums (or similar regulations).

It is important to note, but not directly pertinent to the current proposal, that parking impacts were a significant concern of commenters. 35 comments regarding the scarcity and/or affordability of public parking downtown were submitted, representing 4.2 percent of all surveys. As the City is currently undertaking a significant parking study downtown, these comments will be forwarded to the staff members responsible for that effort. They are not summarized further here.

All of the general comments received in this effort are listed, in no particular order, in **Appendix B**.



Building Heights on Spokane Falls Boulevard

Lend your Voice! Tell us what you think!

This survey will provide important public feedback on proposed changes to the height requirements on Spokane Falls Boulevard adjacent to Riverfront Park. Please take the time to fill it out completely. An opportunity will be provided at the end for any additional comments you wish to provide.

1. Please tell us a little about yourself. Check all that apply. You are:

- ☐ A resident.
- ☐ A business owner.
- ☐ A property owner.
- ☐ A government/agency representative.
- ☐ A developer.
- ☐ Other (please specify)

2. Do you live or work downtown?

- ☐ Yes
- ☐ No

3. If you live in the City of Spokane, in which neighborhood do you live? If you don't know, go on to the next question.

4. If you don't know what Neighborhood you live in, please tell us the nearest intersection and we'll figure it out for you! *Feel free to skip this question if you'd rather not answer it.*

5. How often do you visit/use Riverfront Park?

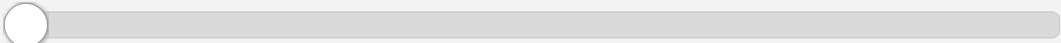
- ☐ Never or Almost Never
- ☐ Less Than Once a Month
- ☐ A Couple Times a Month
- ☐ At Least Once a Week
- ☐ Five or More Days a Week

6. How often do you come downtown to work/shop/play?

- ☐ Never or Almost Never
- ☐ Less Than Once a Month
- ☐ A Couple Times a Month
- ☐ At Least Once a Week
- ☐ Five or More Days a Week

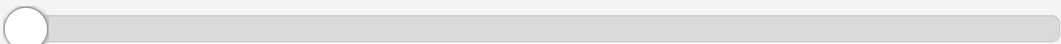
7. In your opinion, how important is increased development Downtown?

Not Very Important Somewhat Important Extremely Important

☐  ☐

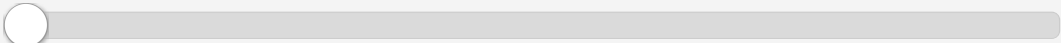
8. In your opinion, how important is Riverfront Park to the City and Downtown?

Not Very Important Somewhat Important Extremely Important

☐  ☐

9. How much do you agree with the following text from the Downtown Plan? **"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."** In other words, do you agree that sunlight on the park is essential to the City?

Disagree Neither Disagree Nor Agree Agree

☐  ☐

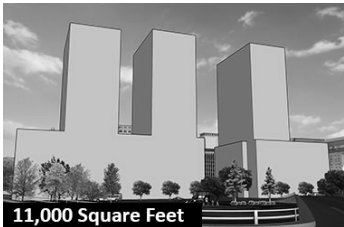
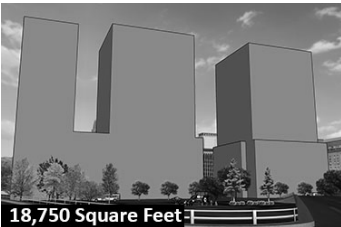
10. How much do you agree with the following: **"Development on vacant lots and surface parking lots downtown is essential for a growing, healthy city like Spokane."**

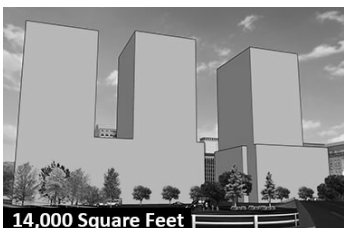
Neither Disagree Nor
Agree

Disagree Agree

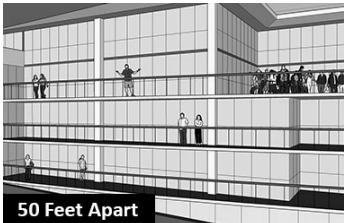
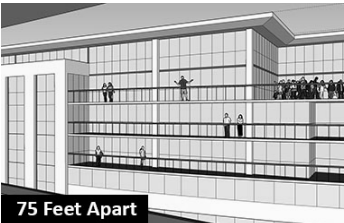
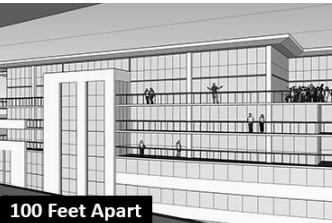
☐ ☐

11. Of the three floor plate sizes shown in the simulations, which do you think is the best?

☐  ☐ 

☐  ☐ None of the above.

12. After viewing the simulations provided by the City, how far apart do you feel the towers should be?

☐  ☐  ☐ 

☐ Other (please specify)

13. The base of the buildings in all the simulations are 100 feet tall, which is allowed within the current code and designed to conform to the 100 foot heights of similar buildings on the street -- namely the Old City Hall, the Wheatland Bank, and the Parking Garage at River Park Square. Do you agree with this base height?

- ☐ It Should Be Lower
- ☐ It's Just Right
- ☐ Is Should be Higher
- ☐ Other (please specify)

14. The City is considering limiting any uses above 100 feet in height to only residential and hotel uses. The main reason for this is to foster development that will activate the street and the adjacent park, all week long. Do you agree with this limitation?

Disagree Neither Disagree Nor Agree

☐ ☐

15. If you disagree with the statement in Question 14, what do you think would be best instead?

16. The City is considering requiring that the ground floor of the building be at least 50 percent retail. Do you agree with this?

Disagree Neither Disagree Nor Agree

☐ ☐

17. Is there anything else you would like to tell us? *(There is an email link below as well, if you'd like to write us a more lengthy response.)*

18. You are not required to give us your name or contact information. However, if you would like to give us your email address we will happily send you any additional information or notices issued as part of this project.

Name

Email Address

Thank you so much for taking the time to tell us what you think. If you have any questions or additional comments on the project, please feel free to contact the project manager, Kevin Freibott, at kfreibott@spokanecity.org or by phone at 509-625-6184.

Please make sure to click the "Submit" button below!

The following comments were provided in the final question of the Building Heights survey. Any spelling or grammatical errors are the author's and have been retained. Where the commenter provided their name, it has been included at right. An arbitrary number has been assigned to each comment in order to aid reference to individual comments. The number has no significance on the identity of the commenter or the actual text of the comment. Likewise, shading of rows is arbitrary and is provided to increase legibility. The following comments are provided in random order.

Ref #	"Is there anything else you would like to tell us?"	Name (Not Required)
1	Development in the city of Spokane is a very heartfelt and extremely important thing to me personally, and I discuss it on a daily basis with numerous individuals. This is my favorite city in the world that I have been to, and I am honored to be able to be a citizen of Spokane. Spokane used to be an example setting post modern city, that every other city in the state (exception of Cheney, WA) looked up to and learned from. Expo '74 was a mortal wound to this city's future and proud heritage. We must reverse the curse and restore meaning to the city of Spokane.	Caelan
2	Government should not be designing buildings.	Dave Black
3	These developments may be in shoreline jurisdiction. Ensure compliance with the shoreline management act. It should be made more clear why the PC decided on the largest optional size thresholds, rather than taking smaller steps to address the perceived issues developers had.	
4	shade is not a significant issue in fall and winter - spring and summer though it would be nice to have as much light on the part as possible	
5	To have Planning Staff and The 7th Floor occupants say, "Developers say, if we don't change the existing code, it won't pencil out" Is code for, "I could make more money if you would just change the code to what we like."	
6	we cannot sustain the current regulation requiring retail minumums given the shift in the retail economy. the market should drive this or you will end up with failed businesses and more empty store front that de activates downtown sidewalks and streets and the park	
7	I believe it is important to the vitality of the downtown that building restrictions be limited and open lots be developed.	Steven Wulf
8	It doesn't seem fair to pit the Downtown and the Park against each other. Less than 50 years ago Riverfront was a rail yard. The only reason we have the park is so that it could be developed in an urban center for Expo. It's an urban park, and should be enjoyed as such. It's not Pitch and Bowl, it's not Manito. People enjoy Riverfront BECAUSE it's a part of the downtown, because it's adjacent to a thriving core, with shops, and restaurants, and emerging business. We should let them grow together.	Elisabeth Hooker
9	The development of these lots would be EXTREMELY beneficial to our downtown; by creating new, attractive and dynamic residential, retail, etc opportunities. As well as adding some welcome depth to downtown Spokane's skyline.	
10	We should prioritize developing these lots and downtown in general, that would be highly beneficial to the growth of the city, and downtown is it core	
11	Mixed use development would be beneficial to the downtown, but there should not be a mandate on the amount of retail.	
12	Buildings should keep in character with the historic nature of downtown, unlike the Grand Hotel	Joe
13	I do think that development in the downtown core is important, but given that Riverfront Park is our "jewel" highlighting the spectacular river that runs through our city, I do think that it should be a sunny and clear area.	
14	Having open spaces downtown is important. Overbuilding too quickly could lead to serious problems when the economy changes. Would like to see development of the sports arena on north side of the river and more rehab done to existing buildings downtown without adding huge structures that won't fill up. Retail has changed in the US and our downtown needs to be careful about developing too much too fast.	
15	I'm more than pleased to see the city working on riding itself of empty flat lots around downtown and fully support the idea of building up, not out.	CeCe Byrnes

Ref #	"Is there anything else you would like to tell us?"	Name (Not Required)
16	Economic development is critical to Spokane. More residential options are critical to Spokane. Do everything you can to get the city out of the way to allow new development.	
17	City planners believed that sunshine in the park was key to encouraging development in that central area. Now that it has been proved correct it is more important to preserve it than before. There is ample space to develop that will not shade the park. I hear visitors say "Wow, my city doesn't have a space like this!"; I am more proud of this than I would be of any tall building they could make.	Alex Barclay
18	Stop trying to turn Spokane into Seattle! You are destroying the beauty of the city.	Karen Grigaliunas
19	I have lived in Spokane all my life along with three other generations of my family. we advertise Spokane's river and its beauty yet we are taking away from the river each time we build around it. When I walk on Summit Drive and through Kendall yards and I look across the river I see apartments and houses being built, they have ruined the view when people go to the park downtown. They see buildings lined up by the river. We do not need new buildings built there	Marcia Kiehn
20	A bland vs visually interesting exterior has a much larger effect on my enjoyment of the space/view than the height.	
21	My concern is the potential increase in traffic downtown. I travel through to get to and from work every day and some days it can take 15-20 minutes just to get from the off ramp to the library. With more/larger buildings, I envision many more people in these buildings that will in turn flood the streets with that many more people/cars. I worry that if it's too crowded and parking becomes more of an issue I will be deterred from shopping or spending time there. I recognize the benefit to growth, however, I would like to know that it benefits the community more than it benefits the developers.	
22	These rules were implemented for a reason. There is an abundance of undeveloped and underdeveloped lots and property in the downtown core. By leaving these lots with the current regulations it at least provides some welcoming entrance to downtown from the north without just hitting a wall of generic buildings. Please do not alter the current regulations.	
23	Yeah. I like shade. I don't want skin cancer. I would prefer more shade. Also, I think the larger building envelope on the right from the 18k plan with the towers of the 14k plan. The 18k left hand towers look off centered and dumb. On the other hand, I feel like the shadows are a much larger deal for the right hand building because of where the shadows go during the day. Who cares if the shadows go over Washington street? But if they go over the plaza thing. That's a bigger deal. I would prefer it if the current plan remained from Washington street to city ball and the normal downtown plan expanded along the south side of river from from Washington to Division.	
24	The retail space available in downtown NOW is empty.	Brenda McCracken
25	During hot summer month activities, (hoopfest, bloomsday, pig out in the park etc.) it would be nice to have more shade downtown.	Jacob Aspenleiter
26	To maximize the health of the park and the city, not to mention those using the park, I believe it's crucial for Riverfront Park to receive as many daylight hours of sunshine as possible.	Colleen Daniel
27	Props for making this survey about building configuration and not shading. I would agree with the statement that park shading from April to September is essentially negligible. I strongly agree on the premise that park frontage property be developed and not hindered by regulations that currently are essentially arbitrary.	
28	We must not overshadow the park with tall buildings. We love NYC but can't wait to come home to see the green grass and get away from the concrete dark streets and high rises. We live in a beautiful part of the country and don't need to make it stark and dark.Wake Up Spokane!!!!!!!!!!!!!! We need the light!!	
29	I do not find the Davenport Grand Hotel to be attractive to the overall skyline of downtown. I would hope our older buildings such as the French Legion and Paulsen Buildings be fully utilized and visible from all directions.	Nita Alexander

Ref #	"Is there anything else you would like to tell us?"	Name (Not Required)
30	I implore you to protect the park. Please maintain the current restrictions. There are countless existing buildings to redevelop. Focus on them rather than encouraging massive structures.	Robin Schram
31	The Railroads once blocked sight of the river until Expo '74 made the area into a beautiful park. Why obliterate the river again and diminish scenic views? Buildings too tall look like a fortress. Let's not let greed and block-like structures spoil the aesthetics of Spokane. We've lost much of its charm due to destruction of beautiful edifices and new reconstruction that is an eyesore. Sky-high Cookie Cutter buildings do nothing to add to our special city by the river.	Caryl Briscoe - Michas
32	Please let all the sunshine through to the park, if we need shade, -plant some trees. Parks should be natural and beautiful, and the towers cheapen the heart of our city, benefiting few while taking from all.	
33	Please retain the current restrictions. Riverfront Park is a gem, and any development near it should only enhance the park. If current restrictions are not conducive to building, the space around the park is more valuable. We don't need to be that desperate for development.	
34	There is a great deal of unused space in current buildings. Incent development in existing space. Why build more space in an area that is hugely vacant?	Jon Bowermaster
35	This online explanation and simulation is impressive! Your group did an excellent job with this - keep up the good work!!	Paul Levernier
36	I realize that our parking is less expensive than most big cities but I was a long time teacher and I hear from so many families who choose Northtown or Valley Mall because of parking costs and the eliminated lot to build the new hotel makes it even more expensive for young families who are our future. I also think the park is a huge draw to families who will certainly spend money for food and drink if not clothing, books, gifts, etc. We need to care about light in the park and find a way to protect that I think above some developers needs.	Jan Praxel
37	I really love Spokane and believe that we could use some growth but making wise decisions about what that growth looks like is important. It's hard to say what would be best for all so I am giving perspective from one of many voices in Spokane.	Deborah Guenther
38	Spend time and money on creating jobs.	
39	I'm worried about the increase of a shooting/terror incidents with such easy access to crowds and events at the Park.	Autumn Estes
40	Riverfront Park is the jewel of the city. As a transplant, it's what sold me on Spokane. To limit views and sunlight would be highly detrimental.	
41	No increase in "shadow" coverage for future development.	peter grossman
42	I grew up in Chicago. If you walk most of those downtown streets, there is no sun except at high noon. It's awful. The shadows there, however, do not fall on Millennial Park because Michigan ave is so wide. My husband and I were happy to pay for Riverfront Park improvements but lining Spokane Falls Blvd with high rises - that would make us think twice about voting for the next bond proposal. Also, there is a newish open parking lot downtown that is nicely landscaped around the edges. If I remember correctly the Historic Preservation people opposed the building tear down at that site. Well, I love that lot - it has made the surrounding area so bright. Such a good feeling -it's like a smile. I know there are those that want to develop all the surface lots in the downtown area, but I disagree. Please keep the sunlight in our downtown!	Gina Schrock
43	I think the height should be limited. I don't want super tall buildings in that area. Limit height and allow the larger amount of square feet in the towers.	Gretchen McDevitt
44	Riverfront Park is Spokane's jewel. Please keep the current zoning. Do not allow unlimited height that could shadow even the north bank; this is not "a spark". The wall like border to the park is not "something that all of Spokane would be proud of". Please keep the current zoning.	
45	City Council needs to do the job they were hired to do and listen to their legal counsel and follow their advice, otherwise why do we have a legal counsel.	Marian Vonada

Ref #	"Is there anything else you would like to tell us?"	Name (Not Required)
46	The size of the Grand Hotel totally changed the feel and skyline of downtown. It does not seem to fit in with the rest of the area.	
47	My main concern is the Aesthetic nature of the Buildings, lets just keep it Classic Brick Only! These modern looks and skinny towers are awkward for the Historical nature of Spokane and our Natural Landscape. And they quickly date themselves, I have heard many people say some of Kendall Yards looks like what Seattle attempted to do in 2007, Primary Colors and Aquarium looking, and the citizens rejected it.	Antonia DePasquale-Sharkey
48	While I believe in the rights of the property owner/developer, I feel code/ordinance is to protect the good of the whole(majority). This seems to be only one issue with regards to downtown/immediate surrounding. Comprehensive long term planning/master plan for the entire 'core' would suite the citizens, stakeholders, and visitors better.	Scott McGann
49	Parking downtown is already a huge pain, which is why many residents avoid going there. Building on the parking lots will make it worse.	
50	Stop regulating so much. A little is necessary but govt. tends to use regulation to reward campaign donors and punish political opponents.	
51	sent an email	Kaaren Goeller-Bloom
52	The study 'Social Life of Small Urban Spaces' conducted by William Whyte regarding what makes public spaces inviting and engaging is worth referencing. One finding in particular is that access to sun MUST be protected. Also, consider the common complaints of current day New Yorkers that their city is becoming a city of shadows. Spokane is a long way from that of course, but please take the long view. All in all, if done correctly this can be a very good thing for Spokane as long as the street experience isn't forgotten due to development opportunities.	Cody Rathbun
53	While I personally like the idea of requiring 50% retail on the ground floor of the proposed developments, the reality is there are fewer retail stores being developed due to the likes of Amazon and other digital means of shopping. This is causing a lot of vacant store fronts that does little to activate a street. I would consider reducing the amount of required retail areas on ground floors.	Steven Meek
54	There's an implicit assumption in this survey that the building restriction will be changed, so this seems to be a predetermined outcome.	Greg Gordon
55	I think it needs to be 100% retail shop and restaurants again NO BANKS!!!! These need to be places that are open all different hours and are accessible to the common public. Hotels that have vale in front of the main pedestrian entrance on the main street should not be allowed. Activated and inviting main entrances MUST face the street, I know there are design and code regulations around this but look at the south side of Davenport Hotel they got away with having nothing activating on the street level that faces Main Street creating a GIANT dead zone for a whole downtown block, that is unacceptable interpretation of why those codes and design standards were created.	Jackie Caro
56	I would definitely like to see more high-density residential development downtown, especially in blocks containing surface lots such as the one east of the Bank of America Tower, and the 2 surface lots south and east of the Paulsen Building. Along with the lots along Spokane Falls Blvd, these 3 underused surface lots if redeveloped for high-density, could also have the potential to transform and shape Spokane's skyline.	Andrew Waddilove
57	This is prime downtown property that should benefit all citizens, not just developers. The downtown plan was written based upon what the people of Spokane wanted and I don't see how that has changed. Keep the sun in the park and along the whole street. There is no reason to make changes or allow huge/tall buildings on this street, there are other locations they can build.	Jennifer
58	There are positive uses that don't need retail. Also some locations where retail will not succeed and you end up with a white elephant that detracts from the building.	Al Payne

Ref #	"Is there anything else you would like to tell us?"	Name (Not Required)
59	Please do not change these restrictions, They were implemented for a reason and serve our city well. There is no shortage of paved lots in the downtown core that can be developed to these specifications but keeping the open feeling of Riverfront Park and the entrance to downtown from the north is important.	
60	I think considerations such as full-city transportation plans should be considered when thinking about increasing population density downtown. Also, please look at interesting developments like Paseo Colorado in Pasadena, CA and the 3rd Street Promenade in Santa Monica for development ideas.	
61	I work on the top floor of the Auntie's Bookstore building. These buildings as proposed will entirely block our view of Riverfront Park. It will be like putting up a solid wall to anywhere south of the park. If you drive towards downtown on Division from the north, you see the huge mass that is the Davenport Grand. This proposal would continue that building mass and block out the entire view of downtown Spokane. Please do not approval this proposal, it is bad for Spokane!!!	Terri McRae
62	Spokane is unique for having the advantages of both a big city and small town. Other cities I've visited- such as Seattle, Minneapolis, and Los Angeles - make me feel trapped and closed in. I don't want Spokane to give up our beauty and uniqueness in the name of progress.	Krystal Weeks
63	I don't see the point of the extensive and costly renovations to Riverfront Park that are already underway if the city is going to immediately detract from the open space, sunlight, and city views and thus the attractiveness of the park! It doesn't make sense. I think the CURRENT building heights restrictions are too high. The simulations clearly show that adding tall buildings immediately ADJACENT to the park substantially change the feel of the park. It feels very boxed-in and the buildings take center stage away from the park itself. There are other areas of downtown that can be used to maximize business and economic development. Keep the open, sunny feeling of Riverfront Park. More is not always better. Let's keep it real.	
64	Keep the code as it is. Excellent demonstration of the issue. Thanks for asking.	
65	I do not want the regulations changed.	John bakee
66	Please do not waste important time with these tower ideas, these East Berlin-style buildings. (All that's missing is the Berlin Wall!) The space should be developed--I agree wholeheartedly--but it should be achieved by keeping in mind human scale, historical reflection, and aesthetic values. People will still make money out of this development, but only if it's somewhere people really want to go. I haven't once stepped into the Grand Hotel because it's so damned ugly. Others who have gone confirmed my impression, and they told me not to waste my time--or my money. The proposed soul-killing towers are more of the same, if not worse. There is a wonderful opportunity here for something really fabulous. Please do not throw that opportunity away by throwing out the original codes.	Carlene Adamson
67	Please maintain sunlight in Riverfront park, it's a jewel of a park. I'd rather see downtown developed in other parks.	
68	If there must be a building here, keep it small. Don't block out the sun. Developers knew the rules when they bought the land.	Matthew J Kee
69	keep the code as is.	Richard Powell
70	There is nothing in the Constitution that guarantees speculative developers the maximum profit on their properties at a substantial social cost. Fifty foot base height with step backs above that would be compatible with neighboring buildings.	Eric C Johnson
71	Again, I would like the height restrictions to stay the same. And please no hotels if the code gets changed!	Liz Smith
72	I think the long range plan thoughtfully created and approved by citizens should be followed. Developers should be required to add to the beauty of historic buildings, not build boxes that resemble the county/city jail.	Anna Mae Hogan

Ref #	"Is there anything else you would like to tell us?"	Name (Not Required)
73	Spokane has always pumped the brakes on growth, yet complains that there is a disparity of income, jobs, tax allocation, etc., etc., etc. with the Seattle area. Did Spokane really think it had a chance to woo Amazon's new headquarters here? Is Spokane "International" airport really international when the only direct flights (of any consequence) are to Seattle or Portland? In order to attract business, Spokane must be business friendly.	Brian Sheldon
74	All of these proposals, even the current code, create a canyon on Spokane Falls Blvd. The Grand Hotel ruined the views into Downtown & the Spokane River from the South Hill and North Hill. What kind of view of the new UD Bridge would be available from Downtown? This is short term thinking and selling of not only those lots, but the beauty and sunlight around Riverfront Park.	
75	tall buildings so close to Riverfront make it less desirable to go downtown	James
76	I think it is important to keep sunlight coming into the downtown area (I feel it promotes people coming into the area) along with avoidance of wind tunnels	
77	I understand the financial considerations, but once built it's DONE. I think the park is too important to risk!	
78	I like the idea of new development downtown. However, we need to make sure that there is still sufficient parking options, so any new building that is constructed should have a sizable parking garage.	
79	Eliminating precious downtown parking would be problematic. In fact, Diamond systematically gouges residents in this area.	Sam Weber
80	If Spokane wants to be a vibrant city and attract a younger generation (which it needs to do to survive) It is going to have to increase development. Fill in all those horrendous parking lots and vacant lots and build build build the downtown core. stop sprawl. build up, its the way of the future.	Kevin Brannaman
81	I would like to see the ordinance make the ground floor level of any new building pedestrian friendly. No huge swathes of facade that overwhelm at street level. Also ability to get through those areas, perhaps as "public plazas" with art, landscaping, seating required. I just don't want new development in this area to be monoliths with only private space around. By the way, I am an ex-planner and I love your presentation here.	
82	No light rail, no bicycle paths!	
83	Thank you for the opportunity to have input on this. I love how our downtown is growing. It's still classy with more to do. I would like to see more shopping opportunities, I would like to see residential done right so that it doesn't get tired and have people move out leaving empty buildings in the future.	erin jennings
84	Financiers want the code on building setbacks facing Riverfront Park repealed to allow construction that would block sunlight from the park. The existing rule is a compromise between market values and social values. If the city council throws out the protection, it will join the national trend of de-regulation, unleashing development near the park. More big empty buildings. "The sky's the limit!" Over decades, the proliferation of big buildings has walled off much of downtown from the Spokane River. Our senses have forgotten its nearness. Promoters claim that tall buildings "generate a spark". I say they generate a chill by increasing the hours of shade and cold in public space. Let the park work as designed, with deciduous trees shading in summer and welcoming the winter sun. We must question old assumptions: That development is good, even when it means private profit usurping the public good. That surface parking lots are bad. If they are to be the only surviving open space downtown in this era of "density", so be it. Parking and restaurants complement people's use of the park. High rises don't. Don't yield to market profiteers the treasure generated by our public investment in open air and green space. Express your concern to the city council.. Let us resist unregulated capitalism's dark, cold reign.	Morton Alexander

Ref #	"Is there anything else you would like to tell us?"	Name (Not Required)
85	I believe River Park to be vital to the future of our city. Codes were put in place to protect and preserve our park. They should not be compromised. There are many other parking lots and run down buildings in need of renovation/development within a very short distance...that will not cast a shadow over our park!	
86	I am opposed to changing the current code. I am very much in favor of an "open air" environment around Riverfront Park, which this change will impede. You would do well to not undervalue the existing "feel" of Riverfront with the existing height limitations.	Dennis P Flynn
87	Don't deceive the public and show the shadows with the buildings in different times of years and not just May otherwise I feel this is a biased survey to help developers proposals.	
88	Please do not change the current height restrictions. Riverfront Park and the river are the core attractions that draw visitors and potential new residents to the City. There is ample space for development in the downtown area. It is not worth losing the open space feel around Riverfront Park to change the height and setback requirements in this small portion of downtown.	Virginia Darrell
89	Riverfront Park and the Spokane River are the jewel of downtown. Anything that diminishes that, such as shadows, would make downtown less desirable for residents. I say this as someone who hopes to downsize by moving downtown. I will not move downtown, however, if the park is less pleasant, especially during winter months when sunshine is so important to mental health.	Miriam Berkman
90	Wow what an opportunity to give our city something new, beautiful, and life-giving! Please, please, please do not authorize development until the developers submit architectural designs which honor the architectural roots of Spokane's finest structures, and add beauty to this most valuable part of Spokane! In other words, you have one shot at this. Please don't saddle your citizens with uninspired, and uninspiring buildings. And, there should of course be a commensurate investment in original sculptural and other permanent artwork on and around the property. Tall buildings are never better than open space. These MUST NOT be token projects! Please don't be afraid to THINK AND DREAM BIG and require developers to invest in the quality of life of their community so it hurts at least a little! The City is doing some WONDERFUL work for our citizens. Kendall Yards, the skate ribbon, the lower waterfront park are fantastic achievements. Please keep going, and go BIGGER! Spokane is a wonderful, beautiful city with so much to offer. This is an opportunity to make a statement of confidence in everything this fine city has to offer! We can do it! Otherwise, developments like this, and the developers who create them, are a net negative, a drain on resources and they're part of the problem, like the Davenport Grand Hotel and Davenport Hotel Tower projects which are brutally obtrusive, even offensive in their laziness and mediocrity - this was an example of thinking "small" because they didn't think Spokane was big enough, sophisticated enough, or worth any bold thinking. "It's just Spokane. Let's keep it realistic." Ugh. Please think of ways to make this project an act of love for this city. Not just a transaction for developers. Thank you!	Rocky Hessler
91	Very impressed with this presentation and thoughtful consideration of the alternatives. The charm of downtown is the variety of architecture and the relatable human scale. Large towers would not add to the ambiance and special charm of downtown Spokane and Riverfront Park. We also want to be careful not to overbuild retail that could leave a lot of empty space in challenging economic times.	Glenn and Lori Williams
92	Again, who are these people coming into Spokane and tearing it all apart? What are they doing to this beautiful city? This city cold have been a quaint, interesting place to visit. Instead they have made it a discombobulated mess. Those of us who have been here for many years at appalled by removal of our iconic buildings. Money spent here could have been better used in an other direction, in many, many cases.	

Ref #	"Is there anything else you would like to tell us?"	Name (Not Required)
93	The Plan Commission needs to reconsider: 18,000 sq ft is grotesque not just for the park but for the cityscape. Even the middle route is too much building UP on the Blvd. Make it people friendly! Keep 11,000	Carol Ellis
94	I do not like any of the new plans. They will not only cast a shadow across the park, they will also make the area near the park feel less open and more claustrophobic. I am also not convinced by the developers' argument that we need much greater density and that we need to develop the parking lots. One of the great things about Spokane is its accessible downtown--you can actually park there. Taking away parking while adding density will work against that, and I'm not convinced that is actually in the best interests of Spokane residents.	Amy Teel
95	If you put those buildings in you will ruin downtown.	Michele Smith
96	Leave existing restrictions in place.	Kelly Lordan
97	In general, I'd love to see surface parking lots downtown redeveloped. I strongly feel the 18,750 sq ft option is too blocky for this location; it would obscure light and sight lines too much. I'd rather see taller towers with more slender profiles on this site. Also, please prevent developers from creating tower bases that present a solid flat wall all the way to the sidewalk. Any permit should stipulate that base profile be softened with setbacks and opening that ease the transition between public open space and private commercial enclosure. I feel this is especially important for this location, since it's adjacent to Riverfront Park. I'd strongly recommend looking to Toronto's Guidelines at https://www.toronto.ca/legdocs/mmis/2013/pg/bgrd/backgroundfile-57177.pdf	Grant Holloway
98	Don't do it. Your initial statement says property owners/investors find it "onerous" to not increase the building height. I find it onerous if you do. Investors/developers have too much control over what is being built in our city.	Rita Conner
99	If vacant parking lots are converted to new buildings, ample parking should be incorporated in to the new building design.	Craig Bjorklund
100	The public spoke on this topic years ago and there is no reason to change these rules. The property owners are claiming 'excessive' regulation but want to impinge on the surrounding area. They wish to take from the public for their own profit and there is no benefit to the public. The park has made those properties vastly more valuable for nearly all likely uses. There is no need to go further. There is no right to a profit. Businesses have the right to try to earn profits. Claiming any regulation is excessive is placing ones judgement and profit above the public's deliberative process. Similarly property rights are not all encompassing. Development is not always good and not always well done. Proper design would not detract from the park it would augment it and THAT is whats best for the city.	
101	Current regulations allow some development without impacting Riverfront Park - the park is more important than high-rise buildings.	Ken & Kay Savitz
102	What is the nature of the hotel/apartment needs downtown? If trying for higher end apartments/condos then the 100 foot space between towers makes more sense.	Shirley Dicus
103	I would need further information to be able answer questions 14 and 16	
104	There are other properties downtown that will have not effect on making the park a cold shadowy zone. Build eyesores there. Buildup of skyline across from the park will benefit a few developers and no one else.	Kevin Miller
105	Please concentrate on the serious parking problems,a major reason why mot people and myself will not go downtown. Around the Fox there is no parking that is not private. For disabled persons such as myself I can not walk very far and parking to go to an event at the Fox is, there is none because it is all private lots you can not park in. Do something about that problem. Parking is the main reason I will not go downtown.	
106	I believe that optimizing for letting sunlight through the street is best, there is already a lot of shade in that area from the existing buildings.	Dan Wilson

Ref #	"Is there anything else you would like to tell us?"	Name (Not Required)
107	With the substantial amount of vacant and/or seemingly abandoned buildings throughout the downtown corridor, I (as both resident and business owner) am extremely confused why that issue isn't being addressed (or if it is, why it isn't in the public eye). As a life long Spokaneite, my concern is that there are countless vacant buildings or areas that could be developed first (the most obvious being the skywalk/crescent court), as opposed to just making more buildings. Obviously, as the city continues to grow at the rate we are at, there will eventually be a need to identify more development opportunities. However, in the meantime, why not rehab and redevelop existing structures to utilize the square footage that has already been developed instead of further cluttering our beautiful cityscape.	Billy Jones
108	Keep shadows off of the park! Don't ruin our greatest asset, enjoyed by thousands every year, just to appeal to a handful of developers or a handful of retailers or a few hundred residents. This space belongs to all of us.	Lee Powers
109	In regards to Question 14, I would prefer to see more space allocated to residential uses than to hotel uses. Residents living in the downtown area are the people who will make the downtown area alive and vibrant during both weekdays and weekends. Hotels are housing for transients (that is NOT a pejorative but describes who uses hotels), individuals who do not care if there are grocery stores, delis, libraries or other amenities in the downtown area that will make living there an attractive and viable option. And thank you for making it possible to have input to this process...nicely done!!	John Ludders
110	How did the city let WW get away with building the Grand Hotel with no street level retail? That block facing Main is an underutilized, empty hallway in a prime shopping location. there was a chance to extend/connect the Main Ave shopping experience and was sadly missed. Street Level Retail makes a city what it is. It's the faceforward personality of a neighborhood and must not be overlooked.	
111	Like question 16, shouldn't there be a % requirement for public art for each building?	Shannon Zaranski
112	I don't like the idea of building additional tall buildings downtown, particularly next to the park. There are a number of buildings that aren't completely occupied or otherwise not in use - why not renovate them and attract anchor stores and restaurants (like the city did with Apple)?	Chris Barton
113	The open spaces and parking is needed downtown! We should not build anymore large structures there.	
114	Please affirm the current stepped regulations.	jack vines
115	Very concerned ... there is no going back to shapeless, sunfilled park once building are there. I am all for progress and development just not around park. These apartments and condos would only be within pricing of higher income people yet would negatively impact a park that is there for all to enjoy. Everyone pays taxes. Thank you.	
116	I think sunlight is especially important in the park in winter. On hot summer days shade is welcome, but not at the expense of sun exposure (and snow melt) in cold weather.	John Davies
117	Parking is already too limited downtown for vehicles over 6'6" eliminating these open parking lots will further reduce availability and prevent people from coming "downtown". Additionally, adding even more shade around the park will make it dark and dreary. Remember Spokane's slogan "Near nature, near perfect"...higher building downtown does not give a "natural" or "perfect" effect.	
118	Has a study or research of shading in the park been done for the Winter months? The rendering is only for May 1st which is 6 weeks away from the Summer Solstice. How about the location of the ice ribbon and carousel during the winter?	Heather Schelling

Ref #	"Is there anything else you would like to tell us?"	Name (Not Required)
119	The park is suffering enough. The trees have been decimated, the grass is being turned to pavement and now you are suggesting shading it too. What happened to our nice field of grass? If you want people to come to the park (non-downtown dwellers), don't get rid of the close surface parking lots. Are you crazy? People need to park a car, not buy a condo. You are making it too expensive to enjoy Riverfront Park. Low to medium wage people will stop coming. Leave the "no-shade" policy alone. Save the sun. Save the trees. Save the grass. Thank you.	
120	Lumping hotels and residences together is questionable - residents need and will patronize "daily living" businesses - groceries, service businesses, etc. while hotel guests will patronize restaurants, cafes and different types of businesses. I hope there are goals of considering impact to residents vs. guests/visitors - as development in favor of one group may be unfavorable to the other. I am a downtown resident and want to be comfortable, safe and enriched living here. My current concerns are safety and cleanliness in Spokane's current state - these factors need addressing as a foundation for development. I see near-misses EVERY DAY - pedestrian, bicycle and auto - when walking to and from work. I see drug "transactions" nearly every day as well. I dodge groups of people congregating on the street (cigarettes, marijuana, skateboards, open containers, drugs) nearly every day. I hope for sustainable mindful development but also great weight and necessary resources and planning to fundamental essentials of safety and sanitation.	Karin Engstrom
121	Retail would be great if it can be supported. Have any unbiased research reports been completed on what could be supported (this goes for all property types really)? Empty retail space is a sight for sore eyes and depressing.	
122	Let the developer do his job. City should stay out of it as much as possible	
123	When I voted for the levy for Riverfront Park improvements it was with the expectation that the park would be protected from the impact of commercial development, at least to the extent it is now. I believe most people had the same priority and that our intention was not to provide a more valuable environment for intensive commercial development. Now that the city got their money the rules are changing in order to favor business interests over citizens. The city is acting in bad faith with this proposal.	Matt Shelley
124	I'd like to see more underground parking rather than above.	
125	Driving into Spokane is refreshingly varied in building heights compared to other cities which have an oppressively tall feel. Buildings should be graduated in height particularly at the edge of parks to not overwhelm the parks but also to invite people into downtown not cut them off from it. Is it about making money for the developers or keeping Spokane a pleasing unique city as it develops? Our legacy has always been the parks! When did we think literally overshadowing them is the way we want our town to grow. RF park is jewel with a lot of money just put into it. Please think of ways to frame it and feature it vs wall it in and overshadow it.	
126	Just let them build what they want. Get over it! It's good for the city.	
127	Please do shade our park. If you need a sample of unintended consequences look at Central Park in NY City & not all of the building towers that shade the Park are used.	Melissa Madsen
128	Our family looks forward to events at the Riverfront park, and shopping/eating out/movies at the Square regularly in that area of the downtown. Lack of sunlight along the park would be a detriment to it's attractiveness to tourists. After last winter, I can't imagine more shade in that area, which would result in prolonging icy streets and snow. If that happens, count me out in visiting during the Winters!	
129	You can't just get rid of the parking. Basement parking should be required on all new buildings.	
130	Please still allow developers to follow the old standard (with steps and more sq ft) if they would like.	Dana Brimmer
131	Please don't allow any more ugly behemoths like Davenport Grand!	Johanna Yegge

Ref #	"Is there anything else you would like to tell us?"	Name (Not Required)
132	Development on vacant lots is important but current parking is scant and maintains the current parking lots is very important!	
133	I saw one drawing that showed consecutive building floors stair-stepped; however, I did not see that as one of the options above. The look of that building was more appealing and did not negatively block the sun or - from what I could tell from the drawing - the ability to see some of the Park as people approached downtown.	Marti Breneman
134	City needs to fix/improve existing problems such as crumbling infrastructure, crime, homelessness first	
135	I would prefer to see upgrade to existing buildings or new buildings to replace old ones RATHER than fill the current parking lots with buildings. Parking in Spokane is easy--if it gets harder from less lots, I won't visit as often.	
136	Public spaces are for all of us. Casting them in winter shadows is a taking from all of us for the benefit of a few developers.	
137	Question 10 is really misleading. "Development" doesn't have to mean buildings, concrete structures etc but that is implied here. The lots could be garden spaces, bike parking lots, co-op stores, or a market like Philadelphia's Reading Terminal etc. Of course a developed and vibrant downtown is beneficial for the city, but packing it with sky-scraper hotels and/or apartment buildings etc is not the type of development that creates a unique and vibrant downtown. I do not think code should be modified from current, because more shadows on the park make it cold and un-usable for more of the year, as well, giant buildings right at the edge of the park block viewing into the vibrancy of downtown that should draw people from the park into the city. The renderings of the max sizes are really garish and ugly, and most likely some company will build as big and they possibly could. Keep it low but potentially allow an exception for exceptional proposals -- like a sky restaurant etc, not for a boiler plate apartment building..	Deb Ritter
138	what considerations has the city taken into account for large events such as hoopfest and blooms day? Also I encourage you to keep the Park at the top of the list for in planning. There are many people who spend time in downtown simply because of the park and I'd hate to see this gem negativity effected.	
139	The City needs to promote a sunny atmosphere at the park. Shadows, especially in winter, will promote more hazardous conditions because ice won't melt as fast in shade. Shade will cast gloominess over large portions of the park. The towering buildings will loom over the park, decreasing the feeling of roominess and being out in nature.	Anita Lewis
140	The city of Spokane seems to be determined to make our city ugly. Kendall yards, the new building for recently homeless, the hideous new building hiding our beautiful carousel, the runners in the park statues, the designs are awful and depressing. Not sure if we want to go there for anything anymore. Blocking out more sunlight would probably be the last straw. Pig-out isn't that great.	
141	As much as we like to see the Downtown develop, it is important to keep the River "free-flowing" not turning it into channel-looking river by building too close and too high around its banks. It is a heart of this city and its ecological needs have to be taken into consideration.	Dubravka Martincic
142	Riverfront Park remains a jewel of beauty that sets Spokane apart. Please, no shade. No more ugly giant fancy hotels or ritzy apartments that make developers rich and our skyline cluttered.	
143	One more thing to consider: the view from top of the hill south of the downtown area. I've heard comments from several people (I'm included) about how the Grand Hotel ruined the sight line. So I'd hate to see buildings taller than that. Also, an emphasis on adding parking would be great.	Julie deBurgos
144	if you build retail on the first floor . Please provide adjacent parking tower for visitors	

Ref #	"Is there anything else you would like to tell us?"	Name (Not Required)
145	too many residential bldgs. means a lot of congestion; too many hotels means the core of the city is for tourists, but not residents. The charm of the downtown is accessibility, and the lovely park, centennial trail, and river, and not feeling hemmed in by huge tall buildings. Space is beautiful. Kendall Yard was great until they recently began to build too many apartments -too congested. Don't lose Spokane's character and wonderful architecture with crowded steel and glass buildings shading the park.	
146	How about the Grand Hotel? A building with only one entrance for pedestrians and that is in a service drive filled with motorcar traffic. Where is the retail in ... or even the access to ... that monstrosity?	Wayne Kraft
147	I think the proposed development of Riverside is insane. Bike lanes and another transit station? What's wrong with the present bus station except you took the police out?	Susan Harms
148	I think the downtown area should be filled. It should be very high density. If the city of Spokane wants a vibrant city it should focus of residential and business buildings in the DT core. Forget all those open parking lots! Build. I am pro density pro urban life,	Andrew Whitver
149	Give them an inch, they will take a mile. Don't open up our park spaces to corporate development and shade. There is plenty of open spaces for building in the Spokane area, SAVE OUR PARKS	
150	I believe the standards you currently have in place are correctly designed to protect Riverfront Park. Please do not change them to any of the "new" suggested alternatives. They work for developers but not for the public wanting to use the park.	Kent C. Aggers
151	There needs to be enough parking for residents and visitors if you are going to take away parking lots. There is already a hard time finding parking, so it makes me not go downtown if it is raining or really cold. Also, it is difficult to figure out the rules/usage of parking meters and parking decks. They all are different, can there be a simpler system or centralization so we only have to remember how to use one system?	
152	We need more tables and chairs in park near river to sit and have coffee or lunch. Not pick nick benches but round tables with chairs. Also it would be nice to have dining along the river with cocktails. It's hard enough to see the river without actually crossing it. It is to beautiful to have hidden by tall buildings.	Kathleen Low
153	It seems as though some developers or land owners already have plans for this area and will most likely get their way. I'm not entirely opposed to development downtown; I think it's generally a good thing. However, I don't want to lose the character and charm of downtown Spokane (we don't want to be like a NYC or Chic, etc.). Eating up park space in that area, due to the over sized carousel building an ice ribbon, is already changing the feel and character of that area (more buildings and less park space). Spokane is not Seattle. Some historic buildings in Seattle have been completely enveloped by huge buildings. Also, the parking availability, which keeps many from going downtown, will be greatly diminished.	
154	The graphics used in this survey and in the Review do not show the huge shadow that these buildings south of park will cast in winter. Shade isn't a problem in summer, it can even be an asset. Winter shadows foster icy sidewalks. On a sunny day between Oct and March who would want to walk in the shadow of a building?	Pat Keegan
155	I think sunlight in the park is critical, but I don't feel like the shadows in the simulation are too extreme.	Anthony Carollo
156	We need more shopping. While Anthropologie, Free People, and Urban Outfitters have added to the shopping culture downtown, more recognizable brands would add to the growth of the shopping economy. We receive a lot of shoppers from out of town because we are closer than Seattle. Let's dig into that.	
157	I feel our Riverfront Park should maintain to the largest extent possible the most available direct sunlight to it. I feel it is extremely important to the health, well being, and experiences of visitors there.	

Ref #	"Is there anything else you would like to tell us?"	Name (Not Required)
158	We are being VERY shortsighted here. Spokane does not have a Central Square / City Plaza. The Bennet Block and the lot to the east of Stevens are PRIME parcels to develop a Town Square for the city of Spokane. Stevens could easily be realigned to allow for a larger space that would accomodate hardscape areas for gathering, celebrations, important events, etc. The plaza would act as a transition from the downtown core to Riverfront Park. This needs to be further explored before Spokane loses an opportunity permanently.	Grant Keller
159	Have you taken in traffic congestion, additional heat radiance and wind tunnel effects of this, why is this being considered when the owners of the property already knew of the restrictions when they bought the properties?	
160	Please don't throw shade on our park. Many other areas of downtown that can and should be developed	Errika
161	No towers shading the park	
162	The obvious. Parking. Look at the businesses that rely on those extra parks around both lots.	
163	We are not Seattle. Riverfront park is the prize Jewel of Spokane and you want to ruin it by putting crappy, ugly high-rises around it. Are you all getting a kick back from this latest scheme? Go lower and put in a year round market not ugly high-rises.	
164	I agree that buildings over 100 feet should be hotels or residential. However I am totally against building towers of any kind in the locations referenced in this study. Any building in these locations should be limited to 100 feet or shorter.	Deborah Lowery
165	There are many buildings that could be refurbished. While growth is necessary it should not be at the expense of open, sun filled spaces.	Julie Enyeart
166	I am concerned about parking. As it is there is not enough downtown especially when there are events. More development on surface lots will reduce parking without the addition of more.	
167	Your simulations and site made it easy to understand the ideas. Nice work. A model to be emulated.	Dan Kolbet
168	The most recent residential projects in the downtown core are focusing on rental, but we need condo projects for sale. Ownership brings pride and long term investment DT that rentals just can't achieve. We need to think long term not short term.	Gene Brake
169	Some shade provides relief from hoop fest sun or other activities. The park has lost of available sun overall.	
170	Don't shade our park. And no more high rise building with ac units sticking out, please	Erik Nelson
171	Please include ample parking as well as public transport in these plans. Also consider connecting to existing skywalk system.	Alex Cassano
172	Preserve the park and limit height s of new construction. Allow taller towers elsewhere that doesn't adversely affect the crown jewel of Spokane.	Chris Eichorst
173	I don't necessarily see a problem with the parking lots by the park. They help us keep a small-city feel, and they broaden the airy feel of that area of town. I think towers would be better in other parts of the city.	
174	Build or preserve historic downtown with a first priority being on quality of life for the average citizen, who will be that person on the street, in the parks, etc.	Brent

Ref #	"Is there anything else you would like to tell us?"	Name (Not Required)
175	I think it might be good if the side of the building facing the park were to be a bit on the decorative side for those using the park to enjoy. It might help some of the anxiety I have seen from some people of the taller buildings. The main complaint I saw was lack of sun, but when i was watching the simulated shadows, it didnt seem they went that far into the park. I used to work in the park at the bistro (which is rebuilt) next to the carrousel and there were countless times I would have liked a bit more shade in the area. Even later as a patron, shade is nice. My biggest concern would be the block of view of the sky, but could be content if the building were very pleasant to look at. As an aspiring architect, I love buildings, but I also love nature. What about a living wall (ideas easily found by googling living wall) on the side that faced the park? I have seen similar things in other places and they are quite fascinating. I look forward to seeing what the city comes up with for that area. Thank you for allowing public input.	Ashley
176	In the Sample Development Comparison shown I liked that the Vox building had a shorter base, which to me allowed that open feeling while making the height of the other buildings more acceptable. Comparing this with the other plans there was a huge difference in the feeling of open space while still allowing more building space. Any building built should have to follow a height restriction, whether or not they are residential or hotel.	
177	An open, sunny park is an essential core asset. It can only be ruined once. Property owners have been aware of this limitation for a very long time. We'll see if the money wins again.	J. Craig Sweat
178	Why is there such a push to develop only higher end retail spaces & only want to house the affluent! Are you planning on creating an area of people of a certain economic status & the rest can just leave?	
179	Thank you for the thoughtful approach and excellent simulations.	Andrea Hall
180	My primary concern is: Street Level Presence - larger buildings can easily feel like impersonal monoliths. Having attractive, friendly, open and accessible street-level occupants can make or break a new development. (believe me: I left Ballard because they couldn't figure that out)	Emily Himmelright
181	Keep the step back: only affects north strip; allows balconies facing the park; towers can go south of it; allows maximum sun in park.	Charlotte Lamp
182	Shade will keep the sidewalks in the park icy much longer making walking less enjoyable and much more dangerous.	
183	Hate the Grand Hotel. Eyesore that blocks views. Don't do more big buildings.	
184	Keep Downtown Spokane a fun, safe, and beautiful destination for our families and neighbors.	Kerrie Miles
185	Please do not increase the height limitations. The expression "cast a shadow" means something negative. Why are you considering casting a greater shadow on Riverfront Park? This is our downtown crown jewel, why block off the light from the sky with buildings. Be more creative! The citizens approved a \$64 million revitalization of the park. These proposed building heights do not fit with that revitalization.	Jenifer Priest
186	I already think that the Davenport Grand has taken over the feeling of being in a park. The sidewalks and entry to the Convention Center and INB seem darker and more closed off due to the blockage of sunlight. I would hate to see this continue down the block. I think it would be more of detracting than an asset.	
187	Spokane is a city and needs to begin developing like a city to encourage growth and adequate access to housing; however, the city needs to consider how to balance growth in a way that does not exasperate problems of poverty. Because so many resources were taken away from the homeless community and advocates this year, I do have grave concerns about how this project will affect our city's homeless.	
188	Spokane needs better leadership. Period.	Laura D Bracken

Ref #	"Is there anything else you would like to tell us?"	Name (Not Required)
189	Riverfront Park is a priceless gem and NOTHING should be constructed to lessen its beauty and enjoyment. Shadows will take away its warmth and leave fewer picnic spots. Please don't harm the park. Do we really need tall buildings? Seattle we are not nor do we wish to be.	
190	I really want to thank you folks at City Council for letting the community have input, and I hope that preserving our rich Spokane character is preserved!	Patty Garegnani
191	Grow! Keep Growing!	Branden Tripon
192	There are many vacant or store fronts and buildings in downtown. Why not give an indent I've to upgrading and reusing ?	Liz Bowermaster
193	please do not stifle development. while the protecting the park should be important, we need tax dollars to do that. the only way we can get more tax dollars is by encouraging business development. I'd love to see one building to be exclusively luxury condos/apartments, but don't mandate it, just provide a tax abatement if they the developer does make it exclusively luxury condos/apartments	Eric
194	The shadow simulation in both January and July would be instructive and more so than just in May.	
195	Not only should height be considered but Tennant and public parking. Total occupancy of the downtown apartment areas should be considered before allowing new condos to be built. The same goes for hotels.	Virginia Baxter
196	The reason people want to move here is because it is a livable city. Let's make sure that we think about that as we grow and RESIST the development that would jeopardize our quality of life.	Heidi Gann
197	I think there should be a requirement for a larger percentage of green space around new buildings. I also think there should be a requirement that if a parking lot is being build over, public parking needs to be built into or under the new structure.	
198	My main concern is who will use this space and where will we park? If Riverfront Park is shaded, it will become less attractive. There are few restaurants in the park and none along the river. This limits use. Retail use implies time limited use. Parking downtown is horrible: expensive, limited availability and a deterrent to citizens visiting the city core.	
199	The buildings that have a view of the park now will loose their view. That would be very sad for all of us that love the view.	
200	I am horrified that the City would even consider bowing to developer pressure to shade the Riverfront park with tower buildings. Just so wrong.	
201	I agree with the proposal for the maximum floor plate as long as other considerations are adequately addressed. 1. The nature of the first floor development the most important consideration in this discussion. Activation of the ground floor level space is more important than restrictions on the use of the upper floor space. The Davenport Grand is a case in point. The very limited pedestrian access on that entire block has created a poor streetscape and a deterrent to an active environment. It would be a shame if the same streetscape defines the borders of our most precious asset -- Riverfront Park. 2. The potential increased density of the 18,750 option is a good thing as long as the second-order effects such as the need for parking and alternative access to the downtown core are addressed. Replacing surface level parking lots with new buildings that contain ground floor parking garages, on arguably the most scenic block-faces of our downtown, would be a tragedy. I would like to understand how overall parking and transit strategy will support this increased density. This holistic parking/transit strategy is important not only to this development, but also for overall growth in the downtown core and the north bank.	Steve Blaska
202	see me coordinating email	John
203	The Grand Hotel is an eyesore that cuts off downtown from the river. The last thing Spokane needs is two more blocks of that. This city is not so desperate for development that it needs to come at any price.	
204	I think buildings should be allowed much higher	Phillip Mazurik

Ref #	"Is there anything else you would like to tell us?"	Name (Not Required)
205	Please attract more family friendly activities to DT. Such as Dave and Busters, Top Golf, Rain Forest Cafe, etc. Connect more of the building with sky walks to give the seniors a place to walk during the winter and spend money.	
206	Leave the codes the way they are	
207	The parks are what convinced us to move to Spokane almost 30 years ago. The Grand Hotel was a big disappointment architecturally. It does nothing to improve the park or Convention Center. Please don't surround the park with more uninteresting tall building that block the sun and ruin the natural beauty of Spokane.	Janlw
208	Because downtown Spokane is situated in a river valley, the view towards the South Hill from the park and also from the South Hill towards the park would not be improved by skyscrapers. Regulations should be aimed at increasing green space downtown, or should require new construction to be completed in such a way as to allow light to shine through the structure (e.g. using non-tinted glass in upper stories.) Thank you!	Angela Lehman
209	Build out not up. There is no reason to cram so much into downtown. It will just make those who live further out less likely to go there. Look at the mall. Several stores have closed due to lack of business. Why make it worse.	
210	I am a millennial, so i know my opinion might not mean as much to the city council as older property holders in the city. However, as a millennial, i can tell the city council first hand that what attracts me to any city is the scope and magnitude of the downtown. If Spokane improves and builds up its downtown, the city will no doubt see growth, especially with the young demographic, which will also help the city overall. I believe these height restrictions should be lifted, and developers be allowed to build more buildings in our fair city. A better downtown means a better, more productive city!	Jordan Wolfson
211	I would like to know why the city feels it is necessary to box the people out of the river area and park ? Right now there is an openness around the park that is rapidly being closed off. It reminds me of the Chicago river that is lined by towers and streets, concrete. With the building of the convention center and that Condo by the Flour Mill you have allowed people to be barred from the rivers' edge except if they can walk or bike to certain areas. Those of us who are less mobile cannot access the river bank. I don't want this city to be solid concrete and a place that keeps many people away from places where they can enjoy the outdoors. Views in and of the city are important too. They are being cut off to many people.	Ms K Riley
212	The buildings along the park should be lower in height to allow for sun and allow for a conformity with the older buildings they would stand along. There is enough areas in the downtown area that can and need to be developed for retail, hotels and residential areas.	Jennifer Ingerson
213	Spokane core needs higher high rise buildings.	David
214	The park and the river are only an asset to downtown to the extent that they are visible and easily available to people. Having a wall of high rise barriers to the river is counterproductive. There should be no towers. There is no need for development higher than the buildings that are already along the river.	
215	Prefer current rule	
216	Do not approve anything beyond half the height of the Grand Hotel. It suffocates the park and is ugly as hell.	
217	I believe maintaining the maximum sunlight possible in Riverfront Park is more important than developers making a bigger profit. The park is a jewel for the city. It is a major draw for both residents and tourists and would be a travesty if it were to become more shaded than it is. Once you build a building too tall you can't go back. There are other more appropriate surface lots still available downtown for taller buildings, just as long as they aren't right next to the park.	

Ref #	"Is there anything else you would like to tell us?"	Name (Not Required)
218	The code should be amended to preserve open space adjacent to the river and the park from the massive structures allowed in the amendment. It is not about shadows in the park. It's about the mass of building structures that would dominate the physical space of the area. That sense of open space belongs to the citizens. Do not sell it open space to developers. Buyers knew the restrictions when they purchased the property. They can make their money farther back in the downtown core.	Suzanne Tresko
219	Mixed use downtown will keep the city alive. It will help revive the vitality of Spokane, and encourage people to live, work and play there. It will make it much safer and more attractive to residents and visitors alike. However, we need reasonably priced and ample parking. If there's an event downtown now, I'm reluctant to go. Parking is expensive, hard to find, and sometimes it's unsafe to get to the venue from the parking area, even in the daylight.	Patty Stewart
220	Really stupid fucking idea.	
221	Please stop getting rid of the parking lots. There's not enough parking in the proposed area, especially during events. I also think the buildings being as tall as the simulations looks awful & looks too crowded.	Alice Davies
222	Riverfront park is the center of the city and shouldn't be blocked with big buildings. There is plenty of space downtown for skyscrapers not next to the park	
223	The idea of development, without any sense of what might be the types of development, leaves me a bit perplexed. There are some stores that are beneficial. There are some growing businesses that would be beneficial. And there others that I just have zero interest in supporting. But Riverfront Park is HUD, in one of the things I always show to people who come to town. Nobody cares about another big city. But they do care about a city that prizes it's outdoor space and quality of life. I'm also still super mad about the cost of the garage at the mall, so if the development in any way is corrupt and causes taxpayers increased harm, then I really don't want it.	
224	I would like to see more patio style restaurants along the river. I think the current convention center was a mistake. Unless, it was more open for public seating and enjoying the river.	
225	In light of the Las Vegas shooting, safety in allowing hotel?living space looking down on the open park should be considered.	
226	Riverfront Park is unique. Don't jeopardize its 'openness' by creating an urban jungle of building all around the park. There are plenty of other sites, old buildings which can be utilized before taking away more downtown parking.	
227	Once these buildings are up, they won't come back down. It is imperative that we make wise decisions now based on future growth and development. The city of Spokane needs to greatly value its parks and green spaces that are constantly getting chipped away at. This park is one of the major beautiful areas in downtown Spokane - let's keep it that way. The park alone is a draw for residents and tourists, and if the park diminishes in quality then people will no longer go there and frequent the shops. We need to protect our park!	
228	Goodale and Barbieri have been enriching themselves at Spokane's expense for over half a century. Please do not be led by their pressure. Make the city vibrant by ignoring Seattle highrise "wanna-be's," providing free short-term parking subsidized by businesses who want customers to come downtown, and getting the scary street people out of the center of our treasured city. It's VERY SIMPLE, people!!	
229	Bad idea to allow these tall buildings. 4,5,6 stories is enough.	
230	I'm very grateful for the simulations, but they show the sun at almost summer maximum. The shadows will lengthen in almost all of the rest of the year. Please limit the size, height, etc to maximize sunlight on the part most of the year.	Martin Wells
231	In addition to apartments or hotel, office space (think administration purpose) would be nice too.	
232	Spokane would benefit from more shopping, restaurants and modern bars. People like the city views so build it up and add modern things to do. If you add more residential units, you need to add more things to do.	

Ref #	"Is there anything else you would like to tell us?"	Name (Not Required)
233	Consideration should be given to ensure housing units are available to the entire spectrum of residents, children, young people, seniors, people with disabilities, focus on price ranges affordable to median income families, and also have options for low and high income people.	Jefferson Coulter
234	River front park is huge. Are we really going to limit the amount of buildings we put across the street because it will create shade in 10% of the park? Look at Central Park in New York. There are huge buildings surrounding them and it is still a beautiful park. And in mid August when it is 100degrees that shade might be nice	
235	For business and traffic, putting too much into a small area creates greater strain on roads for commuting, parking headaches, and then worsening air quality. Spreading the building into more outlying areas would help in all the above.	
236	I think the exterior architecture designs should be required to resemble the other old buildings in Spokane with some ornate design elements to beautify Spokane and prevent the construction of plain boxes and to complement the beautiful park.	Rebecca
237	Additional retail downtown is always a good thing as long as there is adequate and affordable parking available. I agree that development downtown should foster increased activity for residential as well as commercial and business use, adding a lively and vibrant atmosphere to our city. However, it needs to be done with great care and consideration not to take away the allure of the park and enjoying the outdoors in the sun. Spokane has less than 6 months of warm sunny weather and having huge buildings that cast bigger shadows over the central downtown attraction of our city can ultimately keep people away. As far as building residential, 100 feet apart is optimal for increasing privacy and decreasing sound and noise. For question number 11, I chose what appeared to be the smallest set of towers because the shadow simulation appeared to show less sunlight covering the park during the day. Hopefully I viewed it correctly.	Donna Ledbetter
238	This plan should be shelved forever and the couple landholders be made to work within zoning that adds zero shade to the park. The taking of a public asset for private gain should be resisted at all levels of city government. We are not obligated to appease these so called stakeholders for their bottom lines. If there is not a no vote, then these working groups are staged fiddlers who masquerade in the public and parks interest. Enough of this already and build up on lots away from the park.	
239	Parking must be included in these buildings. I regularly use these flat top lots and you are taking away much needed downtown parking, especially for tall vehicles that don't fit in garages!	
240	The shadow simulations show the situation in May. Most of the year will be shadier. And colder. If we were shown shadows during the winter, more people would not like these ideas. The designs should do everything possible to maintain sunlight and the view of distant slivers of sky. Perhaps 75-100 ft. apart all the way to the ground, with more room for peds. The problem already with hanging out downtown is that it's cold for people to just be there on the streets between the tall buildings. Not enough setbacks from the street. It's not made for strolling and hanging out. Part of that's our climate, but part is the street design. Personally, if buildings go up in this location at all I think it will be a real shame. There are plenty of less-obtrusive places to house people and stores.	Anita Eccles
241	Spokane would do well to preserve historic structures, keep buildings to a moderate height, and avoid high rise construction. -consider how appealing and human scaled the old city of Paris is like. If you want high rise development, go to Seattle and see what has happened there - it has become an overcrowded, expensive, traffic choked high rise city. The only people benefitting from that are land developers and a city hungry for increased tax revenue. Don't fall victim to temptation and take this first innocent steps that will lead the same direction that Seattle went.	Grant Spearman
242	I think we should keep the current code in place.	Daniel Sells

Ref #	"Is there anything else you would like to tell us?"	Name (Not Required)
243	Design aesthetics are extremely important for these spaces due to view from park. Example: Davenport Grand is too much like a concrete wall. Variety of building appearance will help city look fresh and innovative.	R. Ricco
244	I'd like to see a focus family- and animal-friendly spaces that encourage socialization. I think the spaces should be kept fairly open to encourage community events that bring us together and could also be used to potentially attract events.	
245	Do not allow any shade to be cast across Riverfront Park by increasing building height. There are plenty of other places for higher development downtown that are further back from the park that allow greater height of buildings. I want to see a thriving downtown area, but with that the City needs more cheap & free parking available and a decent public transport system that includes light rail.	
246	I think the current code should be kept in place.	Christina Woytalewicz
247	Retail such as amenities to downtown residents perhaps. Retail is suffering how much more stores we need?	Stella Debarros
248	If a project will increase traffic flow and additional wear on existing roadways, require the developer to bring the infrastructure to the necessary standards, in a timely manner, before issuing a certificate of occupancy. I have watched too many of these Limited Partnerships and LLC's disappear and the taxpayer is left holding the expense.	
249	vertical limitations will limit the ability to develop for the future, so the more flexibility given the more likely the city is to see development take place on these vacant lots. Strongly support	Neil Muller
250	I think it's more important how the ground floor uses functionally interact with the street and sidewalk adjacent rather than the City dictate what the use should be (eg retail).	
251	One of your questions is if Riverfront Park is vital to the City and Downtown. I believe that those are two separate questions and it would have been nice to present different viewpoints for those.	Stacey Selcho
252	Retail provides nice activation of the street, but I get concerned about requiring 100% retail. Maybe consider 50% retail as an alternative.	Dana Harbaugh
253	Let the free market dictate the use of this prime property. The City should just get out of the way.	
254	Downtown is starting to gain more residential density on many levels of socioeconomic scales. Downtown growth should be fostered to allow for significant growth downtown and the additional height along Spokane Falls Blvd. would help foster that development.	John Eckert
255	Increasing development in surface parking lots is extremely important to me. One of the biggest tragedies of Spokane's development over the last 70 years has been the loss of historic buildings to parking lots. I think the amount of historic buildings we still have downtown makes us unique as a city and is something that has kept me living in Spokane and working downtown. While we can't bring back many of those lost buildings, redeveloping those parking lots to increase density downtown will improve the city's economy and make it a more enticing place to live. Also I'd like to add that looking at other cities' urban parks as a reference to sunlight might be needed. I think the *idea* of having shadows puts people off, but in person they don't have as much of an impact. It also might help benefit the ice ribbon staying cold in the late winter!	
256	I hope that any development downtown includes mixed income residential development. Don't take away from the park just so rich people can live downtown. Aside from the shadows, these buildings just don't look good (the Davenport Grand is a great example of an ugly and tall building that blocks the skyline).	
257	After opening up the downtown area for Expo 74, it would be a mistake to allow tall buildings to once again obstruct visual access to the area. Not only are the shadows offensive, the view from the view from the north side is an ugly "wall".	Loretta Fenrich

Ref #	"Is there anything else you would like to tell us?"	Name (Not Required)
258	When you're developing downtown, I would like to see the closed and abandoned businesses put to use. I would also like more resources for the homeless people down there so that they aren't just standing around in the park.	
259	I don't think a concrete downtown is the best for Spokane. It takes away from the beauty of the City.	
260	I think that the original plan to keep sunlight in the park should be stuck to. I am all for continuing to develop our city and love everything that has been happening, but adding these ginormous buildings right next to our beautiful park and blocking the Spokane city skyline that we know and love seems extreme. You'd be cutting off a great view of Spokane that we see from the park with these huge towers, plus taking away sunlight. These buildings in another part of town would be amazing, but right next to our park should not be the place. I think we need to protect these lots and develop them in smarter ways, that still keeps Spokane's charm for those of us who already love it the way it is.	Lauren Schubring
261	For question #11, why did you not give me the option to say that I preferred the simulation that showed the buildings that comply with the current code? That was actually the footprint I preferred. Thank you for soliciting my opinion!	Victoria Van Inwegen
262	We don't need to become Seattle. It will ruin our air, land and water. Try working on the inner city neighborhoods. Ash and Maple are a major corridors and an embarrassment to the city. Clean up the inner city ghettos.	Lori Raney
263	Maintaining the open spaces and sunlight in the downtown area is extremely important to a healthy and vibrant Downtown area. Over developing this area would destroy the beauty that is Spokane.	Colleen McCalip
264	Aren't "brick and mortar" retail stores struggling and slowly dying? I wonder if the 50% retail figure is too high. More flexibility might be needed.	Ben Taylor
265	Keeping the jewel of Riverfront Park free from shadows, over commercialization, etc. should be the top priority! Developers who are lucky enough to build on that property will be able to deal with those parameters...they are just being greedy! Thanks for the chance to leave input. I hope it's not just for show.	Dawn Holladay
266	This increase in height request continually gets put back on the table. I was a Plan Commissioner for 10 years and we reviewed this more than once. The Comprehensive Plan is clear about not allowing shadowing of any part of Riverfront Park. Developer's interest in making more money should not trump the Comprehensive Plan nor compromise our most important downtown asset. Not ever.	Karen Byrd
267	Although the base of buildings should be retail, most brick and mortar stores are closing. What other options are available to create a lively downtown where people actually walk around. I think the homeless situation needs to be addressed if you are looking to increase residential population.	
268	18,750 sq ft is too big! 14,000 would be okay but I honestly think 11,000 is best for the park and best for Spokane.	Haili
269	We stand by the runners every year for the StPatrick's Day Parade because it is in the sun. All areas of the park should be in the sun year round and never should be in shade because of tall buildings. These developers need to get real and work within the current codes.	
270	I wonder if we are being held hostage by developers who claim they won't/can't develop our wonderful city unless we give up our ideals. I wonder what the onerous hardship actually is? It sounds like we won't get any "development" without plunging the "gem" of the city into darkness. You show three tower options and then pick the biggest/closest one. Do we really have options? A vibrant downtown is desirable and hopefully we can have beauty and livability included in the development plans. Thank you for the survey.	
271	Quit restricting river view/access to the wealthy	
272	Let's build this city!	Greg Marks

Ref #	"Is there anything else you would like to tell us?"	Name (Not Required)
273	I do agree with having an emphasis on developing high density residential. If we also can promote affordable high density commercial development as well and encourage companies to put their corporate offices here in downtown Spokane, we may see greater vitalization with professionals who wish to work and live downtown.	Randy McGlenn II
274	I feel strongly that increasing the shadows in the Park is a mistake. As development increases, Riverfront Park will become more and more important to positive mental health of the residents of those proposed new buildings. Besides preserving sunlight, the tall buildings looming overhead will feel oppressive. The original statement in the Downtown Plan is correct. Short term profits for a few will diminish the intrinsic value of the park to the entire community. Thank you for the opportunity to comment on this.	
275	I like this approach baseplate sizing restrictions as a compromise between the need to encourage residential downtown development and maintaining the integrity of the park. I like the smallest building sqft because it does the best job of keeping the park free of shade encroachment. The largest just feel too imposing in the simulations. Thabksyou for creating this website. It is very informative and helps me understand the the impact of the proposals.	Meredith Gilstrap
276	I would like to see the city continue to develop the downtown area while maintaining as much of the green spaces as possible. Parks are a vital part of a city and effort should be taken to ensure they remain usable and as natural as possible. I do think that some amount of shading is acceptable, but it should be as "porous" as possible to minimize the impact. I also think all new or renovated buildings should be strictly mixed use with a strong preference for residential. Having more housing in or near downtown will bring more business and be beneficial to city revenue. Having the ground floor be predominantly retail/restaurants is also important as they impact the city's character. Lifeless office space on the ground has a negative impact on the city.	
277	Our current downtown is a jewel! There is an airy quality and you can see. I would strongly urge you to limit anymore building along the river, focus expansion and development further north and south. These areas are falling to ruin and there are existing buildings that can be rescued and renovated	Katie Droter
278	I think for housing, the size/height of Apartments/condos in Kendall Yards would be much less of an eyesore. What an awful obstruction to the view of downtown as you head south for even more ugly high rises to go up. The Davenport Grand was bad enough, this simulation demonstrates the aesthetic issues with allowing more towers right on the park, but also the functional problems of shadows and reduced sun exposure on our lovely (and newly remodeled, very expensive) RFP.	
279	Downtown needs to be developed without sacrificing the beautiful park, or parking. Spokane does not have the public transportation to support no parking.	
280	the park has been at increased risk of being "walled in" for some time now with past and present developments. That's unacceptable. The park is the gem of the city and should be treated that way for all. Builders are getting their way and monopolizing the river gorge vistas and denying those same views to the public. That has to stop before the entire downtown gorge area is totally walled off from public use and viewing.	
281	Your simulation video was in May. I would like to see the same simulation in late August when the shadow are longer and the sun is lower. Also how will this effect the ice build up in the winter on the road.?	Jim McLefresh
282	If you want people to live downtown you need to first address their needs safety, parking, close to grocery markets and after 5pm activities. It's not safe after 8. Parking is limited after 8. The only grocery are mostly booze joints and not safe to go to otherwise closest is brown addition or fresh market. Downtown is virtually dead after 8 except the bars and then it becomes unsafe.	
283	The current code should not be changed. The Grand looks pretty bad and we don't need a couple more of those next door.	

Ref #	"Is there anything else you would like to tell us?"	Name (Not Required)
284	Our park is so special. Limit the size of the buildings surrounding it. It is the heart of our city.	Mary Hughes
285	This was very informative and well-presented. Kudos to the person or people who put it together. I think affordable, mixed residential development downtown is really important to the growth of the city.	
286	Reading between the lines, it sounds like the goal is to build apartments and hotel towers with premium park/river views. However, it would be nice to place more of an emphasis on the entire Spokane community. Not just those that would be visiting or living in the towers. With all of the other available places downtown to build towering buildings, why can't we develop those spaces...and when there are no more available to develop, then turn our attention back to these areas along Spokane Falls Blvd? Just a thought. I love development, and I love the park. I don't think we need to disrupt the experience at the park (especially since we are paying to redevelop it). Thank you for seriously considering this feedback.	
287	I am curious about wintertime shadows into Riverfront Park and the impact that would have on snow and ice. As a pedestrian I am acutely aware of the impact that building shadows have on sidewalk conditions and am concerned that taller buildings would make it even more difficult to enjoy the park in the winter.	
288	I strongly agree with the proposal to prioritize retail at street level, assuming that that also includes restaurants. Shops and restaurants encourage a vibrant streetscape with lots of activity. This is much less true of offices.	
289	I hate what the Davenport Grand looks like and resent the way it blocks the view. I would not be in favor of anything that affects the sunlight of the park	
290	People are going to complain, but it's important to remember that those complainers are typically jobless losers with zero interest in economic development. They're probably also too stupid to read the entire proposal or understand what it actually means. Build as big as you can while keeping as much sunlight hitting the park and everything will be all good.	
291	I've had 3 out of town visitors in the last year and all commented on how nice the downtown is becoming and how beautiful the park is.	David Noonan
292	Keep up the great work - this is awesome!	
293	The cost of parking coupled with the limited access to anything is making downtown harder to enjoy. We are dumping money into budgets that cannot be followed leaving more need for money and less ability to enjoy our beautiful city at a cost that everyone can enjoy.	
294	It's imperative to prevent shadows on Riverfront Park--including in winter. The impact of shadows in winter would be significantly greater than your simulation of May 1 shadows. If large building blocks are allowed, like the Davenport Grand, only taller, the park will be in shadow all winter long. Based on your simulations, it looks like some of the largest built or planned buildings would be no smaller than the 11,000 sf floor plate currently allowed. Why change? The first 10 floors will have 450,000 sf already. If developers want to build the Empire State Building, there are plenty of empty blocks not adjacent to the park.	Chris Kelly
295	If the buildings built were stair-stepped like in the first rendering, that would provide a great opportunity to have terrace outdoor patio restaurants overlooking the Park on the lower levels, and for condos/apartments/hotel rooms on upper levels as well.	
296	Ground floor being open to public and inviting is critical to success of downtown....	
297	I do not like this project, the money deserves to go elsewhere. For example, education.	
298	Concentrate retail to create a critical mass	
299	While I agree that sunshine and minimizing shadows in Riverfront Park is desirable, I don't feel that any of these proposals significantly impacts sunlight in the park. It only affects a small amount of the southern edge of the park.	

Ref #	"Is there anything else you would like to tell us?"	Name (Not Required)
300	Living downtown there is a lack of affordable parking options, there already aren't enough all day meters dedicated to residential parking permits in the Riverside neighborhood. I agree with getting rid of surface lots, but where are all these new residents supposed to park? Will these towers contain underground parking garages? While it would be great if we had everything we needed downtown so that a car wasn't necessary, Spokane is still so sprawling that a car is almost necessary.	Cole Kelly
301	PRESERVE THE PARK! With grass and trees. Quit trying to pave the whole thing. Save the sun. Limit the tower shading. You want people to have a picnic, read a book and play with their kids or are you just worried about making money?	
302	The time I spend in Riverfront Park and downtown varies by season. The better the weather, the more I'm there. The choices you provided didn't allow me to reflect that.	David Troyke
303	It is vital that affordable housing be available downtown. We have an urgent need for housing in view of the expanding homeless population in our city.	Donna
304	I think that huge, monolithic buildings directly across the street from Riverfront Park are a terrible idea. River Park Square, the INB Center and the Davenport Grand already cut visual space between the South and North Hills and the heart of our city: the river and Riverfront Park. Huge, tall, monolithic buildings on the little open space that is left on Spokane Falls Blvd would choke the visual breathing space between existing downtown buildings and the park and lose the feeling that the park and river flow naturally into/from downtown. It would feel like the park and river were cut off from the rest of the city by big walls. One of the things we love about our view from the North Hill into downtown is the visual open space between the river, park and downtown buildings. You can really appreciate how pretty our downtown is and how it is not built up like Seattle or other large cities because of that view. The wall of buildings on the north side of the park completely cuts off the visual openness of the park and river which is bad enough. Doing the same thing on the south side would be like enlarging your nose so no one could see your beautiful eyes. One of the pleasures of visiting Riverfront Park is looking south into downtown to admire the different architectural styles and appreciate how our downtown is not all ugly, modern high-rises. Huge monolithic buildings in the last open spaces on Spokane Falls Blvd would destroy that attractive southern view from the park. Finally, making these last open spaces into expensive residential and pricey hotel properties will mean that average Spokanites will no longer have visual access to our river and beautiful park. It's already bad enough that River Park Square literally turns its back on the park and the INB Center blocks the view of the park from downtown but this plan will also mean that only rich residents and hotel visitors would be able to enjoy a parkfront view from their giant towers. If anything, building heights should be reduced in the last open space on Spokane Falls Blvd. Riverfront Park is the jewel of our city and it should not be cut off from the community by walls of buildings.	
305	Retail at River Park Square is important and should not be interfered with, however the downtown area has plenty of room for decisive growth financially without changing that building.	
306	I think it's a false equation that someone who believes strongly that improved and vibrant development downtown requires tall buildings along the park. The developers who own those lots do not HAVE to put tall buildings on them. There are many creative uses for those spaces that won't cloak our best asset in darkness for parts of the day. I think it would be a shame to limit any sunshine in Riverfront Park. There are so many empty lots in downtown Spokane, and it seems like towers and such are more appropriate in the core, not bordering our crown jewel.	Anne Walter
307	You have already ruined Riverfront Park. You might as well allow huge buildings which will shade the new horrible buildings and concrete which has taken over a huge portion of the park. You took away the green. I hate the ugly killer ice ribbon and the hideous carousel building which is completely lacking in charm, class, beauty. I would go downtown more but you've destroyed the soul of the park. Stop wasting our money and destroying places full of memories.	

Ref #	"Is there anything else you would like to tell us?"	Name (Not Required)
308	Pro growth and development think big	David Ohman
309	The idea that building height restrictions are hindering development is absolutely unreal. If the city is exploring encouraging development of residential space by increasing restrictions by a story or two without impacting sunlight to the park, that would be acceptable. Riverfront park is a precious resource, one that must be safeguarded for the future. We absolutely MUST NOT mortgage our future and history on the promise of cheap development now.	
310	Development of these parcels should be a high priority for our city. We need fewer downtown parking lots, especially next to the best attraction in the city.	Brian Donovan
311	The pedestrian walkway behind the Davenport is awful. Have you ever had to walk in front of all those windows while there is a conference happening there? It's very awkward.	
312	While shade and visual appeal are important, two concerns that I don't feel were addressed are parking and demand. First, where are the residents, shoppers, and workers going to park on a regular basis? Currently, those areas are parking lots. Garages (both above and below ground) are good, however, they can also cause significant traffic slowdowns during events and commutes, plus they are generally more expensive. Second, is there really that great of a demand for upscale downtown living in this specific location? With the current homeless population that congregates in the park on a regular basis, will people really want to live there as opposed to the north side of the park/river in areas such as Kendall Yards?	Danielle Geisler
313	Thanks for the opportunity to chime in!	Jane Robinson
314	The park is one of our greatest assets and should be protected above urban development.	
315	As I said before, I feel that the city of Spokane needs to encourage more large businesses to move to Spokane, and I don't feel that adding more residential units and hotel space is the best way to do that. However, I could be wrong since I am not an economist.	Kevin Carey
316	I love Spokane, I love the Park. It is time to grow. Look at Central Park in NY. A sanctuary of a park in the middle of the biggest city in our nation. Let Spokane be the "Manhattan" of the Inland Empire!	Joshua Martin
317	While downtown development is extremely important is should not be allowed to compromise the quality of the urban environment and the park. Ultimately the quality of the downtown urban environment will determine the long term health of downtown.	Jeffrey Warner
318	Large buildings will block sunlight and city views	Christine O'Malley
319	Spokane needs development like this to compete with other cities undergoing downtown renewal, so do whatever it takes to make it happen.	
320	Don't make the buildings too big. Spokane is nice because the building are still small.	
321	The simulations are great for showing a spring day, but what happens when the sun is lower in the fall and winter?	
322	Great work on the presentation material	Robert Brock
323	You need to hire local residents if you're going to do this.you gave zero info about the safety of buildings.or if any tax money would be used	
324	the simulation was very helpful, thank you	karen ssebanakitta
325	Avoid buildings that become walls on Spokane Falls Boulevard such as the Davenport Grand Hotel. Encourage designs that include views north by existing structures in downtown Spokane.	Lynn Mandyke

Ref #	"Is there anything else you would like to tell us?"	Name (Not Required)
326	Whatever is ultimately built must be *tasteful* above all else. Not another Soviet Bloc-style Grand Hotel. Not more Anytown, USA McHousing like in Kendall Yards. These are buildings that will surround perhaps the most iconic feature of downtown Spokane for possibly centuries, so they must make a lasting and unique contribution to the skyline that defines Spokane. Part of this means holding developers—yes, even if it's Walt Worthy—to code and ensuring that Spokane doesn't get sold short in pursuit of development for development's sake. Listen to the Design Review Board and consider making their recommendations binding.	Eric Iannelli
327	Building height code is there for a reason. Please respect the people's wishes for a sunny riverfront park and tell developers to live within their constraints.	Christopher W. Kuperstein
328	Given that Spokane summers tend to be, on average, quite warm, I think people might not realize how welcome some shade might be on the south side of Riverfront Park, especially at midday. To that end, a taller building allowance could provide such relief from the heat, and satisfy the need of a developer to maximize the square footage of their building.	William Nye
329	In reference to #16 above; Downtown parking is still an issue and as long as there are parking fees and meters everywhere, the retail stores downtown will not flourish.	
330	Spokane needs business to grow. Buildings that can draw in business and entice a growing job market can bring an increase in taxes, paying jobs, opportunities, and overall a better state to the Spokane economic diversity. Downtown is beautiful to a point but look how long it took to get riverfront park remodeled. Even then, there have been issues with not enough money for the proposed plans for riverfront park... if we want to continue to update the downtown area the city needs more taxes to come in. To get more taxes we need more businesses. To get those businesses downtown, the city needs to sacrifice some skylines to entice larger businesses. What I would like to see is for city regulations on buildings become less constructive but to also become more creative. In other words if we have the capacity to start creating a modern city with taller buildings in downtown Spokane why not utilise new technology/ideas and showcase it to the world! Buildings with Tesla made solar panels or electric rental car locations throughout downtown and so on. I want to see innovations explored and used in downtown Spokane like it was in 1974 during the Expo.	Chris Trechter
331	The additional height just does not compliment the downtown!	
332	the ground floor requirements should be more like 75% - 90% retail. The Davenport Grand is not only an eyesore, but its lack of retail frontage hasn't negatively impacted walkability and livability along that stretch (compared with the old surface lot) but it hasn't helped either. The Grand block remains a conceptual impediment to getting people to walk from the west end of downtown to the east.	Luke Baumgarten
333	Balconies for residential portions should be on the east and west sides of towers so each residence can have a portion of daylight in the morning or at night.	
334	This is great information! The intended result of getting the surface lots developed into the newest, most dynamic and urban development in the downtown core would be a major boost for downtown and continue its building momentum to create a active, vibrant - - and truly urban - - downtown.	Andrew Rolwes
335	I would like to see more the parking lots developed, but towers take away the feel of nature.	
336	I am all for growth. I am not for the destruction and ruin of the charm and beauty of downtown. Find the middle people. Restore what's there and improve The Falls Blvd. We do not have to decimate beauty in order to grow a city. There is enough ugly in this world to go around - keep downtown beautiful.	char parker

Ref #	"Is there anything else you would like to tell us?"	Name (Not Required)
337	Do not change existing code. Sunlight is already difficult to find in Spokane, especially in the winter months. Riverfront Park has a lot of shade already, and I am 100% opposed to any additional shade. Developers have plenty of other opportunities for developing surface parking lots. I completely disagree with the assertion that our current building codes disincentivize development. The DSP does not care about the Spokane public, only rich developers and rich people looking to purchase from those developers. We The People want our park and sunlight preserved, PERIOD. Our city is a beautiful testament to the Olmsted brothers' vision, and I vehemently oppose anything that will threaten their legacy. Parks and public space are more important than money.	Suzanne Saunders
338	I just don't agree we should build huge view blocking buildings. I like the small town look we have going on. But we still are able to have retail and business here. The old and the new are really lovely together. You would probable want to tear down all the brick original buildings. And only leave the builings named historic. Well they could all be named historic in my eyes.	
339	The majority of the ground floor should be retail.	David Buescher
340	To question number 16. It should be 100% retail and/or mixed use space encouraging gathering spots/placemaking, with strong, city-led initiatives that encourage and foster local businesses to fill these retail spots, not chain stores or large corporations. To question #7. I believe increased development in the downtown core is vitally important, but should be first focused on existing buildings and infrastructure that is currently underutilized and/or sitting empty. I also believe this development should be done with smart growth and people oriented practices as the underlying lynchpin for all development moving forward. To question #10, I agree with this statement, depending on the type of development being proposed. Again, development bent towards people and passersby. And development that activates, creates vibrancy and allows for citizens to connect with each other and the built and natural environment in meaningful ways is key.	
341	Please research how not to become a monstrous downtown like Austin. Futuristic nightmare.	
342	I walk through Riverfront park on a regular basis and have worked there in the past. Anyone who has spent time in the park knows that there are more than enough sunny areas of the park to hang out in, many of which are not shown in the simulation video (which was great by the way). A video that showed the whole park instead of the just the south side would display this. There is relentless sun all day in central meadow, clocktower meadow and the lilac bowl as well as the howard street bridge to name just a few areas. From May to September patrons are often seeking shade to cope with our hot dry summers. I don't feel that the shadows are significant enough for concern. Creating affordable spaces for downtown Spokane residents (i.e. not Seattle prices) is crucial and exciting for this growing city. Parking lots are eyesores and wasted space and adequate underground parking is the best option followed by garage parking. Density creates an exciting energy and helps create demand for businesses and community events. I look forward to seeing Spokane's lifeless parking lots come to life! Thank you for creating this survey.	
343	Riverfront Park is described by many organizations as the Crown Jewel of the city. We need to protect our valuable limited resources and disregard the greed-driven wants of developers.	Lance Hart

Ref #	"Is there anything else you would like to tell us?"	Name (Not Required)
344	I've wondered if there has been talk of any ordinances to require use of certain building materials for any towers - specifically, I believe it should be required (or at least strongly encouraged) to have a certain percentage of the building's exterior to be glass. If you look at both commercial and residential towers in cities like Seattle & Portland, the architecture & design fall in line with a modern & growing city much more, in my opinion, than buildings which have a pre-fab concrete or brick majority exterior (which tend to be what gets built around here). I think to move Spokane forward there ought to be a focus on the design & materials used for new development which can enhance the skyline & become new positive landmarks. Doing so should enhance the feel of the city, in a wonderful & meaningful way which in turn creates more interest & growth to the area.	Erik Dordal
345	1) North side windows should be maximized for the view. 2) Can't imagine liking an apartment or hotel room looking directly across at another building < 100 ft away.	
346	For question 16, I think the amount of retail required should be higher. Perhaps as high as 75 percent.	Mark Simonds
347	First, I consider the existing code to be best, preferring relative skyline uniformity for egalitarian character, aesthetic grandeur and use longevity/flexibility. If change is demanded, know that proposals for towers will almost certainly include extensive parking, and we MUST avoid creating clones of the Davenport Grand, i.e., extruded, small-plate volumes atop poorly decorated parking garages. If a revised code is unavoidable, I'd insist upon closer to 80% active frontage (retail) on all sides of ground floor and extensive architectural design guidelines.	
348	Limit the affect of shade reduction on the park. Big looming buildings will not enhance it's appeal. Ensure that on street ground level retail is part of any deal.	
349	The park is a huge asset to the community, and any project that will negatively affect it would not be worth the economic gain for a small number of individuals.	
350	not sure about the retail 50% rule, as retail currently struggles downtown and this could impede growth	Sally Lodato
351	I do not think that tall buildings should block the sunlight to Riverfront Park, especially in winter. I fear than more buildings like the Grand Hotel (a monstrosity! how could that design have been approved?!) might be built.	
352	Increasing the population density downtown will lead to increased traffic, which might impact hwy 90 and certainly impact traffic on downtown surface streets. Spokane has a nice homey feel; I would personally hate to see it turn into a large city like San Francisco or New York. If that were to happen, we would likely see the problems that come with a large city: homelessness, drug use and crime. We already have too much of these problems. I'd like to see more done to reduce these issues before we consider increasing our population.	David
353	Spokane is not Seattle! Please do not start building tall buildings downtown. The current height of buildings downtown is tall enough. We have so many beautiful old buildings downtown that are vacant (for example: all the spaces on First Avenue between Wall and Stevens near the Ridpath)!! Why doesn't the city encourage developers to refurbish and occupy buildings like those. There are so many unused spaces in downtown that could be renovated, rather than left shuttered and dark. That would bring life to the **entire** downtown and not just near the park and river. The small town feel is what makes Spokane unique. Again, this is not Seattle and the leaders in City Hall need to realize that "building up" isn't always best. Keep Spokane's charm, keep buildings low. Reinvigorate forgotten parts of downtown, rather than encourage new and unnecessary construction!	
354	Quit Californicating Spokane! Raise taxes, improve infrastructure. Stop building!	Chris Dallman
355	Keep the current regulations. Developers will just have to find a way, like we all do.	Mr. Brian Sen Ching
356	On an annual basis, less than 50% of the days in Spokane are sunny. Therefore, I do not agree with any heights that would cause shadows in the Park.	
357	i don't want to look like cenarl park next you want to build over the river	

Ref #	"Is there anything else you would like to tell us?"	Name (Not Required)
358	It would be nice to have more interesting architecture than the Grand Hotel, and more considerate design. The Grand fails in that it blocks massive amounts of light to the Opera House/INB Arts center, making most of the south east facing glass pointless. It would be nice to have more thought out reviews of projects that go into these parking lots that better compliment the architecture of downtown.	Cody R S
359	Spokane use to be wonderful before the corrupt developers took control of our city	
360	I like the family environment Spokane offers. I would like to see that stay the theme of Spokane.	
361	I am concerned not only about shadows on the park but about creation of wind tunnels and interference from the buildings with signal reception.,	Marian Hennings
362	I feel towers should not be allowed and the 100' building height should be kept.	
363	Tall buildings would be dreadful to the feeling when IN the park. Stupid idea!!!! Go with the citizen's wishes!!!!	Consuelo Larrabee
364	I have to say I'm somewhat uncomfortable with the Plan Commission voting to recommend the most developer-friendly option. In reference to the amount of retail on the ground floor, it should be significantly more than 50% of the frontage. The Davenport Grand is a perfect case study of this—and it never should have been allowed. If necessary, one option would be to split up the type of ground floor usage categories into street-activating (i.e. cafes, restaurants, coffeeshops, boutique retail) and non-street activating (i.e. bank branches, offices, event centers, hotel or residential lobbies). In general, I think at least 50% of the frontage should be street-activating retail. Not things like bank branches or offices which aren't typically big pedestrian destinations. As such, the retail frontage percentage could probably be higher than 50% to account for the difference between those two retail use cases.	Anthony Gill
365	Spokane has this unique, beautiful park. Protect it. We don't get a second chance to protect it.	David Zundel
366	I appreciate the care and thoughtfulness of this presentation---Thank you! I think the Davenport Grand is a monstrous "shoe box" and we deserve better design in the downtown, especially after the investment we have made in Riverfront Park.	Mary Ann Murphy
367	I hope I've been getting my message across prior to this. I do not support adding additional buildings to downtown Spokane. I am especially against any buildings being added to the perimeter of Riverfront Park. Talking about requiring living space above 100 feet is ... well, it's ridiculous. You've already destroyed the view and decreased the potential for the rest of the citizenry to be able to access the park. We have a huge problem with parking in this city. Virtually everyone I know refuses to go downtown because of the parking situation already. Contaminate our beautiful landscape and we'll want to head downtown even less.	
368	Thank you for all the work you all do for the city of Spokane. I was born and raised here and now work for the city. I am excited that after so long of feeling stagnant that this city is on a big upswing. Please continue to work for development and progress so that we can be the best city possible. Urban density and a thriving downtown core are essential to a strong city and the citizens ability to thrive. Build them high and dense and make our skyline something really beautiful. Thanks again!	Shaun Monaghan
369	Let the private developers use their creativity to develop the unutilized property to a higher and better use, but keep in mind the need for adequate parking.	
370	We moved here from a congested city in another state. Please keep Spokane less urban with trees and parks.	
371	You need to take the overall design of the city core into consideration along with the park shading. Lining the park with tall buildings is like putting a fence around it. View lanes from the core need to be preserved.	David Lill
372	I agree with the statement that emphasizes the importance of sunlight on the park. It's cool much of the year. The sunlight in the park makes it feel like a park and encourages use. The citizens of Spokane voted for the bond with the understanding that It would improve usage and encourage visiting the park. The height restriction and sunlight must be maintained.	David Lucas

Ref #	"Is there anything else you would like to tell us?"	Name (Not Required)
373	As downtown residents who live directly across from the area you are addressing, we are vehemently opposed to increasing height limits on the buildings bordering the park. As I mentioned, the park is feeling less and less like a park and more like an extension of downtown already. Riverfront Park is the jewel of Spokane: there are very few cities that have such a feature in their downtown core. Please - let us keep it as a park and not shade it and encroach upon it until it becomes just another part of the concrete jungle! The city keeps trying to entice people to live downtown, but the changes being made make it less and less appealing. We have lived here for 4.5 years, and with the construction of The Grand Hotel and the changes in the park, it has become significantly less appealing in a short amount of time. We need more green space, not more concrete!	Nancy Enz Lill
374	I think it would be better to renevatate and use existing buildings that are currently standing vacant instead of trying to build more.	
375	Just more cover up of graffiti... Thanks	Peggy
376	I hope that developers realize that a healthy city involves people of all income levels. We would love to live directly Downtown (even closer than we already are) but our family only makes about \$70,000 per year (combined). Everything being built is top floor luxury condos or else rentals. We want to own! We want to own Downtown! Please consider making lower floors in future developments non-luxury! We don't all need (or want) granite counters, steam showers, and a rooftop gym! We want to be able to walk to amenities and take the bus instead of driving. We want to live in a bustling neighborhood. We want to contribute to Downtown's growth. You shouldn't have to be rich to be a good citizen.	Amy Chenail
377	Need more reasons to get people down town	
378	I know it's easy to look at past decisions that have been made and say "Well we should reevaluate this." But let's not forget the wisdom of the people who established those rules knowing that they would be challenged in the future, and let's not shrink back and allow development to "take over" what cannot be replaced. If this decision is changed it will forever have an impact on the Spokane City skyline and I can't help but think what we might be giving up hastily for Economic Development which is inevitable.	Dan Kendzierski
379	I think in addition to avoiding shadows over Riverfront Park, the other major issue I see is a disruption to the skyline of Spokane. The Davenport Grand has become somewhat of an eyesore to many views of downtown Spokane, and I believe any new large construction in that area should be incorporated into the landscape and architecture already present downtown.	Mercedes Leahy
380	Riverfront Park is awesome and allowing sunlight in the park is very important. But the city also needs to foster development downtown. People don't want to visit/move to a city that's boring and unchanging. If people see cranes in downtown Spokane, they'll think, wow, this is a growing town, there must be something exciting going on here. New buildings are a sign of increased activity and thriving life. Just the visual of a crane in the downtown skyline will spark that image in visitors' minds. Also, the city needs to encourage unique architecture. While we're all glad Walt Worthy built the Davenport Tower and Grand, those two buildings are DISMALLY designed for aesthetics. They are boxy, boring, uninventive, unimaginative, and quite frankly, very ugly. Spokane needs a special/unique building in its skyline. Look at Mobile, Alabama as an example. Or Des Moines, Iowa. Both cities are about Spokane's size and have very distinct skyscrapers. Spokane lacks that. We need a prominent building that people can see and immediately recognize it's Spokane. Obviously, the city can't really control what private developers do with their design. But maybe the city can incentivize more creative architecture? Not crazy/wacky, just something more creative than a big ugly rectangle.	
381	Prioritize the citizens and public space users over developers. I don't come downtown to hang out in buildings. I come downtown to be outside and enjoy the park. So does everyone who come to visit me. That park is the best thing going for this city.	Sara Hansen

Ref #	"Is there anything else you would like to tell us?"	Name (Not Required)
382	New building should not dominate our skyline like the new davenport tower. We should emphasize our historic architecture and any new construction and any new buildings should blend in with those and not box the park skyline in.	Ann Wick
383	Developing the vacant lots along Spokane Falls Blvd. should be a priority for DSP and the city. More retail and residential options are always beneficial, but I would disagree with adding more hotel/convention space.	Jeremiah Johnson
384	There are PLENTY of poorly developed and undeveloped spaces in and around downtown. Stop building new structures that add nothing but cause parking problems and increased nuisances. Riverfront Park is the jewel of Spokane-it is literally the essence of the city. It's the Central Park-known for maintaining its beauty and timelessness in the midst of an urban environment.	
385	The shade model seems to be when the sun is the highest in the sky in the summer. I would like to see what the shading model looks like for early spring or late fall. We just invested 70 million dollars to upgrade and fix our beautiful Park that the entire city uses and enjoys. And now the city wants to make a change to the code that could impact the amount of sun and the warmth the park receives year round just to appease the developer of two empty lots so he can try to build a bigger building and make his profit at the expense of the people and community of Spokane? This height restriction code applies only to the nearest block to the park; why would we even bother changing it? Build taller buildings on the north side of the park, or further south in the core of the city. Stay away from our park.	Reuben Greer
386	I would argue that the ground floor of the building should be 90% retail (or some other type of "third place" for people to gather), with only service & parking access points permitted on the ground floor. 50% is clearly not enough...examples of this would be The Davenport Grand Hotel, The Historic Davenport, and Bank of America Building Parking Garage...these three buildings have about 50% "retail", but yet it feels like 3 whole sides of the building are dead street fronts (and consist of parking garages, service entries, and inward facing retail w/o front doors). Also, the code revision should disallow any parking garage to face Spokane Falls Boulevard, otherwise I can already anticipate that the building form will consist of ground floor "retail", 7-10 floors of parking on top, and then the residential/hotel on top of that podium...which does nothing to activate the street front with city life. Examples of how bad this "type" of development can be include the Denver Spire in Denver, CO and Parkhaus in Lincoln, NE. Sure, there's residential up top, but the 7-10 floors of parking between it and the ground-level retail plinth kind of puts a damper on any urban life from happening on the street below, which runs counter to the goals of the code revision. Lastly, I do have some reservations about the effects this proposed code revision will have on mid-fall, winter, and mid-spring shadows cast upon Riverfront Park, especially in light of the park's master plan and the amount of investment being poured into the park along Spokane Falls Boulevard to make it a "year-round" park. We wouldn't want the new carousel building, ice ribbon, Howard South Channel Bridge, and Rotary Fountain area to be in shadow from September to April. The video example on the website shows May 1 as the approximate limit for having 100% sunlight on the park's prominent features (such as the carousel and red wagon). Based on the Summer Solstice date, this "window of light" would only last from about May 1 through August 10, which not long enough.	Jason Wong
387	There are many other areas in the downtown core that are being developed or have future potential. The park is for everyone and should not be obstructed by shadows from buildings such as those proposed in this presentation. Let the shade be from trees!	Linda Moulton
388	Infrastructure, roads are not capable of this much growth. There will be a great impact on traffic. This must be considered along with parking.	
389	NO SHADOW ON THE WAGON!	
390	The more skyscrapers, the better. It will attract more development to core downtown.	vipul

Ref #	"Is there anything else you would like to tell us?"	Name (Not Required)
391	We do not need more hotel space downtown, and especially not around Riverfront Park. Including the convention center, a huge amount of Riverfront park is buffered by buildings that act as a barrier to residents, with little to offer citizens. More hotel space would only exacerbate the problem. The shadowing is also a major problem - the May 1st time is equivalent to mid-August, meaning lots of shaded area in prime late summer and fall park use hours.	Alan Chatham
392	It's upsetting to me that Spokane lacked the vision to keep the buildings that used to be in these vacant areas. But I think we need to put buildings back. Downtown areas should be dense even if that sacrifices sunlight. I just hope we get some good looking buildings. They will never be as cool as the old ones that are gone though.	Angela Merritt
393	Please do not mistake greed for more taxes for really wishing what is best over a ll for development near the park.	
394	Hopefully retail includes restaurant uses and not just storefronts like on the north side of main (River Park Square).	Will Maupin
395	Spokane needs high rises, and less wasteful surface parking. I love this plan and want these buildings to be built. I would also love for Spokane to be the first city in America with a cross laminated timber high rise, now that Kattera is locating in Spokane Valley, this would make all the sense in the world.	Mike McBride
396	Like how the city will develop without extensive sprawl	Neil Kinkel
397	"Near Nature" REQUIRES sunlight, as per the dead hostas underneath the parking ramp into the RPS parking garage. We are children of the Sun, let's keep it that way! The city of Spokane is going to Expand anyway, so even though the downtown is developing nicely, with pubs, shops, eateries, buses, let's not kill it with terrible over-crowding; GENTRIFICATION will kill our city, and threaten service jobs with high-profit enterprises that care nothing for our city.	H Higgins
398	Or, you could require it be 100% retail, with an exception only for entrances for parking and loading. Parking should be forbidden within 10 feet of grade (above or below).	
399	I was born and raised in Spokane. I know this city from street to street and would love to see more development. For a very long time spokane was lacking in development which stalled company's from moving in and creating more jobs! We are on track to help bring in more opportunity for work and attract more people to the downtown area. The more people live in downtown the more tax revenue we will get therefore making spokane cleaner and safer! Best Regards -Pavel	Pavel
400	I think having tall buildings is essential for the city and its attractiveness. I think it would be amazing to get a couple of buildings significantly taller than the ones we currently have for the overall improvement of the skyline and feel of the city. It would also seem more progressive.	
401	Thanks for your work on this. I really hope we can see these sites developed within a decade. They have so much potential to add vibrancy to downtown and to further activate Riverfront Park.	Kyle Madsen
402	Can't you put in more parking garages?	Jena Leddon
403	It would have been nice to show other times of the year for the shading simulation. I would like to see what the impact would be during a time like Pig Out in the Park. Overall, I agree with increasing the height limit and restricting use to residential. I don't like the idea of hotel being allowed, at least not for all of the volume about 100'.	
404	No additional skywalks, please.	Larry Cebula
405	The base and tower form for buildings is very ungainly and actually ugly. A higher base form like the buildings used as samples fit into the streetscape better. Amazon has limited the need for storefront retail and no one wants to walk by vacant retail space. Office use is fine.	Betsy Bradley
406	I think the 11,000 sf bldg is a good compromise. I like that the towers aren't massive and overwhelming, considering the context of the area. I do NOT like the other options presented.	

Ref #	"Is there anything else you would like to tell us?"	Name (Not Required)
407	I totally disagree with these proposals the promote development that limits access and sunshine in downtown and the park. Your simulations are deceptive because they don't show the current status of this downtown area. Currently there are no buildings on these lots which are the access between downtown and the parks. There is not enough street parking available for the current use of these parking lots. Unless your intent is to force parking in the Parcade or the Riverfront Mall. Both facilities are often full especially during the holidays. Your simulation needs revision to give individuals that fill out this survey get the true picture, not the picture are currently showing them.	
408	Spokane needs some tall buildings to define its skyline.	
409	Retail is great if you can get it.....but a business/office space would be fine as well.....	Marian Evenson
410	So excited for downtown development! Spokane is on the rise, and I am all in favor of more opportunities that motivate residents to go and spend time in downtown. I think downtown Spokane should be the "go to" for anyone looking to shop or eat out.	allison wilson
411	The Grand Hotel is an architectural abomination. It is a carry-over from a post-modernist, dark time in design. How it was approved is a mystery. The other buildings shown in the massing exercise, however, seemed to be heading in the right direction!	Kendra Kurz
412	min. 75% retail requirement at ground level would be better.	Larry
413	Infill is important to the success of downtown. But it *must* be sensitive to Riverfront Park and the public realm. Narrower building footprints, with required setbacks as building height increases, should be considered and potentially codified.	Anne Hanenburg
414	Maintain view corridors toward the south hill.	Paul Bundy
415	Re: Question 16, I agree that the City should require ground-floor retail uses. However, I strongly believe there should be a diversity of retail required at the ground level (as opposed to a single-use/big block retail space).	
416	If there were design standards to prevent something like the Grand Hotel from happening, then I would be more likely to think taller buildings would be ok. But given the current review process, there's no guarantee that the developer will do anything to try to make the buildings pedestrian friendly or to fit within the context of the city. The city needs to stop giving in to developers and look out for what's best for the residents.	
417	Thank you for creating such a clear tool to understand this important issue. I appreciate the simulation and the ability to tangibly see the potential impact on the park, the critical focal point of vitality for downtown. It's obvious that a lot of work went into producing this.	Julie Banks
418	in # 16 it should be commercial not retail	Sylvia St.Clair
419	Sun exposure on streets and sidewalks is necessary to keeping walkways clear of snow and ice during winter months.	
420	Parking and vehicle traffic must be carefully considered. I wold hate for our City to become congested like New York City. The one way streets already take a lot of time to navigate, not only with current traffic loads, but having to stop at multiple traffic lights just to get around the block is frustrating.	Dan Skindzier
421	The way you ask the sun on the park question is misleading. It makes it sound like you are talking about all of the sun going away, rather than a tiny fraction of sun on the edge of the large park.	Mariah
422	Keep the current code which creates fewer shadows in the park.	Amy Cannata
423	the city don't know how to make a city work. lets get the roads fixed and stop the plan for choking traffic down to one lane on Monroe St. and get the traffic flowing.	
424	Developers need to make the best use of their properties, but not at the cost (in this case) of damaging what is a unique feature of our city-Riverfront Park.	Ann Fennessy