



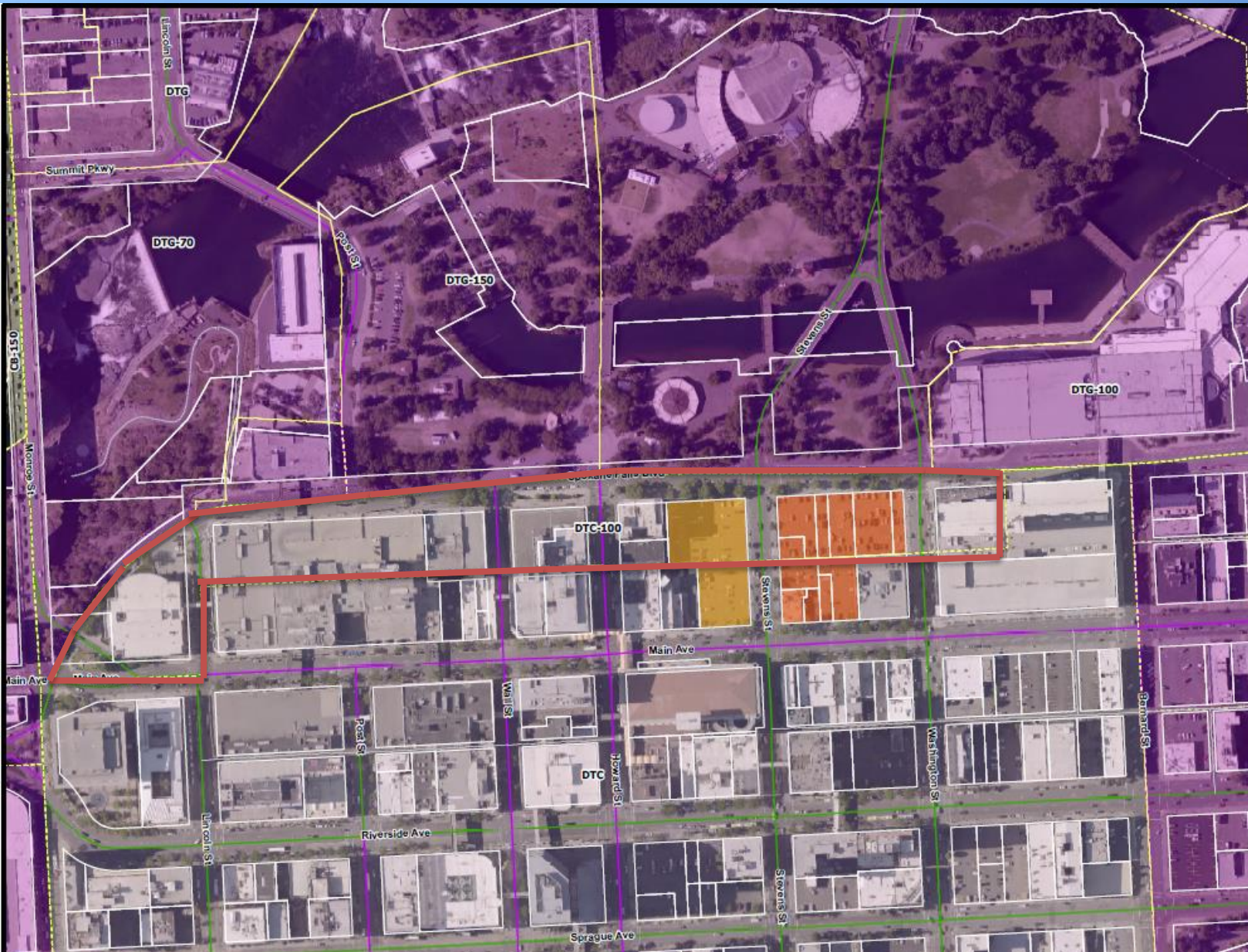
# **Spokane Falls Blvd Building Height Review**

Spokane Park Board Meeting  
July 13, 2017



# **PROJECT SCOPE & PROCESS**

# Study Focus Area: DTC-100 Zone



## Spokane Falls Blvd Building Height Limits Context Map - Aerial

Revised by: GSK/2017

Print Date: 5/11/2017

### Legend

City Zoning

Downtown Core

Downtown General

### Complete Streets

#### Type

Type I Complete Street

Type II Complete Street

Type III Complete Street

Type IV Complete Street

### Fast Forward Spokane Opportunity Sites

#### Private Opportunity Sites

Major Downtown Site 1

Major Downtown Site 2

0 50 100 200 300  
1 inch = 100 feet



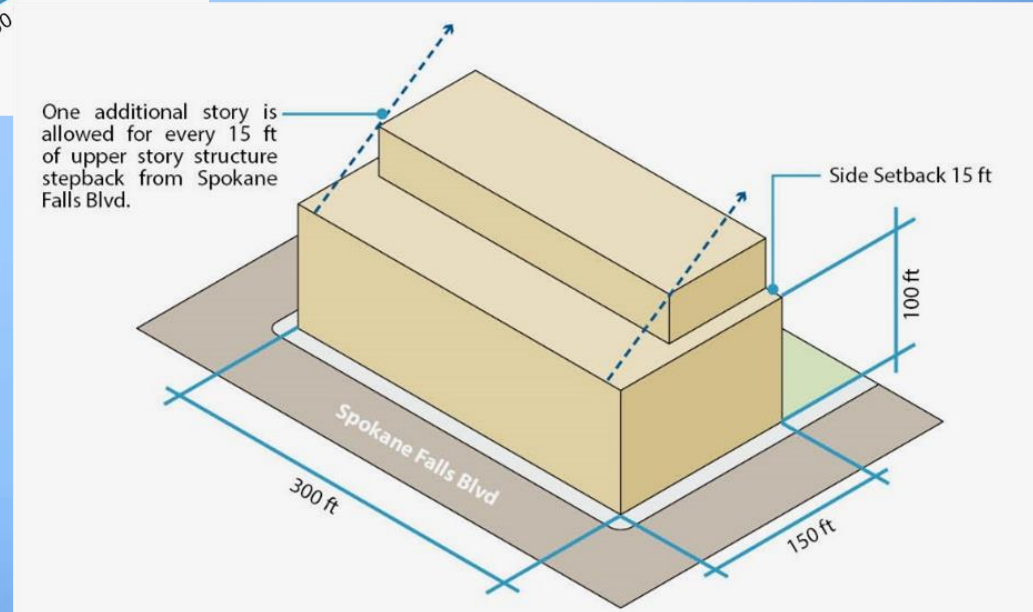
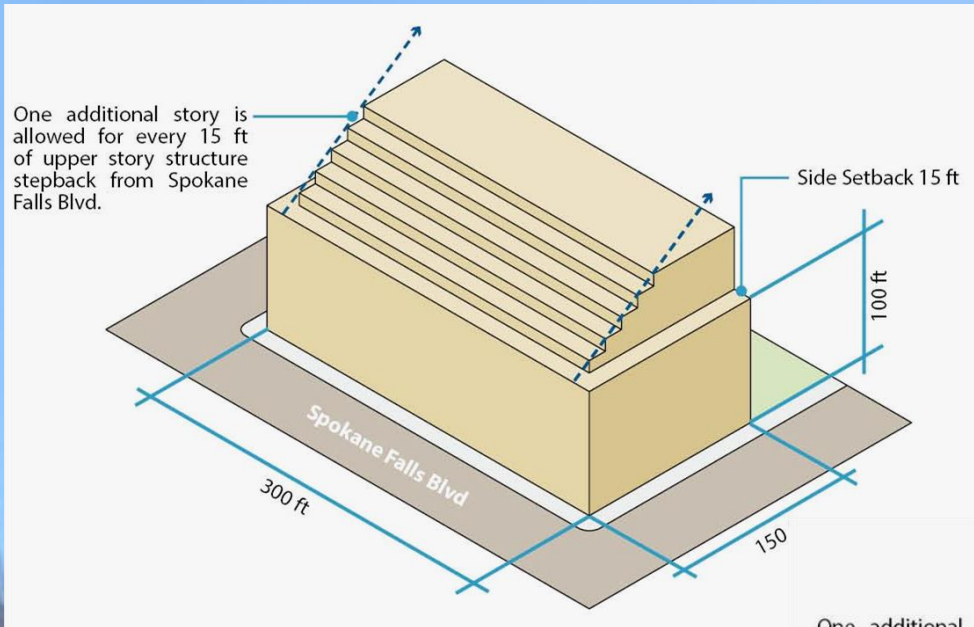
THIS IS NOT A LEGAL DOCUMENT.

The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used as



# DTC-100 Zone Height Limits

Downtown Core, with 100ft height limit ([SMC 17C.124.220](#), Height and Massing)



# Project Purpose:

- To evaluate the limits on building heights (SMC 17C.124.220) as an obstacle to redevelopment
- To consider the potential to balance the desired density of development with potential impacts to public space in Riverfront Park

# Project Goals:

- Review possible alternative design standards:
  - Must be consistent with current Comp Plan & Downtown Plan Policy
- Identify scope for possible refinements to policy to be considered in Downtown Plan Update

# Desired Outcomes:

- Create opportunities for economically viable mixed-use redevelopment and incentives for residential development
- Put activity on the street
- Create relationships with the enhanced park
- Mitigate impacts to light, air, vistas and shade to the park
  - Especially along the Howard Street Promenade

# Approach

- Form a Stakeholder Work Group (Complete)
- Utilize Outside Consultant (Complete)
- 4 Work Group Meetings (Underway)
- Final Report by Staff (July)



## Stakeholder Work Group

Name	Affiliation
Todd Beyreuther (Chair)	Plan Commissioner
Mike Baker	Plan Commissioner (alternate)
Chris Batten	Plan Commissioner
Christy Jeffers	Plan Commissioner
Greg Francis	Community Assembly
Chris Wright	Parks Board
Mark Richard	Downtown Spokane Partnership
Andrew Rolwes	Downtown Spokane Partnership (alternate)
Jim Price	Citizen Rep
Jim Kolva	Riverside Neighborhood
Lisa Key	Planning Director
Leroy Eadie	Parks Director
Gary Bernardo	Bernardo Wills Architects
Ann Martin	Heylman Martin Architects
David Peterson	Goodale & Barbieri

The image is a low-angle photograph of a modern building's corner, featuring a mix of glass windows and stone masonry. The building is positioned on the left side of the frame, extending upwards. The background is a vast, clear blue sky that occupies the majority of the image. The word "RECOMENDATIONS" is overlaid in a bold, dark blue, sans-serif font, centered horizontally in the lower half of the image.

# **RECOMENDATIONS**

# Guiding Principles

- Unique Place
- Integrated Development
- Active Streetscapes
- Varied Building Form
- Economic Development
- Howard Street Promenade

# *Conceptual Development Standards*

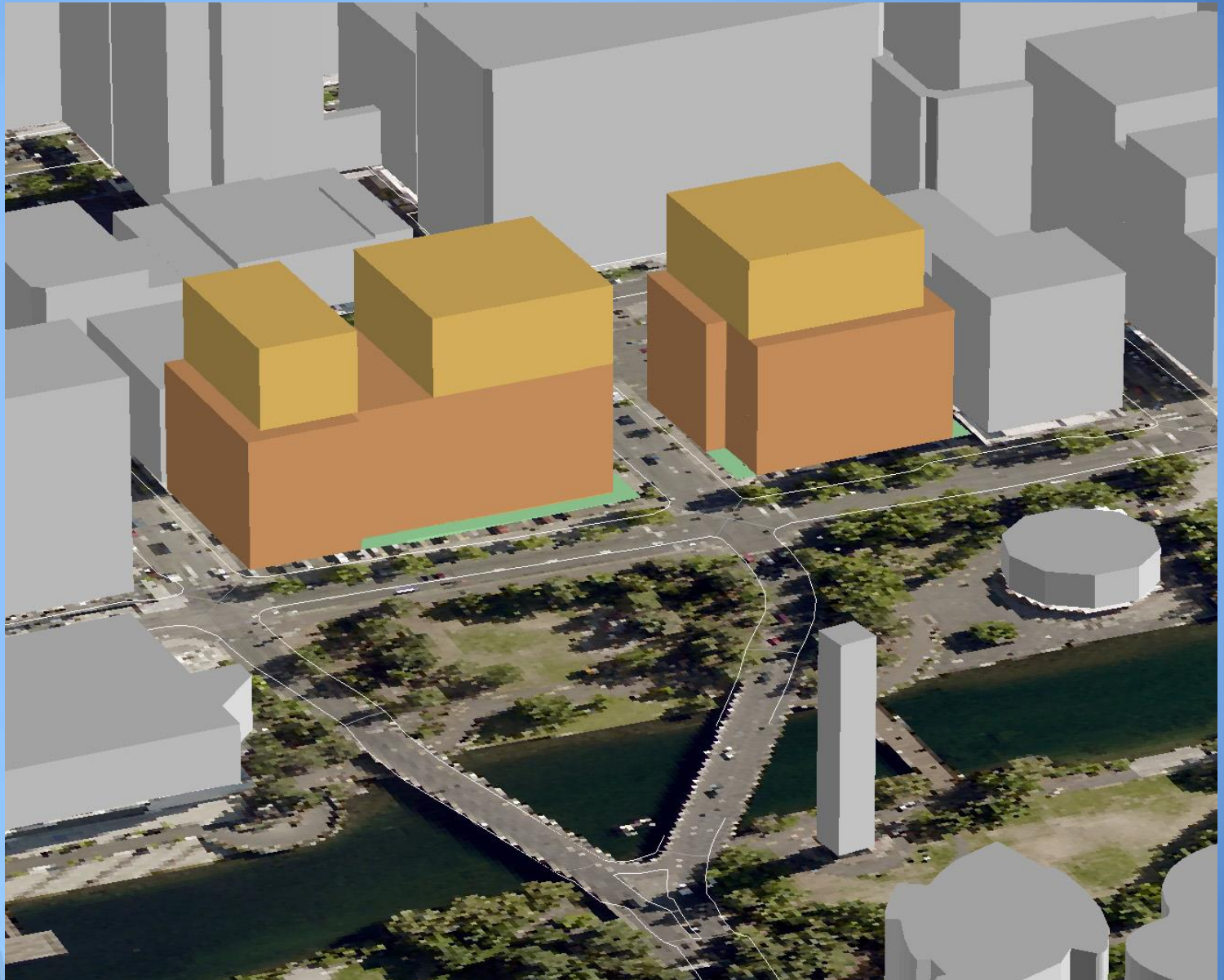
- Floors above 100' occupied exclusively by residential, live-work and/or hotel uses may be allowed as a bonus
- If residential/hotel uses occupy 100' building pedestal, equal area of non-residential uses may be allowed above 100'
- Tower floor plates above 100' should be larger than X ft.
- The long dimension of a tower above 100' should be perpendicular to Spokane Falls Blvd
- Towers above 100' shall be no less than 50' apart
- Active retail or residential uses shall occupy of 50% of the street frontage

A low-angle photograph of a modern skyscraper with a glass and steel facade, viewed from the bottom left corner. The building's structure is visible, showing multiple floors and windows. The sky is a clear, solid blue. The text "TOWER FLOOR PLATES ABOVE 100 FEET" is overlaid in the center of the image.

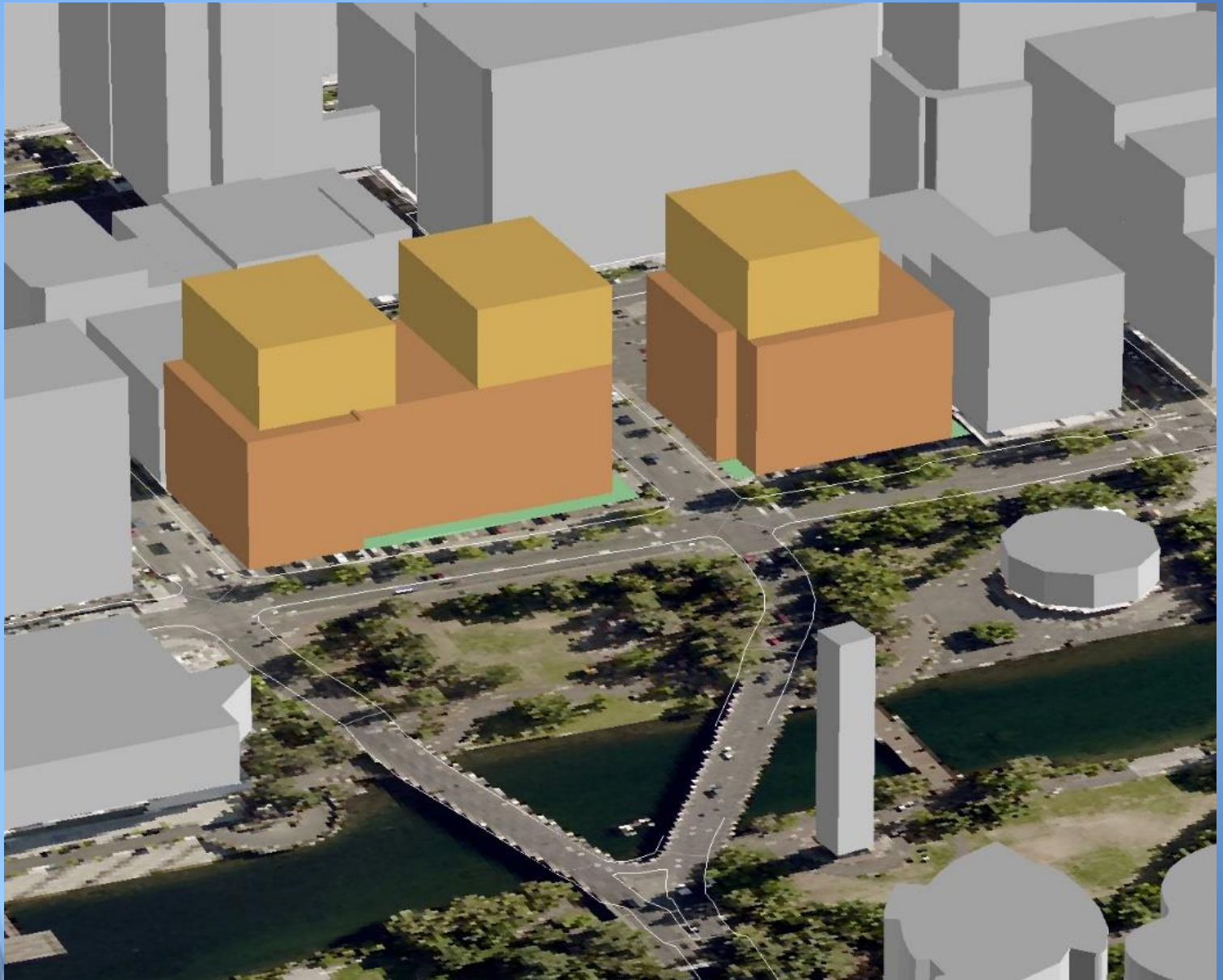
**TOWER FLOOR PLATES ABOVE 100 FEET**



**Tower Floor Plate = 18,750 Sq. Ft.**

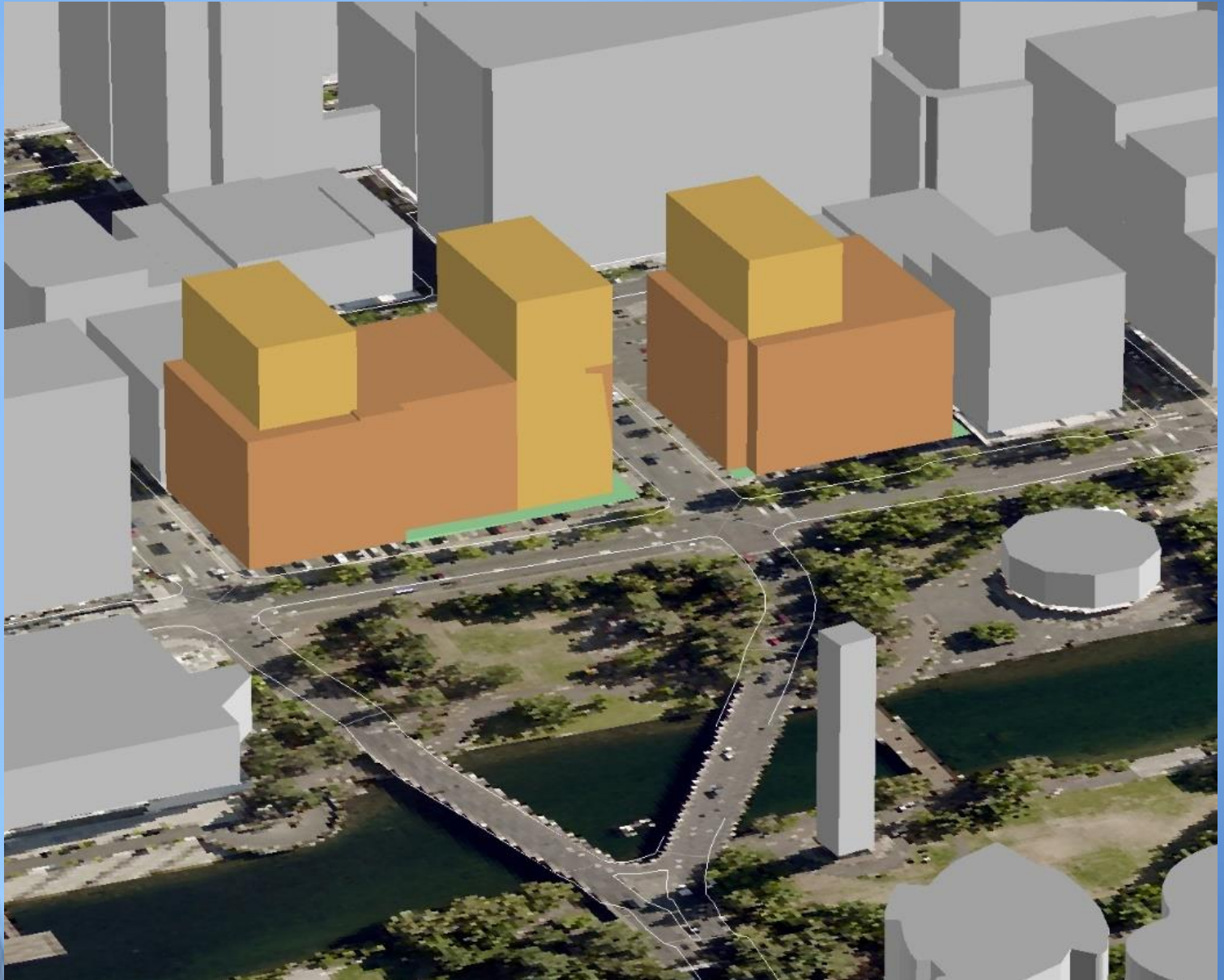


**Tower Floor Plate = 14,000 Sq. Ft.**





**Tower Floor Plate = 10,000 Sq. Ft.**



# Design Review Guidelines

- Architectural details in support of activating the street level
- Enhancements to existing sidewalk area
- Upper stories should be articulated with architectural sculpting; flat, featureless rectilinear forms to be avoided
- Corners of building should be given special treatments
- Early in design review process, DRB should express priorities, rather than reacting to already designed projects
- Towers above 100' should be placed to give consideration to sunlight, air, and vistas

# Recommendations for Future Action

- Plan for coordinated streetscape improvements along Spokane Falls Blvd
- Consider the elimination of the DTC-100 Zone as part of the Downtown Plan Update



# Next Steps

- Finalize Report
- Workshop with Plan Commission on August 9<sup>th</sup>
- Present report to City Council (late August – early September)
- Code amendment process to follow



**QUESTIONS? DISCUSSION?**

