



# Centers & Corridors Update

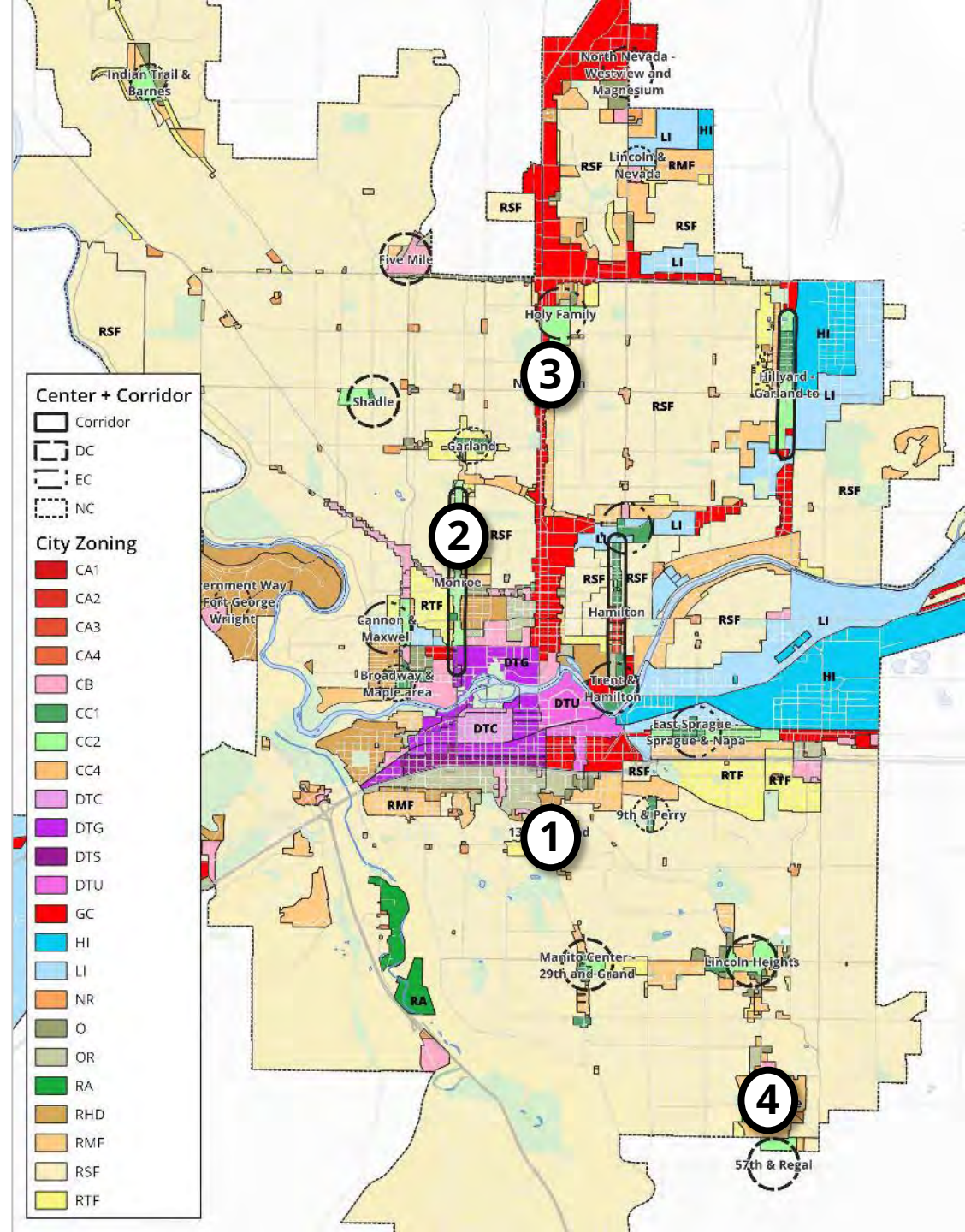
**Spokane Plan Commission**

April 10, 2024

# Background

Four sites chosen to test outcomes of proposed code changes in four Center/Corridors:

1. 14th and Grand
2. Monroe
3. Holy family
4. Southgate



# Background

Development concepts explore range of development conditions and key code provisions:

- Pre-war, post-war, and contemporary development patterns
- Parcels of different sizes
- Redevelopment vs greenfield development
- Draft standards for height, zone transitions
- Draft storefront street standards
- Draft standards for through-block connections and new streets



# 14<sup>th</sup> & Grand Site

## Concept Explores:

- Infill constraints on small sites
- Potential for single-stair mixed-use development
- Draft storefront street standards

## Site Conditions:

- Small lot
- Wide ROW creates potential for wide sidewalks amenity
- Four-lane arterial with relatively low traffic volumes
- Designated pedestrian street
- No alley access
- Nearby crosswalk



Designated Pedestrian Street	— · · · —
Storefront street	■ ■ ■ ■
Through block connection	■ ■
New street	□

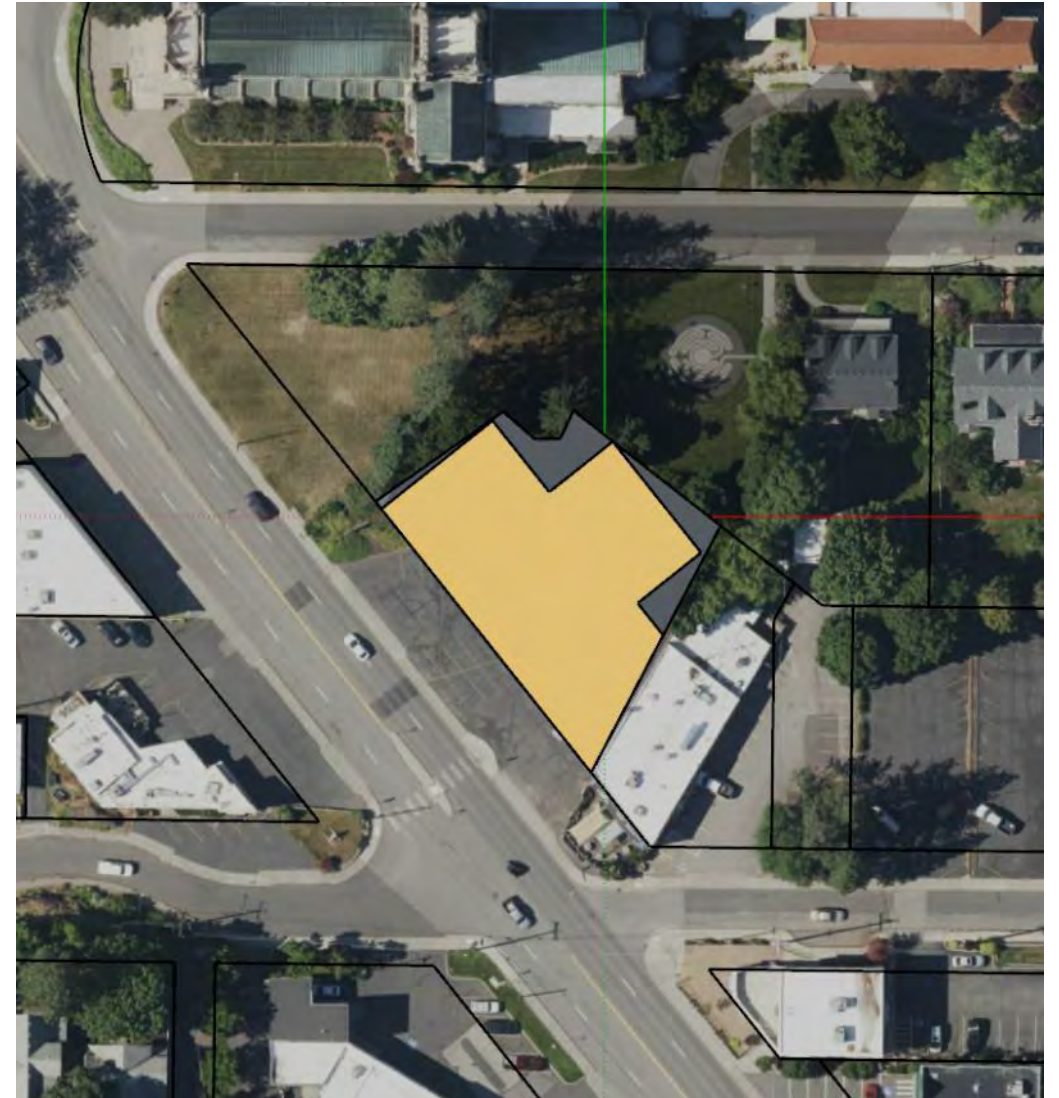
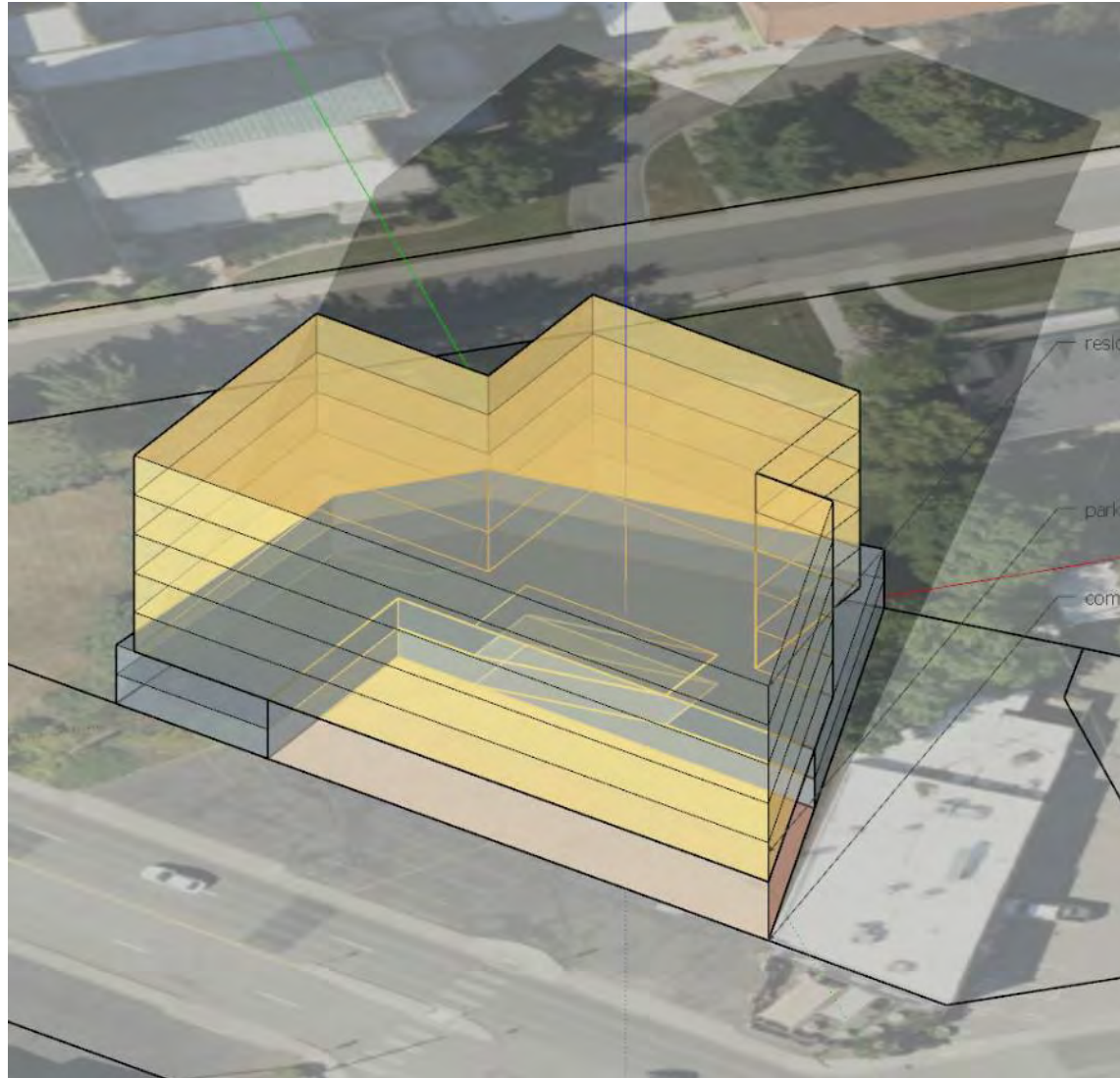


# 14<sup>th</sup> & Grand Site





## Initial concept: four-story mixed-use building



**Ground floor retail:** 6000 sf (300' x 50')

**Dwelling units:** 60

**Parking:** 65 in above-ground structure (based on likeliest development scenarios)





Section 17C.170.110 Maximum Height

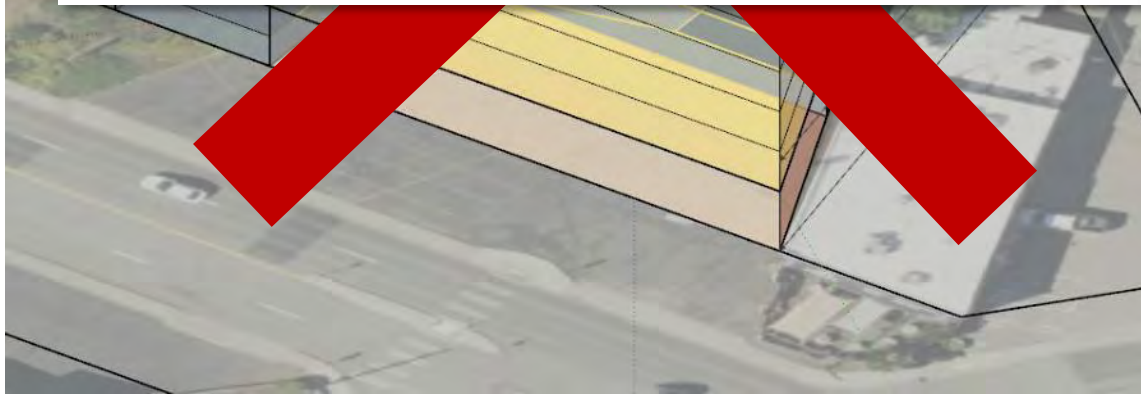
A. The maximum heights in the special height districts are as follows:

1. Within the St. John's Cathedral special height district no structure may exceed:

a. three stories; or

b. the elevation of two thousand two hundred forty feet, whichever is higher, exclusive of any antenna, chimney or flagpole.

*Site elevation:  
2,210 ft*



## 3-Story Single Stair Mixed-Use Concept

- Retain current restaurant and locates building to SE edge of site to maintain good visibility to restaurant
- Commercial ground floor
- 4 dwelling units (2/floor)
- Some surface parking retained
- Potential for significant ROW improvements or outdoor amenity space



Fir Street Flats in Bothell, WA



## Alternative concept: 3-story single stair mixed-use building



Ground floor retail: 1,751 sf (+ existing 2,550 sf)

Dwelling units: approximately 4

Parking: 16 surface parking + on-street parking



# 14<sup>th</sup> and grand rendering

- PLACEHOLDER FOR JACKIE'S RENDERING



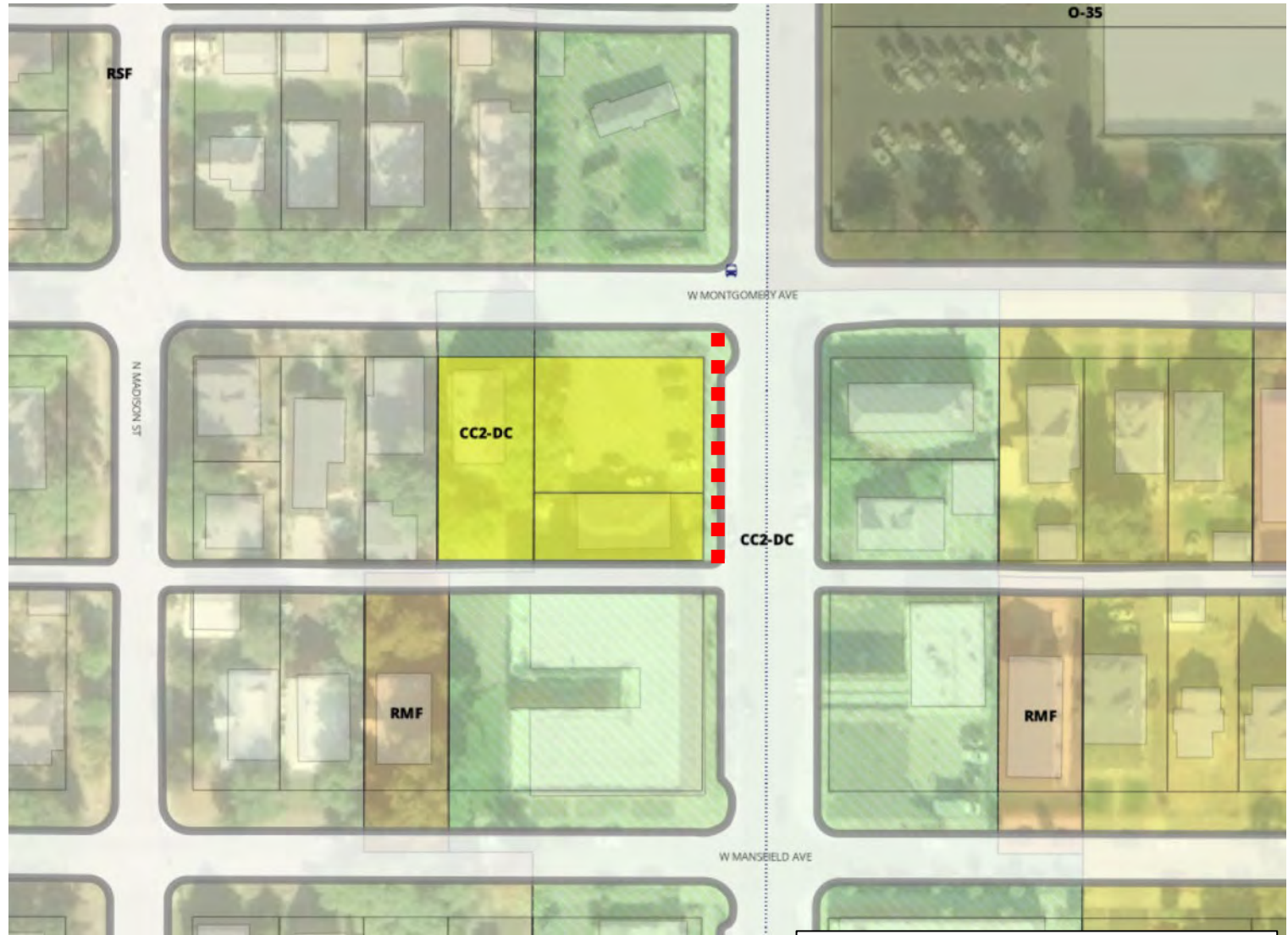
# Monroe Site

## Concept Explores:

- Infill constraints given Transition standards
- Increased allowed height
- Revised transition standard
- Storefront street standards

## Site Conditions:

- Historic “streetcar suburb” development pattern
- Adjacent to single-family homes
- Alley-access
- Recent street improvements



Storefront street	■ ■ ■ ■
Through block connection	■ ■
New street	□

# Monroe Site

**N Monroe St & W  
Montgomery Ave  
looking west**





# Monroe Site



**N Monroe St & W  
Montgomery Ave  
looking west**



# Monroe Site



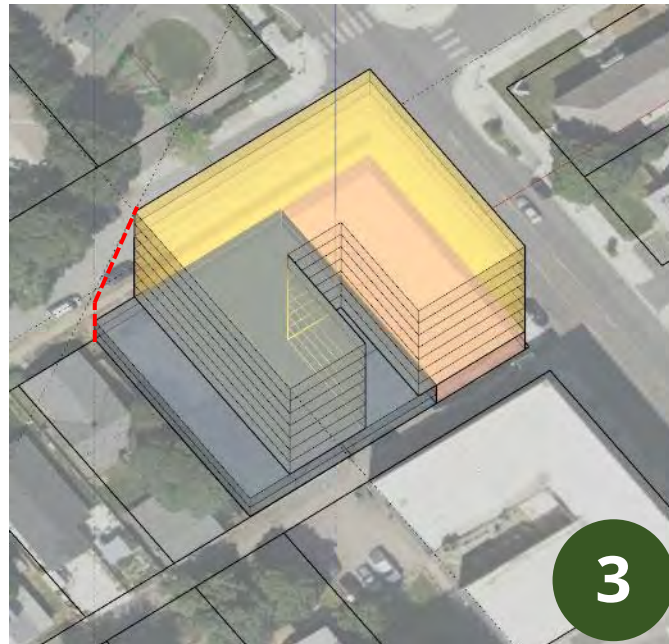
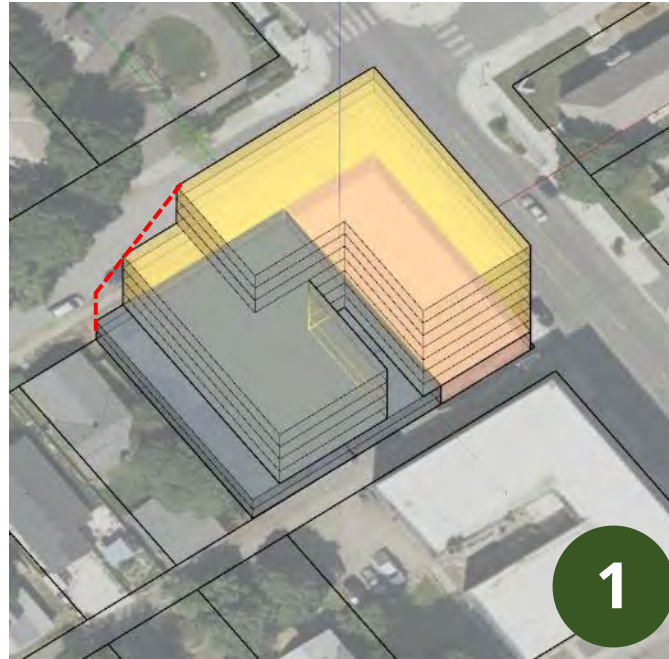
**N Monroe St & W  
Montgomery Ave  
looking west**



# Transition Standard

Three alternative concepts:

1. Interim zone-edge transition standards (30'+1:1)
2. Eliminate zone-edge transition standard
3. Modified zone-edge transition standard (40'+2:1)





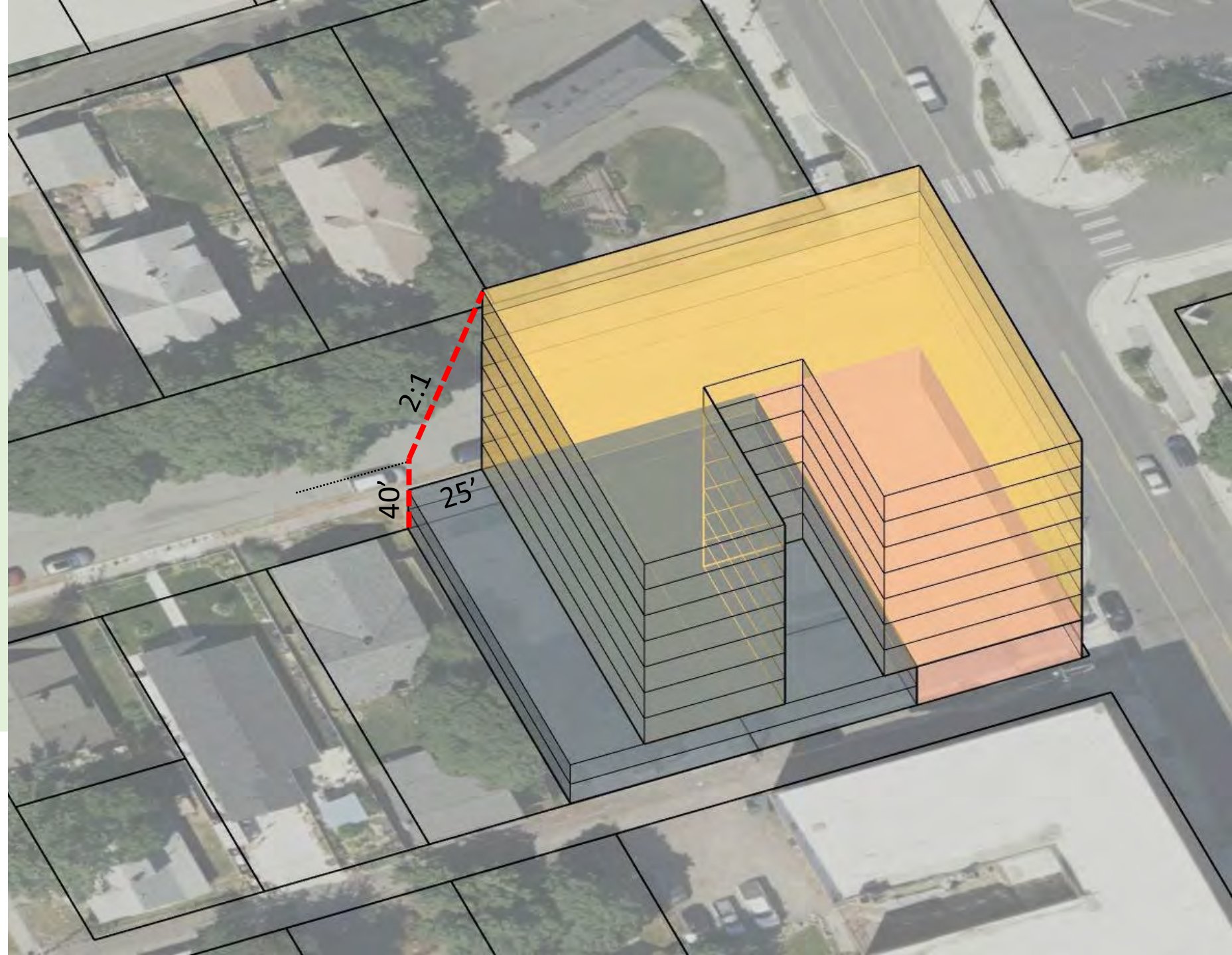
# Transition standard

## Current standard:

Setback plane begins at 30' and rises 1:1 or 45° slope. Max height (70') can be achieved 40' from parcel boundary.

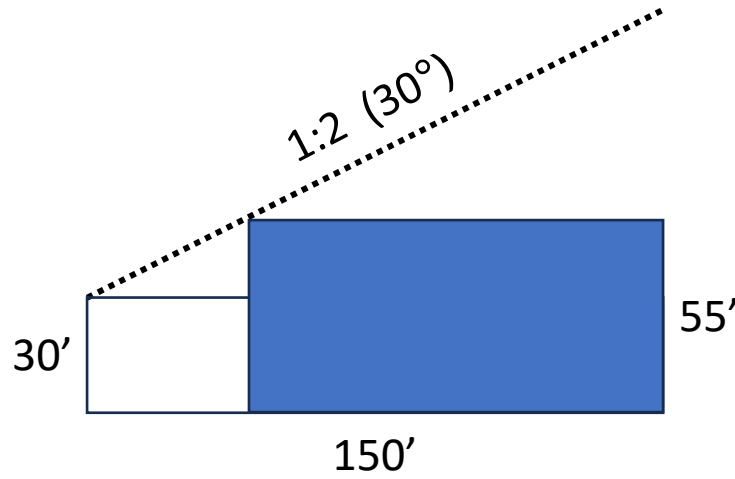
**Proposal:** Setback plane begins at 40' and rises 2:1 or 60° slope.

Max height (90') can be achieved 25' from parcel boundary.





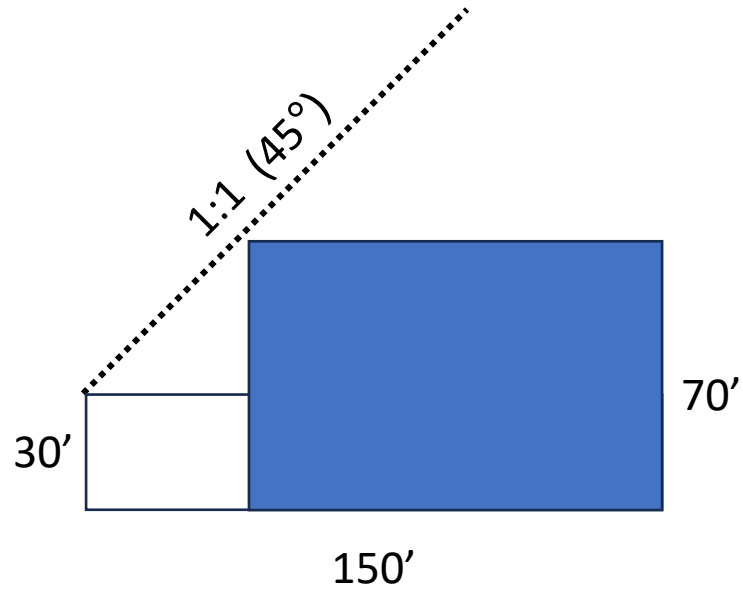
# Transition Standards



**Pre-BOCA standard**

30'+1:2

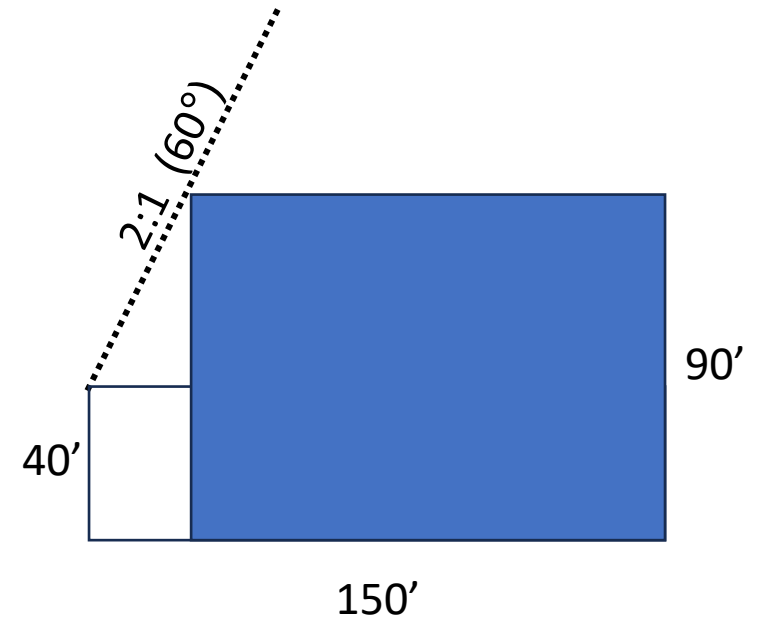
55' height limit



**Interim standard (current)**

30'+1:1

70' height limit



**Draft standard**

40'+2:1

90' height limit

# Monroe Site



**N Monroe St &  
W Montgomery Ave  
looking east**



# Monroe Site



**N Monroe St &  
W Montgomery Ave  
looking east**



# Monroe Site

**Ground floor retail:**  
6,000 sf  
**Dwelling units:** 100  
**Parking:** 84 in  
above-ground  
structure



**N Monroe St &  
W Montgomery Ave  
looking east**



# Height Limit

**Current height limit: 70'**

**Proposed standard: 90'**

Note: current building code rules and general economic conditions make 90' development in this area unlikely in the near term.





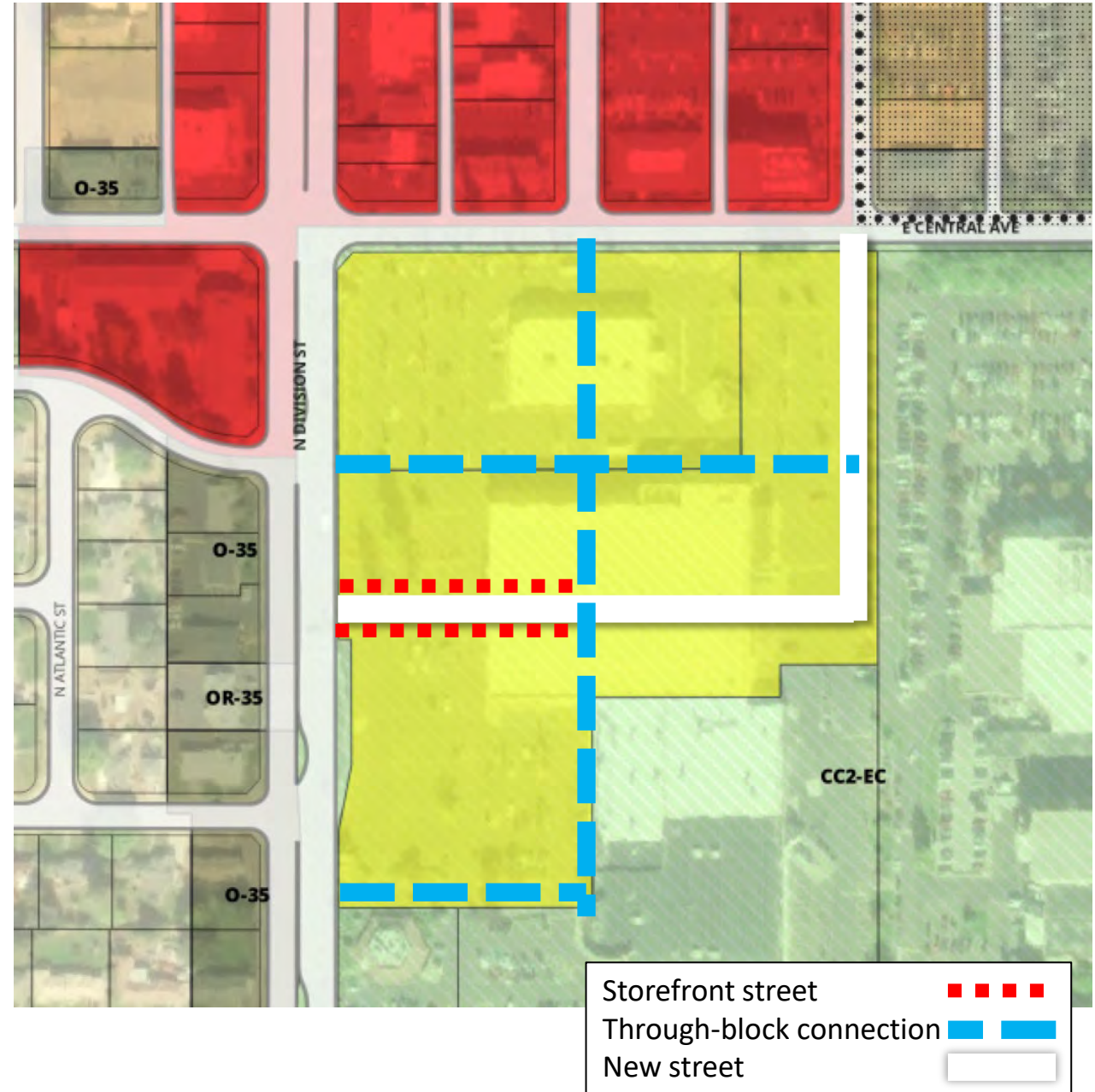
# Holy Family Area Site

## Concept Explores:

- Breaking up a large site with through-block connections and new public street connections
- Arterial frontage standards
- Storefront street standards

## Site Conditions

- Located on heavy traffic arterial (ADT 40k)
- Large potential redevelopment site





# Holy Family Area Site









# Maximum Block Length (Draft)

Zone	Maximum block face length		Maximum block (bound by public streets) perimeter length
	Between public streets and TBC's or between TBC's	Between public streets	
Any MU zone	300'	500'	2,000'

Example street/through-block connection network in the MU zone:

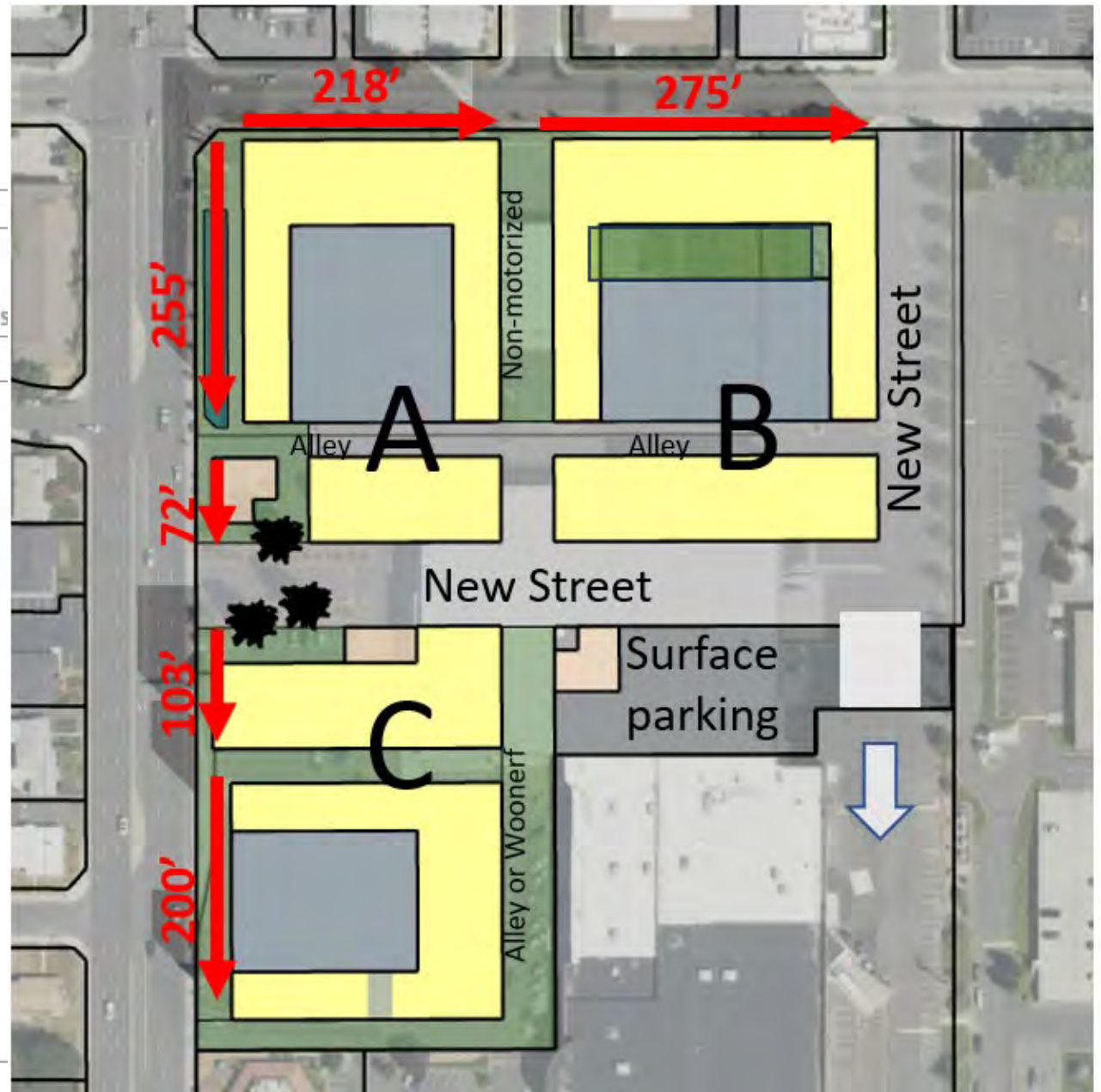
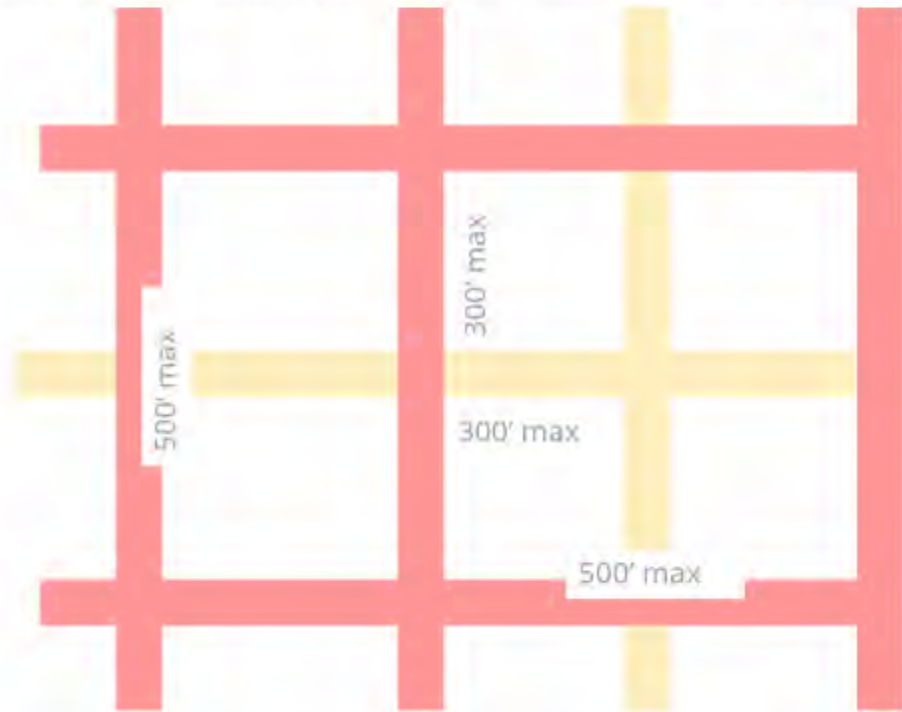
The diagram shows a grid of streets. Red lines represent public streets, and yellow lines represent through-block connections (TBC). The grid consists of four vertical red lines and four horizontal red lines. A yellow TBC line runs horizontally across the middle of the grid, connecting the first and second vertical red lines. Another yellow TBC line runs vertically through the center, connecting the second and third horizontal red lines. Labels indicate maximum block lengths: '500' max' for the vertical red lines, '300' max' for the horizontal red lines, and '500' max' for the yellow TBC lines.

Legend:

- Public Street
- Through-block connection (TBC)

Zone	Maximum block face length	
	Between public streets and TBC's or between TBC's	Between public streets
Any MU zone	300'	500'

Example street/through-block connection network in the MU zone

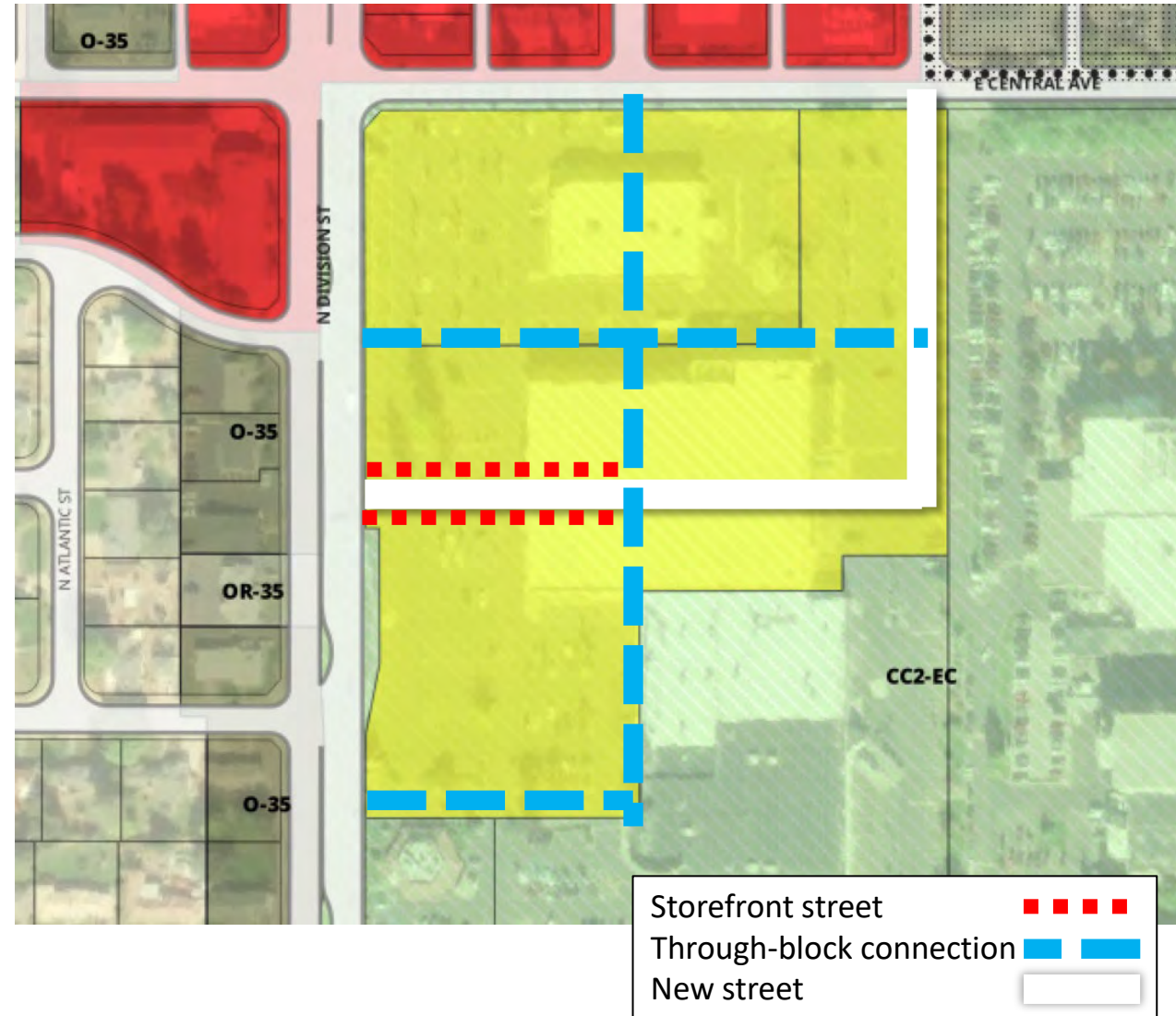




# Storefront Street Concept

## Context & Concept

- No designated “Pedestrian Streets” currently
- Suggested change to “Storefront Street”
- Illustrating a desirable pedestrian-friendly mixed-use concept
- How to “code” such concepts?
  - Apply to large site redevelopment
  - Allow some flexibility re location
  - 33-50% of LF of arterial frontage as Storefront Street designation



**Mixed-use redevelopment concept:** Integrates single purpose residential and mixed-use buildings up to 90' tall wrapped around parking garages and along new streets and pedestrian-oriented through block connections.



Existing stormwater pond

Preserving/integrating the three large trees as a focal point/amenity

**Ground-floor retail: 53,300 sf**

**Dwelling units: 1,160**

**Parking: 873 structured and 100 surface**

Note: current building code rules and general economic conditions make 90' development in this area unlikely in the near term.



Similar "Texas Donut" concept – from Woodinville's Woodin Creek Village.





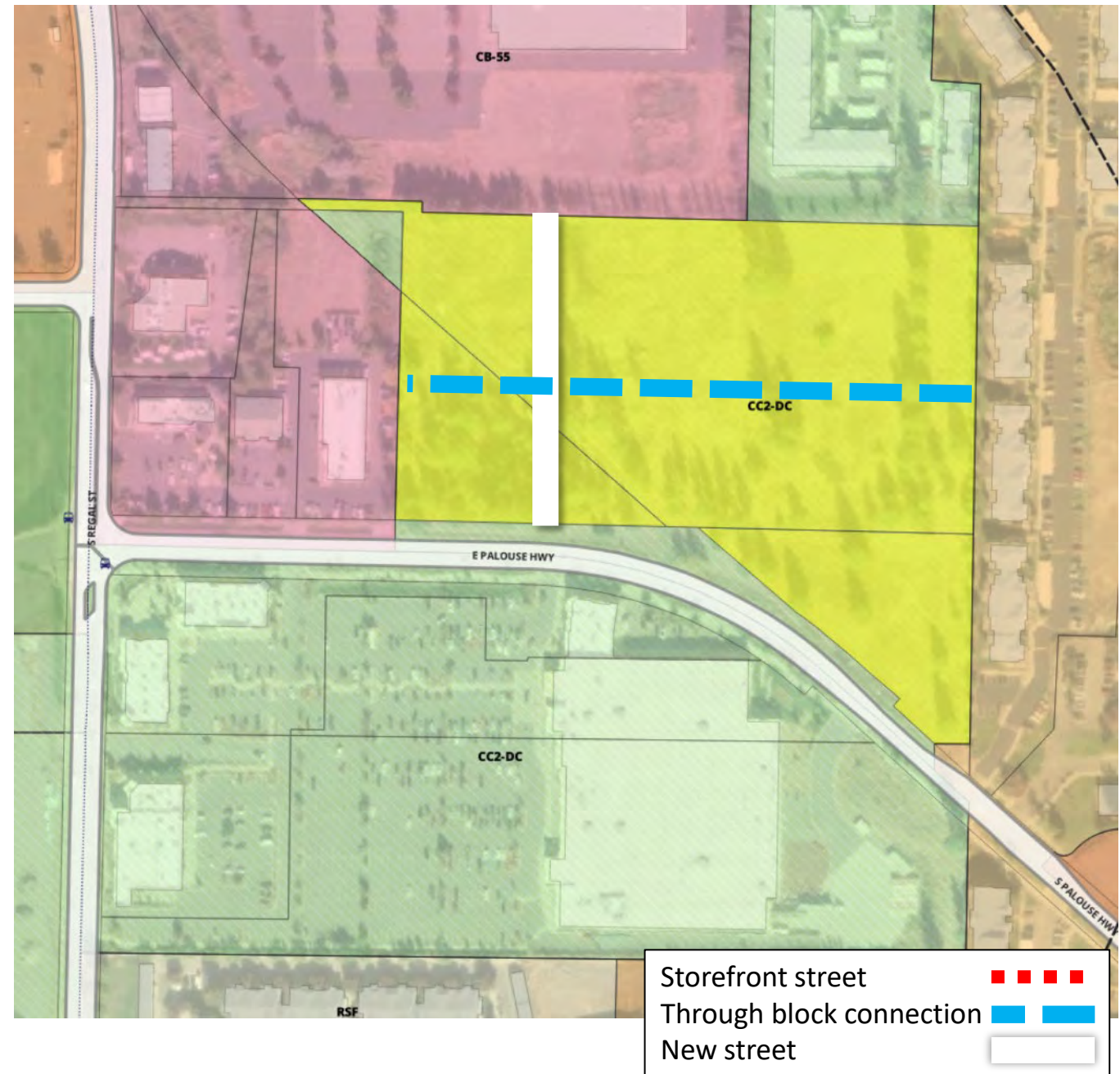
# Southgate Site

## Concept Explores:

- Standards for mid-block connections
- Standards for connections to adjacent development

## Site Conditions

- Greenfield site
- Active development area
- Limited street grid and few external connections





# Southgate Site



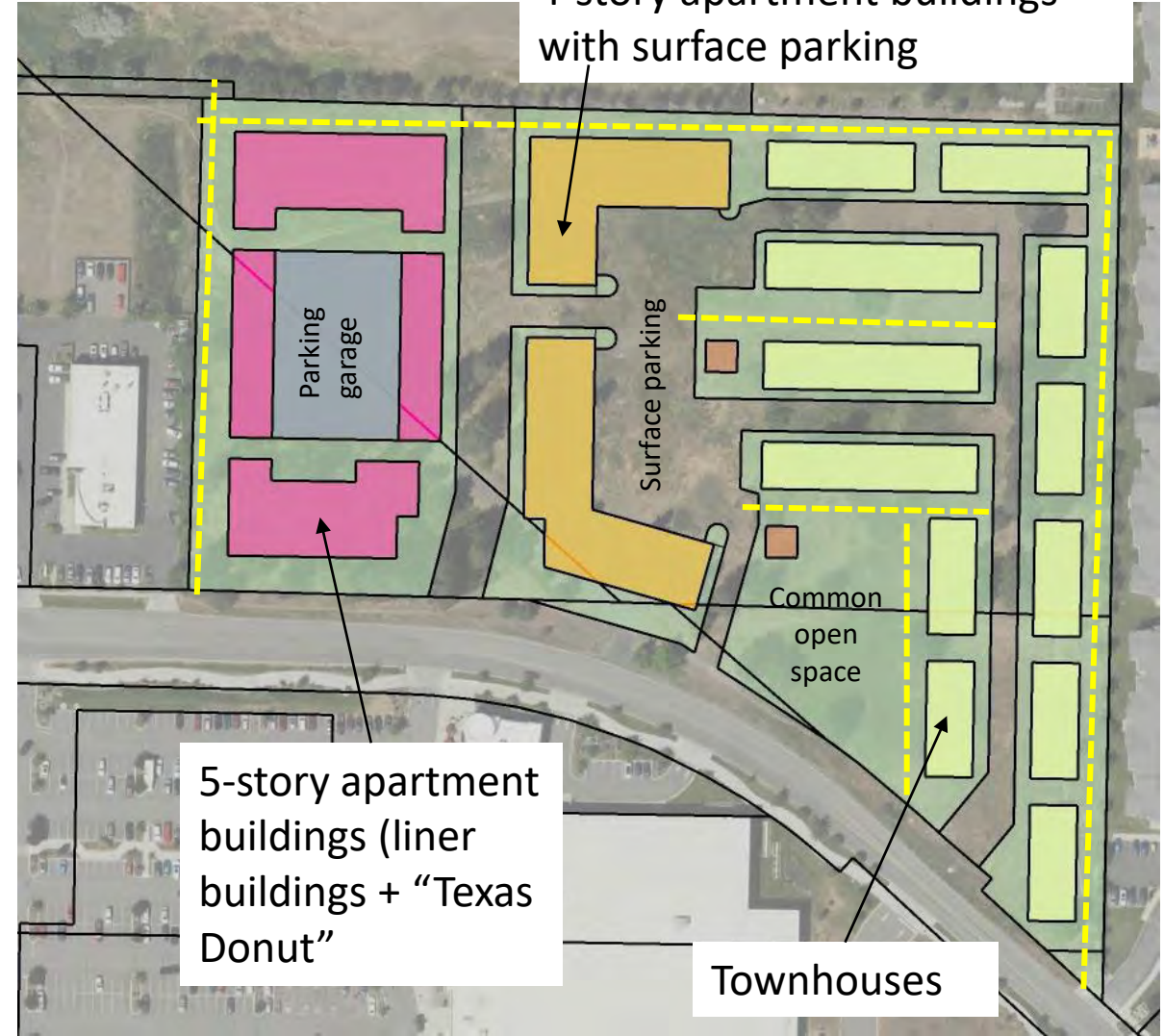
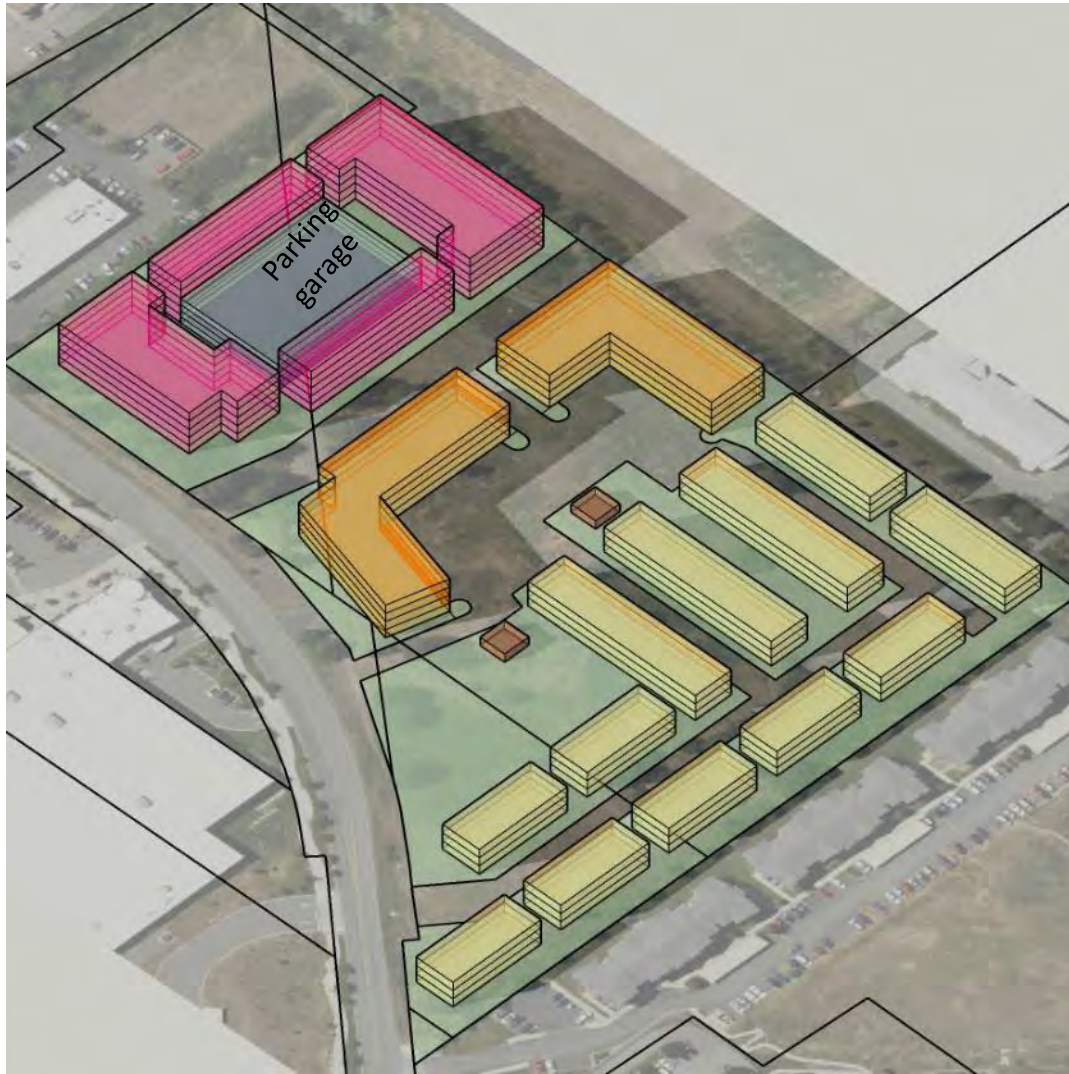


# Southgate Site





**Residential development concept: three residential building types with internal trails, streets, and one potential connection to adjacent (north) site**



**Ground floor retail:** None

**Dwelling units:** 600

**Parking:** 356 structured and 123 surface

--- Trails



