AGENDA

1. PROJECT BACKGROUND & OUTREACH SUMMARY
   Staff

3. MARKET ANALYSIS PRESENTATION
   Leland Consulting Group

4. INITIAL ASSESSMENT AND DRAFT REGULATORY CONCEPTS
   MAKERS Architecture and Urban Design / SCJ Alliance
STUDY TEAM

**MAKERS** Architecture & Urban Design is the prime consultant, focusing on development code. **SCJ Alliance** is focusing on policy analysis. **Leland Consulting Group** is conducting a local market analysis and development feasibility.
# Timeline

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<th>Project</th>
<th>Task</th>
<th>Description</th>
<th>2023</th>
<th>2024</th>
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<td>Task 3 - Initial Review</td>
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<td>Initial Review and Analysis</td>
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<td>Task 3 Final Deliverables</td>
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<td>Task 4 - Concept Development</td>
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<td>Regulatory Recommendations</td>
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<td>Task 4 Final Deliverables</td>
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<td>Task 5 - Focus Areas</td>
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<td>Developing Focus Area Concepts</td>
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<td>Focus Area Concept Refinement</td>
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<td>Task 5 Final Deliverables</td>
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<td>Task 6 - Final Report</td>
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<td>Final Public Review Process</td>
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<td>Task 6 Final Deliverables</td>
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Note: X indicates the time period the task is scheduled for.
Centers and Corridors (C&C) is the guiding principle of the Comprehensive Plan. C&C steers growth toward walkable, accessible, mixed-use locations. C&C has been in place since 2001.
North of Euclid Ave.

South of Euclid Ave.
 LU 3.2 Centers and Corridors

Designate Centers and Corridors (neighborhood scale, community or district scale, and regional scale) on the Land Use Plan Map that encourage a mix of uses and activities around which growth is focused.

- Neighborhood Center
- District Center
- Employment Center
- Corridors
Center & Corridor Transition: These areas are intended to provide a transition of mixed uses (office, small retail, and multi-family residential) between the Center & Corridor Core designations and existing residential areas. Office and retail uses are required to have residential uses on the same site. This Comprehensive Plan designation will be implemented with the Land Use Code for Centers and Corridors, Center and Corridor Type 4.
Other “non-CC” land use designations under discussion

**LU 1.6 Neighborhood Retail Use**

Direct new neighborhood retail use to Neighborhood Centers designated on the Land Use Plan Map.

- Small neighborhood servicing outside of center
- Often along arterial or intersection corner

**LU 1.7 Neighborhood Mini-Centers**

Create a Neighborhood Mini-Center wherever an existing Neighborhood Retail area is larger than two acres.

- Small neighborhood servicing outside of center
- determined to be limited in development potential
- Between 2 and 5 acres
QUESTIONS TO BE ANSWERED

• Have Centers fulfilled the intent of the Comprehensive Plan?
• Given market realities, are the current designated Centers likely to develop as planned?
• Are changes needed to the Comprehensive Plan policies, development regulations or design guidelines?
Do the Neighborhood Centers meet the goals of the Comprehensive Plan?

Online Survey – Open until Sunday 11/12
INITIAL FEEDBACK

“Traffic is bad on all of these corridors. If the goal is to promote active transportation, it's hard to see how any of these corridors accomplish this. Maybe via transit? I do think that the traffic calming on Monroe has been great.”

“Although many of these are theoretically walkable/transit-friendly, businesses are often oriented across wide parking lots. This encourages driving.”

“Every one of these centers remains parking-forward. Every one of them can sustain far more than that. We need vancouverism (sic) applied to each. 20 story thin residential atop 2-3 story wider commercial. Buried parking garages.”

“None of these District Centers are by any stretch of the imagination pedestrian-friendly. Most building are surrounded by a sea of parking and unsafe to walk to. Most do not have a central gathering place that promotes social interaction.”

“Planners need to continue this trend of "stepping back" by removing restrictive development requirements around centers & corridors.”
POLICY CONTEXT

Previous/current **Centers and Corridors** planning activity

- Hamilton Corridor
- Shadle District Center
- Lincoln Heights District Center
- Whistalks Way/Government Way Neighborhood Center
- North Monroe Corridor
- 57th and Regal/Southgate District Center
- Trent/Hamilton Employment Center (South Logan TOD study)
POLICY CONTEXT

Previous/current non-Centers and Corridors planning activity

• North Bank (informed Downtown Plan Update)
• South University District Subarea Plan
• Connectivity and Livability Strategic Plan (included Southgate, Lincoln Heights, and Grand district centers and Grand/12\textsuperscript{th}/14\textsuperscript{th} and South Perry neighborhood centers)
• CityLine BRT
• North Division BRT (included Norhttown District Center and Holy Family Employment Center)
• East Central Neighborhood Plan Update (included East Sprague Employment Center)
POLICY CONTEXT

Shared recommendations

- **Connectivity**, facilitating non-motorized travel and reduced VMT
- **Residential infill**, of a variety of types
- **Public realm** improvements, focusing on quality of experience
- **Speed reduction**, balancing priority across multiple modes
- **Pedestrian safety**
- **Edge permeability**, facilitating access to the center or corridor
- **Transit** access, encouraging ridership
POLICY GAPS

Where Centers and Corridors could improve

- **Context** insensitivity
- Reliance on **subarea** planning
- Stop-gap **CC zoning** shortcomings and consistency
- Expectations versus **economic viability**
- Centers and corridors **left out**
- Employment centers **value**

A portion of the current zoning map indicating the mix of CC and center designations
Policy Recommendations

Mapping

- Diagrammatic in Comprehensive Plan, with discretion in application of zoning based on context, condition, and economic viability, or

- Focused on distance to transit stops, clustering in centers and linear along corridors, with clear boundaries, or

- Mapped even more precisely in Comprehensive Plan, with defined boundaries and a set mix of permissible zoning within (MU and R zones).

Existing planned land use map and an example of a more precise mapping approach
POLICY RECOMMENDATIONS

TYPOLOGY

• **District and Neighborhood Centers**, consisting of a range of uses sensitive to their larger scale and reliance on access to a larger market area via arterial roadways or transit

• **Corridors**, with development types sensitive to their linear form, emphasis on an arterial streetscape, and relatively shallow depth

• **Employment Centers**, with an emphasis on regional access, all-day activity, freight traffic, noise, and aggregated or institutional land ownership

• **Mini Centers** and **Neighborhood Retail**, not now included in Centers and Corridors classification but generally consistent with mixing uses and facilitating neighborhood access to services

DivisionConnects study of District, Activity, and Corridor typologies
POLICY RECOMMENDATIONS

ERA

- **Pre-war** (Garland, South Perry), with emphasis on structure and infrastructure rehabilitation, incremental infill, and reinvestment incentives
- **Post-war** (Manito, Shadle), with emphasis on pedestrian improvements, speed reduction, “liner” buildings, and connectivity retrofits
- **Contemporary** (Indian Trail, Southgate), with emphasis on pedestrian access, connectivity retrofits, edge permeability
POLICY - REGULATIONS

Implement the updated Centers & Corridor policy framework with a new family of mixed-use zones

• New zones tailored to fit the context and goals for the Centers’ updated typologies.
• Replace current system of CC zones.
• Craft the MU zones so that NR, NMU, and possibly O/OR can be integrated
New Family of Mixed-Use Zones

Create a base MU zone that allows for a wide mixture of uses and applies broadly. Integrate specialization in the following ways:

• Use mix (via zone)
• Pedestrian street designation
• Maximum height
• Off-street parking
Affordable Housing Approach

Continue to emphasize a market-based approach seeking to reduce zoning barriers to facilitate housing construction:

• In Centers & Corridors AND in neighborhoods throughout city.

• Emphasize housing “by right” over incentive-bonus based height/massing approaches.

• Continue to offer other incentives that encourage affordable housing development.
Building Height Approach

Update maximum building heights to:

• Accommodate evolving construction practices and trends.
• Provide flexibility for real estate market evolve and grow.
• Update zone transition standards that balances accommodating growth along edges of Centers & Corridors while limiting shading and privacy impacts on lower intensity neighborhoods.

Transit-Oriented Development

Craft mixed-use zoning that seeks to promote development most in those areas with good transit and infrastructure investment:

• Allow for taller building heights and greater intensity of development
• Prohibit low density and auto-oriented development
• Provide flexibility for real estate market evolve and grow.
• Eliminate all off-street parking requirements close to transit stations
Internal Connectivity

Integrate standards that enhance internal connectivity in new development and in redevelopment of existing commercial areas:

• Adopt maximum block size standards
• Develop through-block connection standards and options
• Update design standards to enhance development’s frontage on through-block connections
Block Frontages

Refine current zoning and design provisions to reinforce and enhance existing pedestrian-friendly Centers & Corridors and to help create pedestrian-oriented streets and/or focal points in all other Centers & Corridors:

• Provide strategic refinements to current Pedestrian Street standards

• Provide standards that ensure that larger scale redevelopment integrates pedestrian-oriented streets and/or focal points.

• Integrate minor adjustments to the block frontage standards for all other streets that balances design flexibility with provisions that enhance the visual character and pedestrian safety.
Design Standards

Update the Centers & Corridor Design Standards to:

• Be more objective and predictable (while continuing to offer opportunities for strategic flexibility)
• Integrate the standards directly into the Municipal Code
• Integrate proposed block frontage and internal connectivity policies
• Integrate minimum useable open space for residential uses
• Integrate façade articulation standards
Proposed Mixed-Use Zones:

MU-1  The “base” mixed-use zone
MU-2  The small neighborhood-scaled mixed-use zone
MU-3  The residential mixed-use zone
MU-TOD The mixed-use zone that emphasizes TOD
# Mixed-Use Zones – Permitted Uses

Commonality: Residential permitted by right in all zones, except for properties adjacent to Pedestrian Streets

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<tr>
<th>Zone</th>
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<td>MU-1</td>
<td>The “base” mixed-use zone</td>
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<td>• The most permissive zone</td>
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<tr>
<td>MU-2</td>
<td>The small neighborhood-scaled mixed-use zone</td>
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<td>• Grocery stores 60,000sf max, other uses 20,000sf max</td>
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<tr>
<td>MU-3</td>
<td>The residential mixed-use zone</td>
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<td>• Commercial must be integrated into a mixed-use building</td>
</tr>
<tr>
<td>MU-TOD</td>
<td>The mixed-use zone that emphasizes TOD</td>
</tr>
<tr>
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<td>• Auto-oriented uses prohibited</td>
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Mixed-Use Zones – Height

Allow for variable height “tiers” within most zones (prefix)

150’ MU-1 & MU-TOD
  • Mostly those designated Employment Centers already @ 150’

90-100’ MU-1 & MU-TOD
  • Accommodates 7-story mixed-use buildings

70-75’ MU-1, MU-2 & MU-TOD
  • Accommodates 5-story mixed-use buildings

40’ MU-3
  • Accommodates 3-story buildings, consistent with proposed R1
QUESTIONS and DISCUSSION

Market Street
Thank You

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