Logan Neighborhood

Applying a form based code to the Hamilton Corridor
Logan Neighborhood Planning

- City Council designated $21,000 to Logan in 2007 for Neighborhood Planning
- Began Planning in Spring 2012
- Stakeholder Manager: Karen Byrd
- City Planner: Nikole Coleman-Porter
- Hired Studio Cascade in August 2012
Consultant Assignment

- Model form based code
- Hamilton corridor focus
- Neighborhood involvement
FBC - What Is It?

- Focus on placement
- Focus on scale
- Focus on treatment
- Focus on public realm
Aspiration
Planning Process
1. Transforming the built character of the corridor to make it more attractive.

2. Stimulating new retail activity on ground-floor storefronts.

3. Accommodating higher-intensity development, including residential uses on upper floors.

4. Increasing the safety and attractiveness of the pedestrian environment, particularly on Hamilton.

5. Retaining or providing space for historic uses in the district, especially those serving the needs of the surrounding residential areas and Gonzaga students.
6. Establishing clear design guidance to ensure development in the district is consistent with the neighborhood’s vision for the area.

7. Helping to streamline development design and permitting, all while providing clear design control.

8. Creating a model process and template that the City can apply to other centers and corridors in Spokane, seamlessly working within the City’s existing policy and regulatory framework.
Consultant Process

- Stakeholder Interviews - September 2012
- Charrette - October 13, 2012
- City Direction Meeting - December 14, 2012
- City Review of Initial Concepts - January 7, 2013
- Stakeholder Presentation - January 23, 2013
- Neighborhood Open House - February 6, 2013
Charrette
Open House

Regulating Plan - Land Use

This regulating plan essentially takes the place of the City’s existing zoning, establishing “Character Area” designations on properties within the study boundary. Though building placement and design requirements may be more specific than in the existing CC1, CC2 or RS zoning, maximum development intensity may increase.

If you have questions or information on properties that might influence Context Area designations or development standards, let us know!

Hamilton Corridor Model Form-Based Code

Planning and Development Services Departments
Components of the Code
Overall Intent

- Retain entitlements
- Simplified presentation
- “Shopfront” street requirements
- Vertical mixed use
Regulating Plan

- The centerpiece of model code.
- Maps the extents and locations of where the code and its various features apply.
- Includes four distinct condition zones, termed “Context Areas.”
- Also shows the extents of “Shopfront Street” areas, which direct additional use and formal requirements.
Regulating Plan

- **CA 1**: intended to grow as a mixed-use focal point for the neighborhood, supporting significant commercial offerings, service activities, and high-density housing.

- **CA 2**: intended to grow as a second-tier mixed-use area for the neighborhood.

- **CA 3**: intended to grow as a second-tier mixed-use area, providing continuity along Hamilton between CA-1 and CA-2, while at the same time acting as a transition zone between the corridor environment and CA-4 and neighborhood.

- **CA 4**: intended to grow as a third-tier mixed-use area, acting as a transition zone between the corridor environment and lower density residential development.
Street Section Plan

- Locates and describes street section types to be developed within the study area, supporting code objectives and the Regulating Plan.
Streetscape Requirements

- Charts basic features of streets, sidewalks, street furnishings and driveways within the study area, followed by section and plan illustrations.

*Figure 3.044.A – Temporary sidewalk encroachments are allowed in the Planting Zone, or in the Clear Pedestrian Zone per Section 5.4.*
Use Provisions

- Similar to the City’s existing use provision table.
- Simplified table indicates land uses listed as “P” (permitted), as “N” (not permitted), or “D” (subject to discretionary review).
# Use Provisions

## Table 3.021.A - Use Provisions

<table>
<thead>
<tr>
<th>Use Type</th>
<th>CA-1</th>
<th>CA-2</th>
<th>CA-3</th>
<th>CA-4</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Residential</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residence as part of mixed-use building</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>N</td>
</tr>
<tr>
<td>Single-family, attached (townhouse)</td>
<td>N</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Single-family, detached</td>
<td>N</td>
<td>N</td>
<td>D</td>
<td>P</td>
</tr>
<tr>
<td>Accessory apartment</td>
<td>N</td>
<td>N</td>
<td>D</td>
<td>P</td>
</tr>
<tr>
<td><strong>Non-Residential</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Service and retail [1]</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Office and professional</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
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<tr>
<td>Civic and institutional</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>L</td>
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<tr>
<td>Heavy industrial</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
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<tr>
<td>Storage or warehouse</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
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<tr>
<td>Parking garage</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>D</td>
</tr>
<tr>
<td>Adult businesses</td>
<td>D</td>
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<td>N</td>
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<tr>
<td><strong>Other (unspecified)</strong></td>
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<tr>
<td></td>
<td>D</td>
<td>D</td>
<td>D</td>
<td>D</td>
</tr>
</tbody>
</table>

### Notes:
- **P** = Permitted; **N** = Not permitted; **D** = Discretionary review
- [1] Retail uses having more than 40,000 GSF are not permitted.
- [2] Limited industrial uses having more than 20,000 GSF are not permitted.
Other Components

- Height, Placement and Coverage
  - Setbacks
  - Build to Lines
  - Minimum Building Frontage

- Architectural Requirements
  - Façade
  - Roofline

- Parking Criteria
  - Placement
  - Landscaping
Questions?