Urban Design and Historic Preservation

8

CHAPTER CONTENTS

The Chapter Contents have not been updated here. They will be updated with the correct subsections and page numbers at the end of the approval process, as page numbers can change due to formatting and other factors.

Changes that remove or modify language from the existing Comprehensive Plan will be shown in **RED**. This includes those instances where an identical policy exists in other Chapters and the redundant Policy has been removed from this chapter.

Instances where a Policy has been moved, or when two or more policies have been combined into one in this Chapter, the text will be identified with a **GREEN** color. Any changes to the original language will be shown in the final location of combined/moved Polices. The original location will be shown in ~~strikethrough~~ to indicate the language is no longer located there. The reader is advised to look at the language in the final location to see any changes that may have been made to the original text after the move/combination.

8.1 INTRODUCTION

As long ago as the early 1900s and the emergence of the ideals of the City Beautiful Movement, there has been recognition that a city's design and character play a significant role in its ability to function, meet the needs of its citizens, and foster quality of life.

The introduction was rewritten by the Focus Group for streamlining purposes.

The City of Spokane has a great foundation to stand on in this respect. Its design and character come from a landscape that offered the resources to allow the city to grow and prosper. Chief among these is the Spokane River and Falls, which have influenced every phase of its history, beginning in prehistoric times as an important center of trade and fishing and up through the rise of industry and commerce. Through periods of rapid growth and the fire of 1889, the city retains an impressive legacy of historic structures that tell the story of Spokane's social, economic and architectural history. Growth and development in more recent times have resulted in a city that has been recognized for its success in urban revitalization and historic preservation.

The following goals and policies are intended to protect and enhance Spokane's unique, authentic character with the tools of Urban Design and Historic Preservation. It is significant that this Chapter combines Urban Design and Historic Preservation, drawing on principles that support good planning in both areas. These include the importance of public input, design review, and planning that honors authentic character.

> "While a few fine buildings were evidently designed and superintended by trained architects, and set a standard which is cause for national comment and much local pride, many of the commercial buildings, particularly in the center of the city, seem to have been put up without the help of any competent architects at all, and hence are not alone structures of questionable utility, but also make a bad impression on visitors and public alike."

Although written in 1921 in The Architect and Engineer, Frederick Jennings' ideas remain relevant to the City of Spokane. Spokane does have many fine examples of architecture and a strong legacy of good design. However, economic considerations and the lingering 1950s architectural dictum of "form follows function" often creates a situation wherein cost and functional factors hold sway over humanistic concerns and spiritually uplifting design.

The citizens of Spokane have declared in recent years that they want to recreate the city that was once referred to as "The City Beautiful." The demolition of noteworthy, turn-of-the-century buildings to make way for curtain walled glass and steel monoliths devoid of character and of scale and mass defining details, has finally reawakened the sentiment that design does matter and that new development should take into consideration the people for whom it is intended and the context in which it is intended to be built.

After the 1889 fire in which much of downtown Spokane was destroyed, a number of architects relocated here and made names for themselves by designing enduring buildings of the then current, and now remarkable, styles of the day. These include the Arts and Crafts bungalows, Queen Anne houses, Tudoresque mansions, Romanesque churches, and Gothic commercial buildings, as well as Classic Revival office buildings and Art Deco theaters. The years between the fire and the Second World War were rich in regards to the development of a vibrant downtown and a city of national renown. As early as 1905, President Theodore Roosevelt was quoted in the Chamber of Commerce publication, Spokane: A Modern City, "I never saw two such cities anywhere as Spokane and Seattle. If my eldest boy was large enough to be choosing a place, I would advise him to locate in one or the other of those cities and it is a shake-up between them."

Because of the lack of fine materials and trained craftsman, it is neither possible nor actually desirable to try and replicate the architecture and designs of that time. The essence of the features that make those

styles of architecture so interesting and memorable can and should be incorporated into the architecture of today. New buildings should be compatible with the surrounding context and environment. They should reinforce the rhythm, line, mass, and shape of the adjacent structures, and take into consideration the public space created by the building facade, surrounding pavement, and vegetation. The designs of these buildings should incorporate and demonstrate public values and should be proportionate to and comfortable for the human occupants. It should also set up a hierarchy to de-emphasize the automobile and primarily establish the human element as the ultimate recipient and the primary design constraint for the particular development.

In 1994, the City Council, recognizing the public demand for quality projects, established a design review program and appointed a citizen committee of design professionals and organization representatives to conduct individual project reviews and oversee the development of the program. The members of the Design Review Committee (now known as the Design Review Board) accepted the challenge to act in an advisory role, developing guidelines, reviewing projects, and making recommendations to the city approving authority for the assigned specific classes of projects. The Design Review Board is advisory. Recommendations as to whether a proposal is consistent with the applicable design criteria are forwarded to the responsible approving authority of the City. In most cases, the Board's recommendations are adopted or made a condition of approval. The Design Review Board is a vehicle through which community values are instilled into design parameters, the result being better projects, greater pride in the city, and Spokane once again being recognized as "The City Beautiful."

The joint City/County Historic Landmarks Commission is responsible for the stewardship of historically and architecturally significant properties within the City and unincorporated areas of Spokane County. The Landmarks Commission sets historic preservation policies, including providing advice to the City Council as well as the Board of County Commissioners on matter of history, historic planning and preservation.

8.2 GMA GOAL AND REQUIREMENTS AND COUNTYWIDE PLANNING POLICIES

GMA Urban Design and Historic Preservation Planning Goals (RCW 36.70A.020)

For all chapters, the GMA Goal and Requirements and Countywide Planning Policies have been moved to Volume V, Appendix A.

The Washington State Growth Management Act (GMA) includes 13 goals, which were adopted to guide the development and adoption of comprehensive plans and development regulations. Although urban design and historic preservation have different points of emphasis, they have been grouped together in recognition of their similarities and overlap regarding improvement and preservation of quality of life. While Urban Design is not mentioned directly in the goals of the GMA, Goal 13 related to Historic Preservation states, "Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance."

Urban design encompasses issues that are addressed in other GMA goals. Design is a necessary element in accomplishing Goals 1 and 2 of reducing sprawl and encouraging development in urban areas, thus enabling the efficient provision of public facilities and services. Promoting a variety of residential housing types, as directed by Goal 4, requires good urban design to ensure they are compatible with existing neighborhoods and are accepted by the residents of a particular area. Preservation of the environment and retention of open space for recreational opportunities, Goals 9 and 10, obviously are included in the emphasis of urban design principles of the preservation of a high quality of life.

Last, citizen participation, Goal 11, is the driving force behind the historic preservation and urban design efforts. Continued public participation in these efforts is necessary to ensure that inevitable growth does not cause a decline in the quality of life and those physical features valued by the citizens (RCW 36.70A.020).

Countywide Planning Policies

The Countywide Planning Policies of Spokane County (CWPPs) do not specifically mention urban design or historic preservation. However, similar to the GMA goals, there are policies that are more easily achieved and accepted through the practices of good urban design and historic preservation.

County policies direct jurisdictions to ensure compatibility of mixed density residential development . Good design is the necessary ingredient to make this type of development acceptable to the citizens of the neighboring areas. Achieving the intent of the county policies related to affordable housing is also facilitated by urban design standards that ensure architectural and functional compatibility. Urban design, along with historic preservation, are both means to realizing economic development and maintaining the integrity of downtown Spokane as a retail and cultural center.

8.23 VISION AND VALUES

Spokane ~~Horizons~~ volunteers <u>working on the comprehensive plan</u> identified important themes in relation to Spokane's current and future growth. A series of visions and values was crafted for each element of the Comprehensive Plan that describes specific performance objectives. From the <u>Visions and Values</u> document, adopted in 1996 by the City Council, the Comprehensive Plan's goals and policies were generated.

Urban design and historic preservation involves the city's form and function, subdivision design, street character, and identification and preservation of historic resources, including buildings, sites, and districts.

All references to the "Horizons" process were deleted throughout the chapter, given the length of time that has elapsed since that process occurred – reducing the name recognition. The Comprehensive Plan now references the efforts of volunteers, including those that helped with "Horizons."

The Visions and Values of the "Horizons" process remain virtually untouched.

Vision

"The qualities that make Spokane unique, including the historic and cultural fabric, neighborhoods, downtown area, parks and green spaces, and tree-lined streets, will be maintained and improved."

Values

"The things that are important to Spokane's future include:
- ♦ Maintaining Spokane's "comfortable feel," size, neighborhoods, and friendliness.
- ♦ Maintaining the downtown area as the center of the region in order to ensure the city's economic and cultural health.
- ♦ Having downtown Spokane be distinctive and urban by using its architectural heritage and splendor.
- ♦ Maintaining the natural beauty that makes Spokane distinctive, including the parks, waterways, tree-lined streets, and green areas.
- ♦ Preserving the historic buildings, historic fabric, and cultural heritage that provide Spokane with its character.
- ♦ Ensuring that new buildings in historic areas complement their surroundings.
- ♦ Developing Spokane to be an attractive, clean city in which people take pride.
- ♦ Supporting neighborhoods and their associated business districts."

8.34 GOALS AND POLICIES

Goals and policies provide specificity for planning and decision-making. Overall, they indicate desired directions, accomplishments, or aims in relation to the growth and development of Spokane. Additional materials for this chapter are located in the Draft Comprehensive Plan/EIS Volume 2, Chapter 22, Urban Design and Historic Preservation.

❑ ## DP 1 PRIDE AND IDENTITY

Goal: Enhance and improve Spokane's visual identity and community pride. while striving to maintain its visual diversity.

Policies

DP 1.1 Public Land Use Sites

Identify sites for parks, open space, police stations, fire stations, major storm water facilities, schools, and other lands useful for public purposes in advance of development.
Discussion: Anticipating the need and location for public facilities prior to an area being developed eliminates the confusion regarding the potential locations of future projects and enables the programmed expenditure of public funds.

The focus group removed this policy from this chapter because it is redundant with Policy LU 6.1 in Chapter 3.

DP 1.21 Landmark Structures, Buildings, and Sites

Promote the recognitionRecognize and preservation of preserve unique or outstanding landmark structures, buildings, and sites.

Discussion: Landmarks are structures or sites that provide focal points of historic or cultural interest. Preservation of them, even when not located within historic districts, celebrates the uniqueness of the particular area. Development that is compatible with and respects the architecture of these landmarks enhances the richness and diversity of the built and natural environments while reinforcing the landmark structures and sites.

DP 1.3 Urban Trees and Landscape Areas

Maintain, improve, and increase the amount of landscaped area in the urban environment and, at a minimum, replace any tree that needs to be removed from publicly owned property.

The focus group moved this policy to DP 2.15.

Discussion: The public urban cityscape with its pavement, automobiles, and pollution can be a harsh environment for landscape vegetation and can create less than optimal growing conditions for the plants and trees. Therefore, additional care is usually necessary to maintain plants in an urban environment. This additional care of urban trees and landscaped areas benefits the overall well-being and enjoyment of the community.

The City of Spokane must establish a no-net-loss position for the existing quantity of urban trees and develop a mechanism to require tree replacement on public lands. The City of Spokane also needs to develop incentives to encourage tree replacement on privately owned property. Consideration should be given to the creation of a system to grant a credit or bonus for trees retained and incentives to encourage new tree planting. While it is impractical to require replacement trees to be of like size, the existing character, site, and the desired effect should be considered in determining the minimum size and species. Tree plantings should be coordinated with, and meet the minimum standards of, the Urban Forestry Program.

DP 1.24 New Development in Established Neighborhoods

Encourage ~~ensure that~~ new development ~~that~~ is of a type, scale, orientation, and design that maintains or improves the character, aesthetic quality, and livability of the neighborhood.

Discussion: ~~While compatibility is more of an issue in established neighborhoods, n~~New development ~~needs to take into account the~~ should be compatible with the context of the area and ~~should~~ result in an improvement to the surrounding neighborhood.

DP 1.35 Significant Views and Vistas

Identify and maintain significant views, vistas, and viewpoints, and protect them by establishing appropriate development regulations for nearby undeveloped properties.

Discussion: The protection of identified important views and vistas of both natural and man-made features of the environment, and improving and making safe the actual viewpoints are important for preserving the character of the city. The preservation of these features provides the citizens with orientation, visual relief, and a sense of uniqueness and place, helps create a city identity, and instills a sense of pride in its citizens.

DP 1.46 Gateway Identification

Establish and maintain gateways to Spokane and individual neighborhoods consisting of physical elements and landscaping that create a sense of place, identity, and belonging.

Discussion: Special gateways to neighborhoods or sub-areas are a cost-effective means to instill pride in an area. This can be the "seed" that causes ~~an overall improvement to a given area, which may result in~~ increased investment~~, home ownership, maintenance, and decreased crime~~ and overall revitalization of an area.

See Policy LU 6.1 in Chapter 3, Land Use, for more information on Public Lands as they relate to this Goal.

DP 2 URBAN ~~QUALITY~~ DESIGN

Goal: ~~Enhance the livability of Spokane by preserving its historic character, and building a legacy of quality public and private development.~~ Design new construction to support desirable behaviors and create a positive perception of Spokane.

Policies

DP 2.1 Definition of Urban Design

Recognize current research that defines urban design and identifies elements of a well-designed urban environment.

Discussion: It is generally recognized that good urban design includes the following: a quality that makes a place distinct, recognizable, and memorable; visual cues that help people get oriented quickly and navigate easily; enclosure or definition of streets, sidewalks, and other public spaces that are visually defined by buildings, walls, trees and other elements; human scale; transparency so people can recognize what lies beyond the edge of a street or other public space; linkage, or continuity of form between buildings and streets; complexity; coherence, or complimentary visual elements that help bind the area; and a clean, well-maintained appearance.

DP 2.2 Design Guidelines and Regulations

Adopt regulations and design guidelines consistent with current definitions of good urban design.

Discussion: The city should use development standards that encourage creativity while ensuring compatibility with the surrounding area and enhancing local character. Maintaining or enhancing the neighborhood's character, livability, and property value is a benefit to the residents of an area and provides business owners with some assurance of community stability. Adopted standards that are adhered to, even when some flexibility is included, offer protection and instill confidence in established and prospective residents and business owners.

This new policy is a combination of the original DP 2.5 and 2.6.

Design guidelines should be understandable, enforceable, predictable, and consistent in order to measure and evaluate proposed development. Effective design guidelines include graphic depiction and written text that are clear, understandable, and unambiguous. They function specifically to guide the physical development of projects that require design review. The desire is to create and maintain an attractive and efficient city.

Options such as form based codes and a design review process should be utilized to ensure that new development is compatible with its neighbors and will meet the city's urban design goals.

DP 6.72.3 Design Standards for Public Projects and Structures

Design all public projects and structures to uphold the highest design standards and neighborhood compatibility.

This policy was moved here from DP 6.7 and the discussion was condensed.

Discussion: The development of public projects and structures can have an impact on surrounding areas. The perception that this has not been considered has resulted in neighborhood opposition to projects, in spite of potential benefits. In order to mitigate the perceived negative impacts on a neighborhood, the city must serve as an example by building its facilities to make a positive visual and functional contribution to the neighborhood, rather than just trying to mitigate negative impacts.

The process for developing city projects and structures to achieve this aim will utilize the City of Spokane's Design Review Process. The design review process is both an appropriate and useful tool to use, particularly since the intent of this process is for city projects and structures to serve as models of design quality and community values for the entire community. The process to achieve desirable projects that adds to the functional and aesthetic aspects of the project's merits includes coordination between the funding sources, urban forestry program, urban design and engineering, utilities, police, fire, transportation, school districts, neighborhoods and adjacent property owners, among others. It is crucial that a uniform development process, whether or not it includes project design review, is clear and easily understood from the beginning. This ensures that when design review is necessary, it is well integrated into the overall building development process and is timely and efficient as well as productive. The implementation of this policy, as well as the buildings that result from it, can serve as a model to the entire community that the design review process can be smooth and efficient and that it results in a superior design.

Key issues about the design review process include:

The goal or intent of the design review process will be to use the process as an opportunity to make projects the best possible for the public, as measured by the goals, policies, and regulations of the comprehensive plan.

~~The design review process will begin as early as possible to provide the optimal opportunity for efficient and effective input into the development process.~~

~~The design review process can take place on two levels, depending on the impact or complexity of a project, and can utilize the expertise of both the Design Review Committee and the staff of the Urban Design Program of the Planning Services Department. Therefore, some projects would be reviewed only by staff on behalf of the Design Review Committee, while other projects would undergo review by the Design Review Committee itself.~~

DP ~~6.8~~2.4 Design Flexibility for Neighborhood Facilities

Incorporate flexibility into building design and zoning codes to enable neighborhood facilities to be used for multiple uses.

Discussion: Neighborhood public facilities are often developed to serve a particular purpose. This can be the result of code requirements that preclude the ability to utilize the facilities for other purposes. Enabling flexibility in the application of the standards could better maximize the utility and cost effectiveness of neighborhood public facilities.

This policy was moved here from DP 6.8. No changes were made to the text other than the new policy number.

DP 2.5 Character of the Public Realm

Enhance the livability of Spokane by preserving the city's historic character and building a legacy of quality new public and private development that further enriches the public realm.

This new policy was added by the Focus Group to increase awareness of the importance of the public realm.

DP 2.~~1~~6 Building and Site Design ~~Regulations~~

Ensure that a particular development is ~~architecturally compatible with its neighbors~~ thoughtful in design, improves the quality and characteristics of the immediate neighborhood, responds to the site's unique features - including topography, hydrology, and microclimate - and considers intensity of use.

This policy was modified by the Focus Group to provide additional detail and clarify the original policy. The last sentence of the discussion was moved here from Policy DP 6.4 later in this Chapter.

Discussion: New and remodeled projects can have a major impact on a specific area. Site placement, setbacks, landscaping, intensity of use, and other design considerations should be compatible with the visual character of the surrounding environment. ~~Compliance with building and site regulations and a design review process, benefits and provides for the existing residents, and guarantees new residents that new or remodeled buildings are developed in a manner that does not diminish their quality of life.~~ This ~~would~~ appl~~ies~~y to all new commercial, public, multifamily structures, high density single-family projects, and exterior remodels of existing commercial structures. An accessory structure should be of a lesser square footage and volume and should utilize materials and colors less dominant than the principal structure.

~~DP 2.2 Zoning and Design Standards~~

~~Utilize zoning and design standards that have flexibility and incentives to ensure that development is compatible with surrounding land uses.~~

The Focus Group combined this policy with the new policy DP 2.2 above.

~~**Discussion:** Maintaining or enhancing the neighborhood's character, livability, and property value is a benefit to the residents of an area and provides business owners with some assurance of~~

community stability. Adopted standards that are adhered to, even when some flexibility is included, offer protection and instill confidence in established and prospective residents and business owners. The standards should address traffic, parking, loading control, structural mass, open space, green areas, lighting, landscaping and buffering, and safety of persons and property, as well as the impacts of noise, vibration, dust, and odors.

DP 2.3 Design Review Process

Ensure effective application of design guidelines through a review process that relies on the expertise of design professionals and other community interests to achieve design performance that meets citizen's quality of life expectations.

This policy was moved by the Focus Group to DP 2.8 below. See that policy below for any changes to the text that were made.

Discussion: Design guidelines provide the direction needed to reach design solutions that meet the intent of the Comprehensive Plan policies relative to a particular issue at hand. The flexible application of specific development standards to achieve a qualitative instead of quantitative result may be appropriate in specific cases and, when incorporating an innovative solution, will lead to a more compatible project and livable community. The authority to negotiate enforceable design performance, and the flexible application of specific design standards, when based upon adopted design guidelines, should be vested in the Design Review Board consisting of members representing the design professions and community interests. In most cases, review by the Design Review Board is the appropriate process to objectively direct projects to a level of compatible design. However, the impact of particular deviations from specific development standards may be of insufficient scale, scope or magnitude to warrant the committee's attention, and threshold determinations may be made to assign these reviews to the city's urban design staff. This would speed up the process while providing sufficient review and enabling cooperative efforts among city departmental staff and project proponent.

DP 2.4 Design Guidelines

Utilize design guidelines that are understandable, enforceable, predictable, and consistent and that are applied to the entire city, sub-areas, and individual districts in order to measure and evaluate proposed development.

The Focus Group combined this policy into the new Policy DP 2.2 above.

Discussion: Effective design guidelines include graphic depiction and written text that are clear, understandable, and unambiguous. They function specifically to guide the physical development of projects that require design review. The desire is to create an attractive and efficient city, increasing the life of existing buildings while not adding undue time to the development process. Basic guidelines apply to design on a citywide basis, while more specific guidelines are germane to specific local areas. The uniform application of design guidelines ensures a high quality of living.

DP 2.75 Historic ~~Special~~ District and Sub-Area ~~and Neighborhood~~ Design Guidelines

Utilize design guidelines and criteria <u>for sub-areas and historic districts</u> that are based on local community participation and the particular

The policy was modified by the Focus Group to clarify special districts in the policy and to conform to current city practice.

character and development issues of each <u>sub-area or historic district</u>~~special district or neighborhood~~.

Discussion: <u>Designated historic districts are unique areas that play a special role in preserving Spokane's character. Each tells a particular story which is illustrated by a set of identified, contributing historic resources. These areas are often catalysts for redevelopment and revitalization. The character of historic districts is fragile and can be lost through large scale</u>

change or the cumulative effects of smaller changes. The relationship between historic buildings, streetscapes, and landscape features within historic districts helps define the historic character and should be considered when planning or permitting development or infill. ~~Due to inherent differences in neighborhoods and particular needs of recognized special districts, each~~ Those areas that have been designated as local historical districts and sub-areas or special areas, such as centers and corridors and downtown Spokane, may need ~~to develop a set of area~~ specific guidelines that supplement and augment the citywide general guidelines if it is determined that this is feasible or desired. Local input and the existing characteristics of an historic ~~area or special~~ district or sub-area are the basis for design guidelines used for the evaluation of specific projects in that particular area. ~~Area-specific guidelines should be flexible enough to allow for some creative interpretation.~~

DP 2.~~3~~8 Design Review Process

Apply ~~Ensure effective application of~~ design guidelines through a review process that relies on the expertise of design professionals and other community ~~interests~~ representatives to achieve design performance that meets or exceeds citizen'~~s~~s' quality of life expectations.

Discussion: The Design Review process is an opportunity for board members, citizens and staff to identify the valued features of the surrounding district or neighborhood. Board discussion and recommendations should help ensure that new developments will be sensitively designed to protect these characteristics. In addition, the Design Review process should reference any adopted district plans in order to help ensure that new development can be designed to benefit from, and contribute to, the district's potential. Design guidelines provide the direction needed to reach design solutions that meet the intent of the Comprehensive Plan ~~policies relative to the particular issue at hand.~~, adopted plans, and adopted codes. ~~The flexible application of specific development standards to achieve a qualitative instead of quantitative result may be appropriate in specific cases and, when incorporating an innovative solution, will lead to a more compatible project and livable community. The authority to negotiate enforceable design performance, and the flexible application of specific design standards, when based upon adopted design guidelines, should be vested in the Design Review Board consisting of members representing the design professions and community interests. In most cases, review by the Design Review Board is the appropriate process to objectively direct projects to a level of compatible design. However, the impact of particular deviations from specific development standards may be of insufficient scale, scope or magnitude to warrant the committee's attention, and threshold determinations may be made to assign these reviews to the city's urban design staff. This would speed up the process while providing sufficient review and enabling cooperative efforts among city departmental staff and project proponent.~~

DP 2.~~9~~6 Permit Process

~~Coordinate~~ Integrate the design review process with other permitting processes to ~~reduce the time and expense that is involved for developers and city staff~~ increase efficiency and create a better outcome.

Discussion: ~~Lessening~~ Reducing the time involved in the permit process not only saves investment time and money but may result in better cooperation between the public and city government.

~~DP 3 FUNCTION AND APPEARANCE~~

~~**Goal: Use design to improve how development relates to and functions within its surrounding environment.**~~

~~**Policies**~~

The Focus Group combined goals DP 2 and DP 3 as they had essentially the same effect.

~~DP 3.1 Commercial Areas~~

~~*Make aesthetic and functional improvements to commercial areas in order to improve their image, appeal, and sales potential.*~~

The Focus Group removed this policy as they felt it was inadvisable to single out commercial over other types of uses.

~~**Discussion:** Projects that are designed to complement the character of the surrounding area further the sense of continuity and permanence, which not only can improve the image of the area but also makes the area seem more desirable since it is moving in a positive direction. This, in turn, can stimulate investments and economic stability, benefiting the businesses and residents alike.~~

~~DP 3.2 Access to Alternative Modes of Transportation~~

~~*Ensure that commercial and public building sites provide direct and convenient access for pedestrians, bicyclists, or persons utilizing alternative modes of transportation.*~~

This policy is redundant with Chapter 4, Transportation, and was thus removed from this chapter.

~~**Discussion:** Alternative forms of transportation are becoming more important. Walking and bicycling are non-polluting forms of transportation that go hand-in-hand with living in proximity to places of work, recreation, services, and shopping. Providing facilities for bicycle parking, showers, and changing rooms, and a more direct access route, such as bicycle lanes and pathways, for those who use these and alternative modes of transportation encourages their use. It also provides benefits to the entire community in terms of reduced air pollution, less traffic congestion, and greater availability of parking for those who must drive.~~

~~DP 3.3 Buffers and Transitions~~

~~*Use landscaped buffers and less intense land uses between incompatible industrial, commercial, and residential uses.*~~

This policy is redundant with policies in both Chapter 3, Land Use, and Chapter 4, Transportation, and was thus removed from this chapter.

~~**Discussion:** Buffers and intervening less intense land uses can mitigate noise, glare, and other impacts associated with a particular commercial or industrial land use. Increased density and intensity can create bothersome and potentially unsafe environmental factors for residents of a particular area.~~

~~DP 3.4 Streetscape Plan~~

~~*Prepare and implement a comprehensive streetscape plan for each commercial and neighborhood area.*~~

This policy is redundant with Chapter 4, Transportation, and was thus removed from this chapter.

~~**Discussion:** A comprehensive streetscape plan includes pedestrian amenities and safety features, provision for snow storage, street trees, parking opportunities, character and form-giving elements, identification of views and vistas, and other features. Since the street setting is one of~~

~~the most visible elements of the urban environment, street plans are a vital element of every localized plan.~~

~~DP 3.5 Urban Forestry Program~~

~~Develop and support a comprehensive urban forestry program.~~

~~**Discussion:** An urban forestry program includes an inventory of existing trees and all available tree locations and establishes goals for new and replacement tree planting and total canopy cover. Needed are citywide regulations and street standards that require establishing and maintaining plantings in traffic islands and planting strips and that allow large canopy street trees. Landscape standards for parking lots and~~

This policy was moved to the Parks and Recreation Chapter, Policy PRS 2.4. The third and fourth sentences of the Discussion were added to Policy DP 2.13 and DP 2.15 below, as appropriate, in order to help inform those policies.

~~neighborhood entranceways, along with regulations designed to save large trees in newly developed areas and subdivisions, are a necessary part of the program. The program could establish incentives, such as reduced parking requirements or building setback deviations for tree planting and replacement and could serve as a means to educate the public regarding the benefits of trees and their necessary maintenance. The City of Spokane should continue to work with the Spokane County Conservation District, which is a state-chartered agency established to promote education and preservation of natural resources. This cooperation avails the city of greater funding opportunities, encourages the sharing of staff expertise, and promotes tree planting programs on a countywide basis.~~

DP 2.10~~3.6~~ Business Entrance Orientation

~~Create a sense of cooperation and neighborliness by orienting~~ Orient ~~one or more~~ commercial building entrance~~s~~ ~~of commercial~~ and building facades toward the pedestrian sidewalks and pathways that lead to adjoining residential neighborhoods.

Discussion: Orienting the business entrance toward ~~the adjoining residential area of~~ sidewalks and pathways and placing parking lots in a location other than between the entrance and the sidewalk demonstrates the business owner's commitment to the ~~residents of the neighborhood~~ pedestrians instead of only to the motoring public.

DP 2.11~~3.7~~ Improvements Program

Facilitate improvements ~~Provide facilities~~ such as sidewalks, street improvements, street trees, sewers, and parks in neighborhoods and commercial areas designated for higher density development.

The Focus Group modified this policy in consideration of the fact that significant barriers exist to the city providing these types of improvements directly.

Discussion: Increased density in established areas should be commensurate with upgrading and/or provision of the necessary public facilities and improvements~~,~~ in order to avoid a detrimental impact on the character of and investment in the area. The provision of these necessary facilities and improvements is in the public interest of maintaining a high quality of life ~~and must be accounted for in the budget for public expenditures~~.

DP 2.12~~3.8~~ Infill Development

~~Ensure that~~ Encourage infill construction and area redevelopment that ~~are done in a manner that~~ complement and reinforce~~s~~ ~~the established neighborhood~~ positive commercial and

The Focus Group modified this policy to highlight the benefits of infill development.

residential character ~~and is architecturally compatible with the surrounding existing commercial and residential areas~~.

Discussion: Infill construction can ~~represent a~~ benefit ~~to~~ the community ~~that does not necessitate an expansion of the infrastructure~~ when done in a manner that <u>improves and</u> does not detract from the <u>livability of the neighborhood and the desirable design character of the</u> area. ~~Flexible design standards enable infill development that is architecturally compatible with the context of the proposed area by permitting higher intensity activities without detracting from the existing character of the area.~~

~~DP 3.9 Commercial and Mixed-Use Development~~

~~Identify and work with the adjoining property owners to develop streetscape improvements that encourage more intensive commercial and mixed-use developments.~~

The Focus Group removed this policy because it was ambiguous, unclear, and thus had little to no effect.

~~**Discussion:** Densification, as opposed to sprawl, sometimes requires an investment in the infrastructure. While generally beneficial to a community, the identification and programming of improvements may constitute a public expense. As opposed to the spending of public funds, this should be considered an investment, as the desire is for the economic improvement of an area as well as for the city in general.~~

DP <u>2.13</u>~~3.10~~ Parking Facilities Design

~~Minimizing~~ <u>Minimize the impacts of</u> surface parking ~~by creating alternatives that enable intensive and pleasant site development~~ <u>on the neighborhood fabric by encouraging the use of structured parking with active commercial storefronts containing retail, service, or office uses, and improve the pedestrian experience in less intensive areas through the use of street trees, screen walls, and landscaping</u>.

The Focus Group modified this policy to be more specific and to tie in concerns with walkability. The last two sentences of the discussion were moved here from Policy DP 3.5 – Urban Forestry (the remainder of which was moved to the Parks and Recreation Chapter).

Discussion: ~~Less surface parking, underground and parking within buildings, and increased landscape requirements for automobile concealment and lot shading can create a more pleasant atmosphere for the users and passersby. This could result in a reduction of total parking lot size and minimize the impact of surface parking.~~ <u>Walkability is a key element for neighborhood and especially downtown vitality. Active and dynamic building fronts and attractive streetscapes contribute to that environment. Thus, the development of alternatives, such as parking within buildings with active storefronts and/or increased landscaping and screening of surface lots, creates a more pleasant atmosphere for both visitors to and neighbors of commercial centers.</u> Landscape standards for parking lots ~~and neighborhood entranceways, along with regulations designed to save large trees in newly developed areas and subdivisions,~~ are a necessary part of the ~~program. The program~~ could ~~establish~~ include incentives~~,~~ such as reduced parking requirements. ~~or building setback deviations for tree planting and replacement~~.

DP <u>2.14</u>~~3.11~~ Town Squares and Plazas

Require redevelopment areas and new development to provide <u>appropriately scaled open space such as</u> town squares, plazas<u>, or other public or private spaces</u> ~~, and "pocket parks,"~~ and encourage these spaces to <u>that can</u> be used as the focus of commercial and civic buildings.

The Focus Group modified this policy to include CPTED principles.

Discussion: The inclusion of ~~open space~~ public spaces in areas of development gives pedestrians a place to rest and interact while providing a location for community and economic focus. It improves the appearance of~~,~~ and gives identity to ~~the~~ a particular area. ~~The amount of public open space should be relative in size to the development.~~ Open spaces should be located with consideration for Crime Prevention through Environmental Design (CPTED) principles, surrounding uses that ensure natural surveillance, and opportunities to positively activate these spaces for extended hours.

DP ~~1.3~~2.15 Urban Trees and Landscape Areas

Maintain, improve, and increase the ~~amount of landscaped area~~ number of street trees and planted areas in the urban environment~~and, at a minimum, replace any tree that needs to be removed from publicly owned property.~~

This policy was moved here from DP 1.3. The last two sentences of the discussion were copied here from Policy DP 3.5 above (which was moved to the Parks and Recreation Chapter) and modified to keep the parts relevant to this policy.

Discussion: ~~The public urban cityscape with its pavement, automobiles, and pollution can be a harsh environment for landscape vegetation and can create less than optimal growing conditions for the plants and trees. Therefore, additional care investment is usually necessary to maintain plants in an urban environment. This additional care investment of in urban trees and landscaped areas benefits the overall well-being and enjoyment of the community.~~ Street trees and planted landscape areas are important urban design elements. Studies have shown that tree lined streets support strong retail environments and increase the value of residential neighborhoods. Located between the curb and sidewalk, street trees provide enclosure and shade that help create comfortable, walkable sidewalks that have a sense of place. Landscape standards ~~for~~ ~~parking lots and neighborhood entranceways, along with regulations~~ should be designed to save large trees in newly developed or redeveloped areas ~~and subdivisions, are a necessary part of the program~~. ~~The program~~ The city could establish incentives, such as reduced ~~parking requirements or~~ building setback deviations for tree planting and replacement.

~~The City of Spokane must establish a no-net-loss position for the existing quantity of urban trees and develop a mechanism to require tree replacement on public lands. The City of Spokane also needs to develop incentives to encourage tree replacement on privately owned property. Consideration should be given to the creation of a system to grant a credit or bonus for trees retained and incentives to encourage new tree planting. While it is impractical to require replacement trees to be of like size, the existing character, site, and the desired effect should be considered in determining the minimum size and species. Tree plantings should be coordinated with, and meet the minimum standards of, the Urban Forestry Program.~~

~~DP 3.12 Transit Use and Transportation Alternatives~~

~~Develop facilities that are safe, pleasant, and that promote the use of transportation alternatives.~~

~~**Discussion:** To foster a more livable city, alternative modes of transportation are needed. Provision of facilities that are safe, attractive, and functional helps lessen automobile reliance. They~~

The Focus Group removed this policy because it is redundant with Chapter 4, Transportation.

~~are to be located close to the users' place of residence, work, and play and should be well-lighted and comfortable. Businesses located along transit routes should be encouraged to provide shelters and seating to accommodate their customers.~~

DP 3.132.16 On-Premises Advertising

Ensure that on-premises business signs are of a size, number, quality, and style to provide identification of the business they support while contributing a positive visual character to the community.

Discussion: On-premises signs provide an important public function by identifying sources of desired goods and services. Cities where business signs provide identification of on-premises businesses without degrading the visual environment are noted for their high quality community character. Collectively, the effectiveness of business signs is enhanced when they are not too large, too numerous, or too distracting in visual character.

On-premises signs should be of high quality and managed in all urban environments to reduce visual clutter, which contributes to a distracting and unsafe experience for motorists and visual blight for citizens, especially in proximity to living environments. Business signs in residential settings should relate to the smaller scale and lower-intensity activity of these environments. Sign area and design guidelines should reflect the relative intensity of commercial arterials as well as any unique district character, such as an historic neighborhood. Exclusively residential areas should be free of business signs entirely, except for small, unobtrusive signs to identify legal home occupations.

DP 3.142.17 Billboards

Prohibit new construction of billboards and eliminate existing billboards over time using various means.

Discussion: Visual quality of the urban environment is one of the distinguishing characteristics of communities. The reputation of some cities is based largely on their good or bad visual image. Because of its scale or location, off-premises advertising, including billboards, can be among the biggest contributors to negative imagery. This advertising detracts from the surrounding setting and distracts the attention of motorists.

Off-premise advertising is not related to identification of the adjoining business use so does not share that public value of on-premise signs. In all locations, the large size of billboard advertising dominates the immediate visual environment as well as reduces the effectiveness of adjacent on-premise business signs.

To avoid extreme financial hardship to owners of existing billboard structures, eventual elimination by amortization is encouraged.

DP 3.152.18 Bus Benches and Shelters Advertising

Continue to identify and implement ways to provide bus benches and control bus bench transit stop advertising.

The Focus Group modified the language here to focus on advertising issues and to recognize that advertising at bus stops can occur on other features than benches.

Discussion: Bus bench advertising adds visual clutter to streetscapes in all environments and is particularly intrusive in residential settings. However, it is recognized that benches Bus benches and shelters at the more heavily used transit stops provide a valuable service to bus riders because they provide a place to sit while waiting for the bus. The city, STA, and Neighborhood Councils should continue to explore optimum ways to provide this service. Advertising such as scrolling displays on bus shelter walls or other forms of electronic advertising or printed media can be tastefully integrated into bus shelter design. Appropriate guidelines shall be developed for the location of the benches, and whether advertising, if any, should be allowed. Among the many issues to be considered as a part of the guidelines for addressing bus benches are:

♦ whether they should be allowed in front of public buildings or in city parks;

♦ the number of benches per bus stop.

Until the bus bench issue is addressed, policies of previously existing neighborhood plans which prohibit bus bench advertising should be enforced.

DP 2.19~~3.16~~ ~~Other~~ Off-Premise~~s~~ Advertising

Identify and implement ways to control ~~other~~ various forms of off-premise~~s~~ advertising.

Discussion: ~~Other small O~~off-premise~~s~~ signs that are often located in the public right-of-way also add visual clutter to streetscapes in all environments and are particularly intrusive in residential settings. Signboards placed "temporarily" at the street edge ~~often encroach on the sidewalk and impede the safe movement of pedestrians. Regulations should be adopted to control this type of advertising.~~ shall comply with the City of Spokane adopted sign regulations.

DP 2.20~~3.17~~ Telecommunication Facilities

Control the visual impact of telecommunication facilities.

Discussion: Telecommunication facilities, including wireless communication support towers, can be visually obtrusive. For this reason, efforts should be made to place them as efficiently and as effectively as possible, thus minimizing the total number of such sites. For example, maximum use should be made of existing structures that can support unobtrusive co-located telecommunication facilities before new stand-alone facilities are constructed for this purpose. Also, the city should require telecommunication sites to utilize visually unobtrusive technology, landscaping and screening techniques whenever possible.

DP 2.21~~3.18~~ ~~Display, Flood and Direct~~ Lighting

Maximize the potential for lighting to create the desired character in individual areas while ~~C~~controlling display, flood and direct lighting installations so as to not directly and unintentionally illuminate, or create glare visible from adjacent properties, residential zones or public right-of-way.

The Focus Group modified this policy for clarification and streamlining.

Discussion: Lighting is an often overlooked design element ~~on buildings and sites~~ that can have a dramatic positive effect on the form, mood, quality, and character of an area. Lighting contributes to the convenience of the user and increases the safety and security of a site, the street, and surrounding properties during night hours. It can highlight structural details and enhance the visual character of the urban form. ~~Although, lighting effects such as color, amount, intensity, and types of lighting are major factors contributing to the form and character of the city, poorly managed lighting can be a nuisance. Specific project lighting on buildings, parking and landscaped areas and the site in general should not brightly illuminate or glare, either directly or indirectly, onto adjoining properties or into residential or other sensitive areas.~~ However, ~~C~~careless use of outdoor lighting damages the aesthetics of the night and the nighttime environment, decreasing security and safety or ~~by~~ creating hazards through reduced contrast or increased glare and distraction. While lighting can help establish an attractive, distinctive and safe environment, care should be taken to ensure that it does not detract from the character of an area. ~~The use of directional or "cut-off" lighting and the elimination of wasted light saves energy and resources, returns a sense of balance to the night and gives the city a quality appearance.~~

Additional policies related to this goal are found in Chapter 3, Land Use and Chapter 4, Transportation.

DP 3~~4~~ PRESERVATION

Goal: Preserve and protect Spokane's ~~significant~~ historic districts, sites, structures, ~~neighborhoods,~~ and ~~sites~~ objects.

Policies

DP ~~4~~3.1 Historic Preservation

Establish historic preservation as a high priority ~~in the development of future~~ within city programs.

Discussion: Historic preservation has traditionally received less funding and fewer resources than any other city department. An increase in funding and an accompanying increase in connecting preservation with city functions of economic development and planning ensures that these policies are enacted. Well-funded historic preservation programs ~~have produced~~ result in measurable economic development and ~~in many communities~~ community revitalization.

DP ~~4~~3.2 Historic Preservation Plan

Encourage public understanding and support of Spokane's historic heritage by educating the public of the goals of the Historic Preservation Plan.

Discussion: The plan promotes public understanding and support of the diversity of Spokane's heritage. It continues to be an effective historic and cultural resource management tool as a supporting document to the Comprehensive Plan.

DP 3.3 Identification and Protection of Resources

Identify historic resources to guide decision making in planning.

Discussion: Historic inventories and registers are the foundation of good community planning. Maintain an inventory of historic properties and the Spokane Register of Historic Places and continue to nominate historic properties to the local, state, and national historic registers.

This policy was added by the Focus Group.

DP ~~4.3~~3.4 ~~Representation~~ Reflect Spokane's ~~of~~ Diversity

Encourage awareness and recognition of the many cultures that are an important and integral aspect of Spokane's heritage.

Discussion: Historic preservation must reflect the diversity of Spokane's past. The city must be proactive in including the many cultures and traditions of Spokane's heritage in historic preservation planning and activities.

DP ~~4.4~~3.5 Landmarks Commission

Maintain and u~~U~~tilize the expertise of the Landmarks Commission in decision making by the City Council, City Plan Commission, City Parks Board, and other city agencies in matters of historic preservation.

Discussion: The City of Spokane and Spokane County established the Landmarks Commission in 1981 to advise them in matters of historic preservation. Their link with other government processes needs to be strengthened. More effort is needed to seek the counsel of the Landmarks Commission before decisions are made.

DP ~~4.5~~3.6 Publicly-Owned Historic Structures and Infrastructure

Require a critical review of a project prior to the removal or destruction of any publicly-owned building, structure, or site that is listed on, or is eligible for listing on the local, state, or national historic registers.

Discussion: Spokane County and the City of Spokane are major owners of local cultural and historic resources. Many of these resources are public buildings or elements of the public infrastructure, such as bridges, streets, street features (granite curbs and brick gutters) ~~roads~~, and park landscapes. The city and county should demonstrate the importance of historic

The last sentence of this discussion was modified by Historic Preservation staff.

preservation by critically evaluating any public ~~building or structure before it is demolished~~ projects for their impacts to historic resources, including archaeology.

DP ~~4.6~~3.7 Protection of Archaeological and Historic Sites

Ensure that ~~known~~ archaeological and historic sites are identified and protected.

Discussion: Significant archaeological and historic sites must first be identified and designated historic if established criteria are met, and then protected through the city~~'s~~ and state permit process~~es~~. Identification and designation distinguishes the properties that meet criteria for historic significance from all other older properties. When new sites are discovered, the city will attempt to ensure they are appropriately preserved, as required by state law.

This policy was modified by Historic Resources staff to account for current State law protecting these sites.

DP ~~4.7~~3.8 Legislati~~ve~~on Reform

~~Propose and support legislation at all government levels that encourages historic preservation, including tax reform legislation that makes historic preservation more economically feasible.~~ Support city legislative priorities that promote historic preservation wherever possible.

Discussion: ~~Historic preservation should be encouraged because it provides economic benefits to government at all levels. Sales tax revenue is generated, local jobs are created, and vacant properties are rehabilitated. This can also result in a long-term increase in property tax revenue. Economic incentives can stimulate the rehabilitation of historic properties, thus increasing government revenue. These should include legislation that offers such incentives for privately owned historic properties.~~ Because historic preservation is important and provides significant benefits to the City of Spokane, city legislative priorities should support historic preservation. The City of Spokane has especially benefitted from, and should support, continued authorization of the federal Investment Tax Credit Program, and the state-enabled, locally administered Special Valuation Program. These programs assist a wide range of property owners, attract millions of dollars in private investment each year, and help raise the property tax base in a permanent and sustainable way.

The Focus Group modified this policy to more generally support legislative reform and to reinforce the city's role in the legislative process as it relates to historic preservation.

DP 3.9 Redevelopment Incentives

Provide incentives to property owners to encourage historic preservation.

Discussion: Incentives play an important role in encouraging the preservation and reuse of historic buildings, and maximizing substantial economic and quality of life benefits. The city should retain existing local incentives (historic designation, specialized technical Design Review assistance, Special Valuation, a historic marker program, conditional use permits, and fee waivers) and look for new ways to encourage preservation with incentives.

This policy was added by the Focus Group with specific guidance from the city's Historic Preservation staff at the time to reinforce the importance of historic preservation.

DP ~~4.8~~3.10 Zoning Provisions and Building Regulations

Utilize ~~the existing and develop new~~ zoning provisions, building regulations, and design standards that are appropriate for historic districts, sites, and structures~~properties, sites, districts, and neighborhoods~~.

Discussion: Regulations are tools that can~~,~~ and should be used to promote preservation and renovation rather than demolition. ~~New provisions could take the form of zoning categories and~~

standards that reinforce certain districts or promote adaptive reuse of existing underutilized buildings. Deviations from parking requirements and reduction of site dimensional standards are other possibilities. The existing "Historic Building Code Relief" and "Conditional Use Permit" incentives should be improved and their use encouraged. City Departments such as Building, Planning and Development, Engineering, Parks and Recreation, and Streets should include Historic Preservation in their plans, policies, regulations and operations. Examples include retaining favorable zoning options (Historic Conditional Use Permits and Historic District Overlay Zones), and encouraging the use of form-based codes and special building codes like the historic building sections of the International Building Code (IBC) and International Existing Building Code (IEBC) in development projects involving historic properties and historic districts.

The Focus Group reworded the discussion according to currently available options related to historic sites, districts, etc..

DP 4.93.11 Rehabilitation of Historic Properties

Assist and cooperate with owners of historic properties and cultural landmarks and sites to identify, recognize, and plan for the use of their property to ensure compatibility with preservation objectives.

The Focus Group modified this policy and its discussion for clarification and streamlining purposes.

Discussion: Assisting owners to identify and designate historic properties and publicly recognizing the owners of historic properties Assistance with the identification and designation of historic properties, and public recognition for the owners, could are steps that serve to serve as an important stimulateus and reinforcement for historic preservation. Public agencies can cooperate with owners to provide for the preservation and maintenance of historic and cultural resources. There are too few incentives for the adaptive reuse of older buildings in the downtown and other small commercial districts, resulting in a loss of opportunities and a proliferation of surface parking lots and vacant land. Creative incentives, such as reduced taxes, deviations from development standards, and accelerated permitting could be sponsored and provided by the City of Spokane at little or no direct cost. Public recognition of owners who have undertaken appropriate rehabilitation of historic properties could also serve as an incentive.

DP 3.12 Reuse of Historic Materials and Features

Encourage the deconstruction and reuse of historic materials and features when historic buildings are demolished.

Discussion: When a historic building is demolished, many materials and architectural features (such as doors, fixtures, corbels, flooring, tile, or moldings) can be salvaged and reused through careful deconstruction, rather than full demolition. As such, the rehabilitation and reuse of a building is strongly encouraged over the demolition of the historic building and the construction of a new structure.

DP 4.103.13 Historic Districts and Neighborhoods, Areas, and Historic Districts

Assist neighborhoods and other potential historic districts to identify, recognize, and highlight their social and economic origins and promote the preservation of their historic heritage and cultural resources.

Discussion: Identifying the social and cultural resources of an area is necessary for protection and guides decision-making in resource planning and management, and environmental review. The conservation of neighborhoods of historic character, preservation of historically

significant~~nce~~ resources, and their inclusion into historic districts are encouraged. Outstanding historic structures should be preserved when neighborhoods are redeveloped and rehabilitated. ~~Where these resources exist, the blending of quality newer developments with the historic landmarks enhances and enriches the neighborhood character.~~

DP ~~5~~4 DOWNTOWN CENTER VIABILITY

Goal: Create a vital, livable downtown by maintaining it as the region's economic and cultural center~~,~~ and preserving and reinforcing its historic and distinctly urban character.

Policies

DP ~~5~~4.1 Downtown Residents and Workers

~~Support~~ Encourage investments and create opportunities that increase the number of residents and workers in downtown Spokane.

Discussion: Increasing the number of residents and workers in the downtown area provides the necessary number of patrons to maintain a healthy business climate, which increases the tax base, making more funds available for the provision of public facilities and services. More people in downtown Spokane can increase street level activity and can lessen crime by having more "eyes-on-the-street." Supporting investments and opportunities is not only a benefit to ~~the~~ developers and property owners~~,~~ but ~~also~~ to the general public as well, whi~~ch~~o can enjoy a safer, thriving business district.

DP ~~5~~4.2 Street Life

Promote actions designed to increase pedestrian use of streets, especially downtown, thereby creating a healthy street life in commercial areas.

Discussion: ~~A healthy street life is essential to creating healthy cities. Public streets are places where all citizens can feel welcome.~~ Providing activities and reasons for people to be on the street heightens the sense of excitement, improves a sense of safety, encourages diversity, and increases social interaction essential to healthy community life. ~~Street level activity not only provides opportunities for businesses to make sales but also attracts people and provides relief from harsher built environments. Public areas with features such as seating, landscaping, sculptures, fountains and buildings with plenty of windows, attract activities, are more people-friendly, and reduce the opportunities for crime against people and property.~~

DP ~~5~~4.3 Downtown Services

Support development efforts that increase the availability of daily needed services in downtown Spokane.

Discussion: The availability of services and facilities, such as dry cleaners, health clubs, grocery stores, ~~video outlets, and hair salons~~ restaurants, and pharmacies make living downtown more convenient, lessens dependence on automobile transportation, and helps ~~provide~~ support the critical mass of residents necessary to create a
vibrant downtown.

~~DP 6 NEIGHBORHOOD QUALITIES~~

~~Goal: Preserve, improve, and support the qualities of individual neighborhood areas.~~

~~Policies~~

~~DP 6.1 Auto-Intense Land Uses~~

~~Restrict intense land uses that are oriented to motorists and other large commercial buildings to major arterials and reduce their number in residential areas.~~

Because all of the policies below were moved, redundant, or eliminated, this goal was superfluous – thus the Focus Group removed it.

Discussion: Auto-intense land uses include drive-through eating and banking facilities and automobile repair, parts, sales, service, and fuel outlets. These uses and commercial buildings that by their size are presumed to serve the region should be located along major arterials. The result is easier access for patrons and better exposure for the businesses. Residential neighborhoods benefit from the eventual removal of this type of development from their areas.

This policy was removed by the Focus Group because it is redundant with Chapter 3, Land Use.

DP 6.2 Access to Housing Choices

Encourage building and site design that that allows a variety of housing forms while being compatible with the character of the immediate surrounding area, thereby generating community support for development at planned densities.

This policy is addressed in the Housing Chapter and was thus removed from this Chapter.

Discussion: Increasing housing densities and innovative development protects special sites, and enables the efficient use of remaining buildable land, the efficient and cost effective provision of city facilities and services, the provision of affordable housing, and the promotion of increased ridership on mass transit. A variety of housing types, such as townhouses, courtyard buildings, and housing clusters, contributes to housing diversity and interest, and provides more opportunities for prospective residents. Design that is compatible with the surroundings helps make increased densities acceptable to the current residents. Higher residential density in commercial areas can provide additional economic stability for businesses while lessening automobile dependence.

DP 6.3 Transit and Pedestrian-Oriented Development

Encourage attractive transit and pedestrian-oriented development

This policy is redundant with the Transportation Chapter and was thus removed from this chapter.

Discussion: Creating attractive transit and pedestrian-oriented development requires attention to detail. For example, the provision of ample sidewalks, street furniture, landscaping, street level physical and visual access, detailing, building colors and textures makes the pedestrian feel more comfortable. For transit users, the distance to transit stops, location of shelters, lighting, and safety, as well as accessibility to goods and services contribute to increased transit use. The city should consider development incentives, such as increased building height, greater site coverage, or reduction in parking as exchange to promote transit and pedestrian-oriented development.

DP 6.4 Accessory Land Uses

Utilize development standards to ensure that land uses or structures that are accessory to a principal use are developed in a manner compatible with the principal structure and the character of the surrounding area.

This policy is addressed under Land Use, Goal LU 5 and Policy LU 2.2 (as well as other parts of the Chapter). Part of the discussion here was moved to Policy DP 2.6. The remainder was redundant with the Land Use Chapter and was removed.

Discussion: An accessory structure that is of a greater bulk, larger scale, or greater height than the principal structure or the typical structures of the immediate area would generally detract from the visual character of the particular area and may be considered an "eyesore." As a general rule of thumb, an accessory structure should be of a lesser square footage and volume and should utilize materials and colors less dominant than the

~~principal structure. An accessory land use that does not include a structure should be located and designed to be subordinate to the principal use.~~

~~DP 6.5 Accessory Dwelling Unit Compatibility~~

~~Require accessory dwelling units in residential districts to be designed to be physically and visually compatible with the main structure.~~

~~**Discussion:** Accessory dwelling units can increase~~
~~the amount of available, affordable housing and can provide income for elderly homeowners or other owners of large homes. These dwelling units should be created in a manner that does not adversely affect the neighborhood. The conversion or creation of new accessory units is made more acceptable by establishing parking requirements and specific siting and design controls that ensure neighborhood character be maintained or enhanced.~~

This policy is redundant with the Housing Chapter, thus the policy was removed from this chapter.

~~DP 6.6 Alleys in New Residential Subdivisions~~

~~Encourage the provision of alleys in the development of new residential subdivisions to provide access and service delivery at the rear of residential properties.~~

~~**Discussion:** Alleys are a feature common in most inner-city neighborhoods. They were a common element of the grid street platting pattern until the 1960s when curvilinear design emerged in the growing suburbs. Often alleys are not included in new plats, even though they may provide benefits in a neighborhood setting. Alleys allow for the provision of utilities and refuse collection. Garages in the rear yard rather than the front reduce conflict with street and sidewalk activity. The ability to accommodate and access accessory dwelling units over garages from a public right-of-way and the reduction of residential street widths also represent advantages of alleys.~~

The Focus Group removed this policy because it is already discussed in Policy LU 1.1. As it is redundant, it was removed from this chapter.

~~DP 6.7 Design Standards for Public Projects and Structures~~

~~Design all public projects and structures to uphold the highest design standards and neighborhood compatibility.~~

~~**Discussion:** The development of public projects and structures can have an impact on surrounding areas. The perception that this has not been considered has resulted in neighborhood opposition to projects, in spite of potential benefits. In order to mitigate the perceived negative impacts on a neighborhood, the city must serve as an example by building its facilities to make a positive visual and functional contribution to the neighborhood, rather than just trying to mitigate negative impacts.~~

~~The process for developing city projects and structures to achieve this aim will utilize the City of Spokane's Design Review Process. The design review process is both an appropriate and useful tool to use, particularly since the intent of this process is for city projects and structures to serve as models of design quality and community values for the entire community. The process to achieve desirable projects that adds to the functional and aesthetic aspects of the project's merits includes coordination between the funding sources, urban forestry program, urban design and engineering, utilities, police, fire, transportation, school districts, neighborhoods and adjacent property owners, among others.~~

This policy has been moved to DP 2.3. See that policy above for any changes to the original text.

It is crucial that a uniform development process, whether or not it includes project design review, is clear and easily understood from the beginning. This ensures that when design review is necessary, it is well integrated into the overall building development process and is timely and efficient as well as productive. The implementation of this policy, as well as the buildings that result from it, can serve as a model to the entire community that the design review process can be smooth and efficient and that it results in a superior design.

Key issues about the design review process include:
- The goal or intent of the design review process will be to use the process as an opportunity to make projects the best possible for the public, as measured by the goals, policies, and regulations of the comprehensive plan.
- The design review process will begin as early as possible to provide the optimal opportunity for efficient and effective input into the development process.
- The design review process can take place on two levels, depending on the impact or complexity of a project, and can utilize the expertise of both the Design Review Committee and the staff of the Urban Design Program of the Planning Services Department. Therefore, some projects would be reviewed only by staff on behalf of the Design Review Committee, while other projects would undergo review by the Design Review Committee itself.

DP 6.8 Design Flexibility for Neighborhood Facilities

Incorporate flexibility into building design and zoning codes to enable neighborhood facilities to be used for multiple uses.

Discussion: Neighborhood public facilities are often developed to serve a particular purpose. This can be the result of code requirements that preclude the ability to utilize the facilities for other purposes. For example, the strict application of the parking requirements for a community center could be inadequate for the same center to occasionally be used for a concert or as a branch campus. Enabling flexibility in the application of the standards could better maximize the utility and cost effectiveness of neighborhood public facilities.

This policy has been moved to DP 2.4. See that policy above for any changes to the original text.

❑ DP ~~7~~5 LOCAL DETERMINATION

Goal: Make neighborhoods attractive, safe places by encouraging residents to express their design and development values. ~~through local and sub-area planning efforts.~~

Policies

DP 7.1 Design Guidelines in Neighborhood Planning

Include design guidelines in neighborhood planning processes to address local urban design issues.

Discussion: Neighborhood residents are the best equipped to determine what neighborhood design details and elements represent the particular characteristics of their specific area. Citywide guidelines may not adequately address issues that are of concern to their specific neighborhood. The inclusion of development design guidelines in the neighborhood planning process helps ensure that these issues are addressed and that future construction projects are compatible with the neighborhood and preserves neighborhood characteristics.

The Focus Group removed this policy (similar to changes in other chapters) to account for the fact that individual Neighborhood Design Guidelines would be prohibitive to administer and because there are other programs (i.e. Form-Based Code as discussed in DP 2.2 above) that allow for the same results.

DP 5.1 Neighborhood Participation

Encourage resident participation in planning and development processes that will shape or re-shape the physical character of their neighborhood.

Discussion: It is in the best interest of the broader community to maximize the desirability and stability of the city's individual neighborhoods. Neighborhood residents are the best equipped to determine what neighborhood design details and elements represent the particular characteristics of their specific area. As an example, residents are able to identify neighborhood features that are valued so they can be protected or enhanced as changes occur. This might include new development subject to review by the Design Review Board or updates to codes and policies that may affect a neighborhood.

This policy was added by the Focus Group to ensure that neighborhood participation is still addressed following omission of Policy DP 7.1 above.

DP 7.25.2 Neighborhood Involvement in the City Design Review Process

Encourage the neighborhoods to participate in the city's design review process.

Discussion: The design review process should be accessible to the neighborhoods to allow involvement and input into the deliberations. For projects subject to Through the design review process, the neighborhoods can provide input to the Design Review Board and project proponents regarding a specific development project's design issues. to the Design Review Committee and to the project proponents. Input regarding design issues should be based upon neighborhood design guidelines or plans that adequately portray the desires of the citizens of the neighborhood. To enable neighborhood participation, the city staff willshall endeavor to ensure see that the neighborhood councils or steering committees are adequately informed of upcoming design review meetings regarding projects that are being proposed to be developed within their particular neighborhood.