



What are Centers and Corridors?

The City of Spokane's Comprehensive Plan contains a fundamental strategy for Spokane's physical, economic, and social growth. The plan's "Centers and Corridors" growth strategy directs growth to specific mixed-use centers (neighborhood, district, and employment) and corridors in the City. The Central Business District (downtown) is also a center. These areas are intended to:

- bring employment, shopping, and residential activities into shared locations,
- encourage economic activity through new development and rehabilitation, and
- make Spokane a dynamic and healthy urban center.

Where are Centers and Corridors located?

Centers and Corridors are specific areas that are designated on the Comprehensive Plan's Land Use Plan map (Map LU 1). The Land Use Map contains the following center designations:

Neighborhood Center
District Center
Employment Center
Corridor
Regional Center (downtown)
CC Core
CC Transition

Currently, the Land Use Map designates nine neighborhood centers, four district centers, five employment centers, and two corridors. Descriptions of these land use categories are found in the Comprehensive Plan's Land Use chapter.

Centers and corridors are also designated on the City's official zoning map, with the following types of zoning:

- Type 1 (CC1):** Pedestrian Emphasis – Auto Accommodating
- Type 2 (CC2):** Pedestrian Enhanced – Auto Accommodating
- Type 3 (CC3):** Center and Corridor Overlay Zone
- Type 4 (CC4):** Center and Corridor Transition Zone

In addition, downtown is designated with Central Business District (CBD) zones.

What development incentives exist within Centers and Corridors?

Development incentives to encourage growth in center areas include:

- 1.) Mixed-use and higher density development**
Mixed-use zoning exists and higher density development is allowed and encouraged in centers.
- 2.) Broadest range of housing options**
Center development standards do not limit the type of housing that can be developed in centers. Instead, the total amount of housing that can be developed is limited by site development requirements. Typically, the requirements that most limit the amount of housing are those for parking and stormwater drainage.
- 3.) Reduced parking requirements**
Parking standards in center zones are the most flexible in the City, with downtown having the lowest parking requirements—none! Shared parking is allowed and no additional parking is required for small additions to existing buildings. In addition, new parking lot dimensional standards promote development.
- 4.) Building bonuses**
"Bonus" floor area that allows for larger structures is available for projects that include affordable housing or design features that create public amenities.
- 5.) Increased floor area, building heights, and lot coverage**
Center development standards allow increased floor area, building height, and lot coverage for projects or public amenities that the public has identified as worthy of increased development opportunity. These include housing, parking provided within structures, public plazas, sidewalk canopies, and art. (Note: lot coverage is not directly regulated by the code in center zones.)
- 6.) Reduced setback requirements**
Setback requirements reflect the type of urban development that is desired in centers. These standards are less than for areas outside of centers.
- 7.) Shared greenbelt/landscaping areas**
Perimeter landscaping can be shared between land uses in center zones. This is a good use of land in centers, where more intensive development is desired.

8.) Credits for shade trees

Using shade trees in parking lots can reduce the amount of landscaping that is required.

9.) Parking lot placement and landscaping

Parking lot landscaping may also be reduced if parking lots are located to the side or rear of a building.

10.) Lower transportation LOS requirements

While the City's final Level of Service (LOS) requirements are still being developed, Comprehensive Plan policy stipulates lower LOS requirements in Centers and Corridors. Details of the implementation of the concurrency program for transportation LOS are still being worked out.

11.) Multiple-family Tax Exemption Program

This program encourages more multi-family residential housing opportunities within targeted urban centers in the City and applies within all designated centers. This program is administered by the City's Development Incentives Department.

12.) Historic Preservation incentives

Tax incentives related to historic properties include the Historic Special Valuation Tax Incentive, which allows a ten-year reduction on property taxes for properties listed on the Spokane Register of Historic Places. This incentive applies when substantial rehabilitation is performed. For more information on this and other preservation incentives, contact the Spokane City/County Historic Preservation Office at (509) 625-6983 or go to www.historicspokane.org.

13.) The "NBC Program"

The City of Spokane has new revitalization program for centers. The Neighborhood Business Centers Program, nicknamed the "NBC Program," focuses on revitalizing Spokane's small business districts, an essential part of our community's social and economic fabric. The program is a cooperative venture between various departments of the City's Economic Development Division. For more information, call (509) 625-6985 or go to www.historicspokane/nbc/mainpage.org.

Where can more information about centers & corridors be found?

The following websites contain helpful information about centers and corridors and economic development incentives:

Planning Services Department:

www.spokaneplanning.org

Historic Preservation Office:

www.spokanepreservation.org

www.historicspokane.org

Economic Development Division:

www.spokanaecityed.org

The City's Comprehensive Plan is available at www.spokaneplanning.org. Hard copies or CDs may be purchased through the Planning Services Department.

For more information contact:

**Planning Services Department
3rd Floor, City Hall, 808 W. Spokane Falls Blvd.
Spokane, Washington 99201
(509) 625-6060**

www.spokaneplanning.org