

CENTERS & CORRIDORS POLICY & REGULATIONS



Planning Services Department

The Comprehensive Plan

- Our city's long-range, 20-year plan for growth.
- A set of goals, policies, and maps that state how the city should grow physically, socially, environmentally, and economically.
- Provides the overall scheme of city development—the major land uses, transportation systems, parks, recreation, open spaces, and centers of shopping and employment

The Comprehensive Plan

- Ensures that growth will be orderly.
- Provides the foundation for all development regulations and city spending on physical improvements.
- Is the framework for all other planning activities and documents (including neighborhood plans).

Center & Corridor Focus

- The City's Comprehensive Plan is based on the principle of focusing growth in "Centers and Corridors."
- There are 20 Centers and Corridors.
- A compact mix of retail, business, and residential activity makes it easier to walk or bicycle to shops and services.
- The goal is to make Spokane a place where people want to live, work, and play.

Center & Corridor Goals and Policies

LU 1 CITYWIDE LAND USE

- Goal: Offer a harmonious blend of opportunities for living, working, recreation, education, shopping, and cultural activities by protecting natural amenities, providing coordinated, efficient, and cost effective public facilities and utility services, carefully managing both residential and nonresidential development and design, and proactively reinforcing downtown Spokane's role as the urban center.

Center & Corridor Goals and Policies

LU 3 EFFICIENT LAND USE

- Goal: Promote the efficient use of land by the use of incentives, density and mixed-use development in proximity to retail businesses, public services, places of work, and transportation systems.

LU 3.2 Centers and Corridors

- *Designate centers and corridors (neighborhood scale, community or district scale, and regional scale) on the land use plan map that encourage a mix of uses and activities around which growth is focused.*

Center & Corridor Goals and Policies

LU 3.5 Mix of Uses in Centers

- *Achieve a proportion of uses in centers that will stimulate pedestrian activity and create mutually reinforcing land uses.*

TABLE LU 1 MIX OF USES IN CENTERS		
Use	Neighborhood Center	District and Employment Center
Public	10 percent	10 percent
Commercial/Office	20 percent	30 percent
Higher Density Housing	40 percent	20 percent

Note: All percentage ranges are based on site area, rather than square footage of building area.

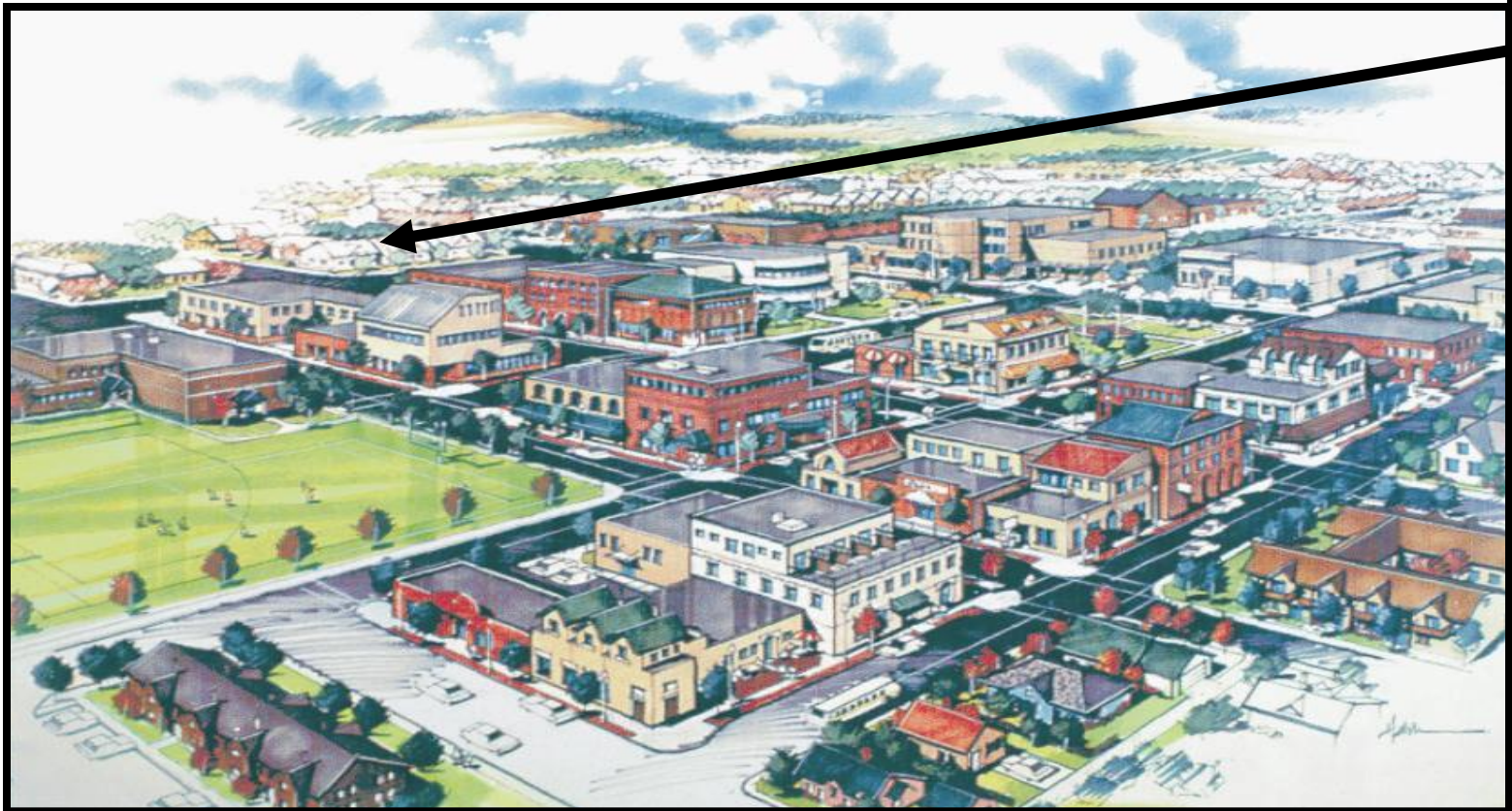
Center & Corridor Goals and Policies

LU 4 TRANSPORTATION

- Goal: Promote a network of safe and cost effective transportation alternatives, including transit, carpooling, bicycling, pedestrian-oriented environments, and more efficient use of the automobile, to recognize the relationship between land use and transportation.

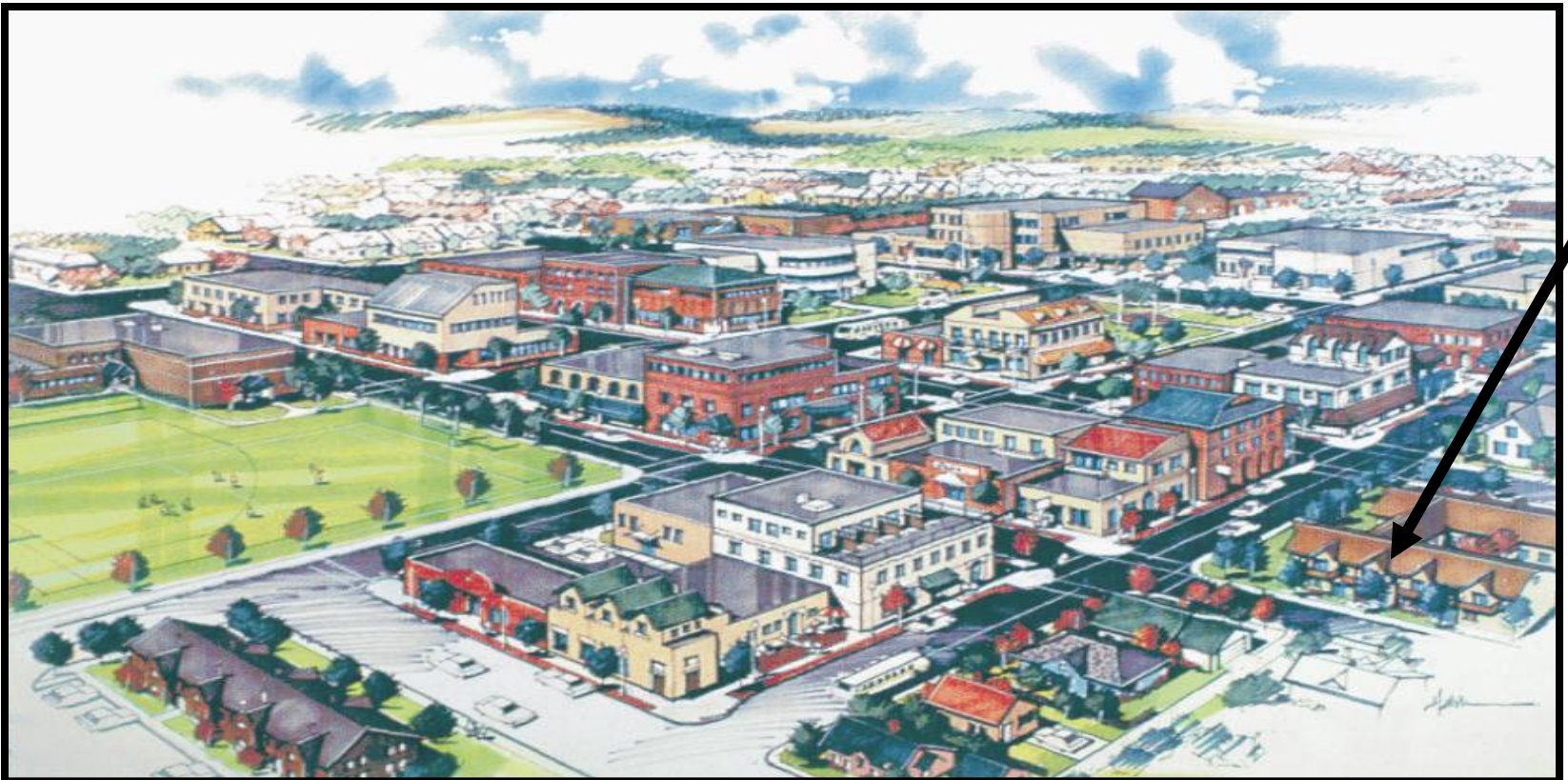
Mixed-Use Centers & Corridors

Established single-family residential neighborhoods remain largely unchanged.



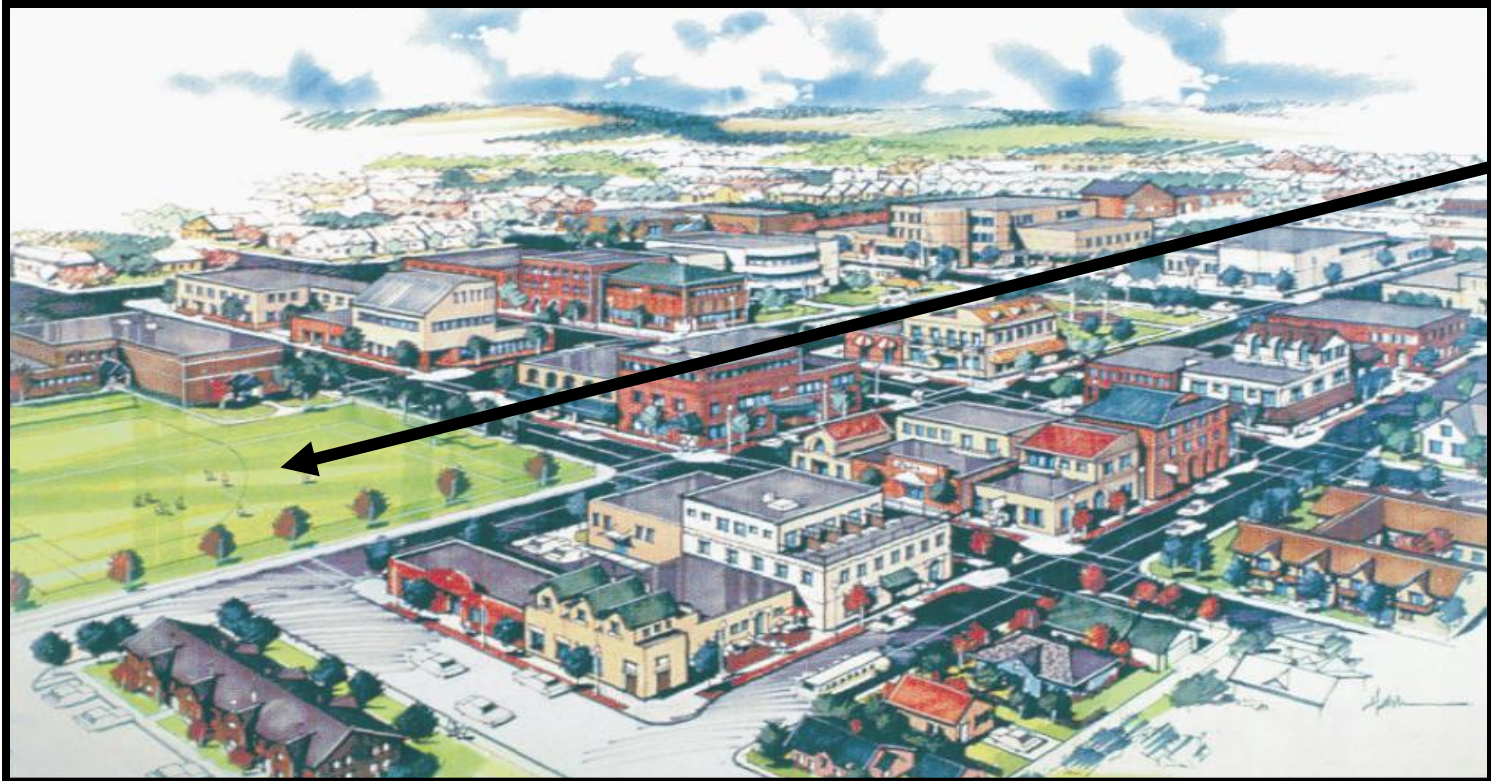
Mixed-Use Centers & Corridors

A variety of housing densities and types are within walking distance of daily goods and services.



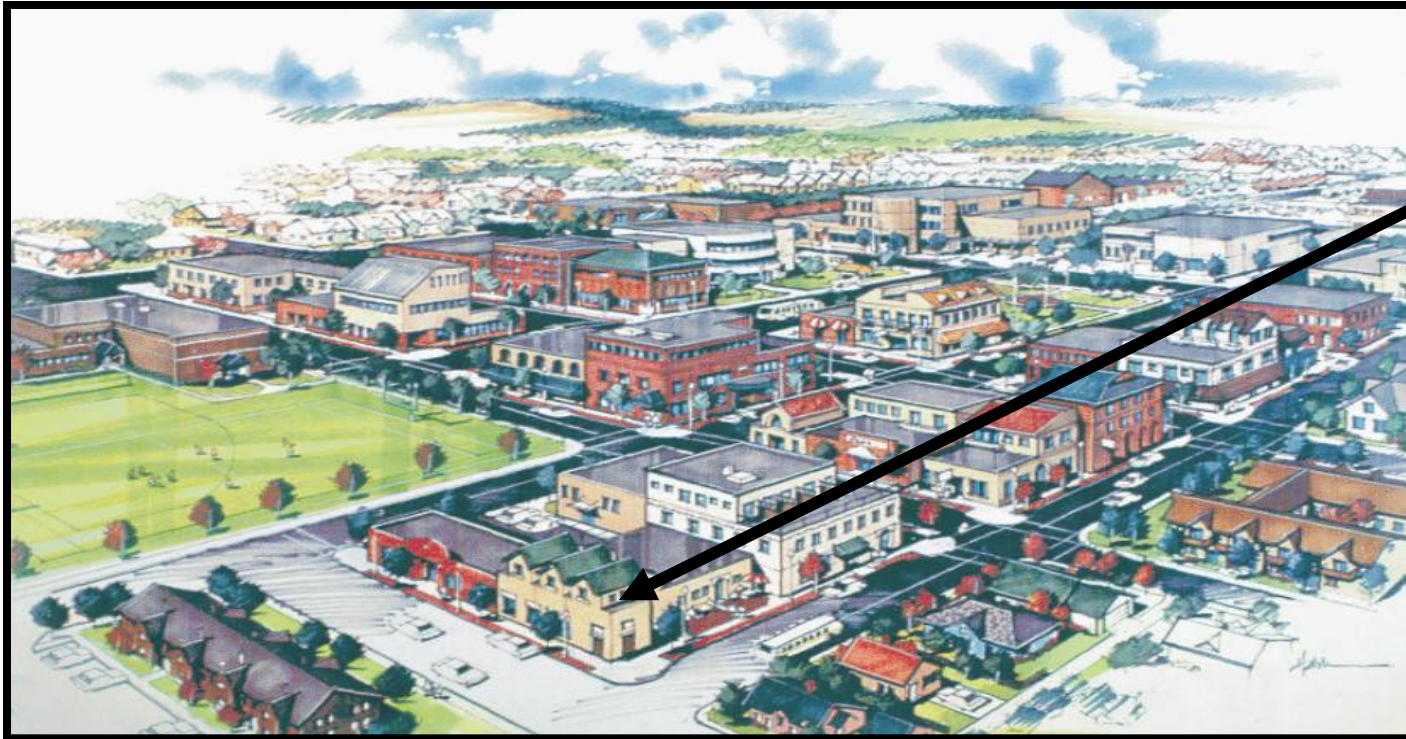
Mixed-Use Centers & Corridors

School and park provide a focal point for social interaction.



Mixed-Use Centers & Corridors

Design guidelines are necessary to ensure that commercial buildings and higher density housing are compatible with existing neighborhood character.



20 Centers & Corridors

• Neighborhood Centers:

- Indian Trail & Barnes
- South Perry
- Grand Blvd. & 12th-14th
- Garland
- West Broadway
- Lincoln & Nevada
- Ft. George Wright & Government Way

• District Centers:

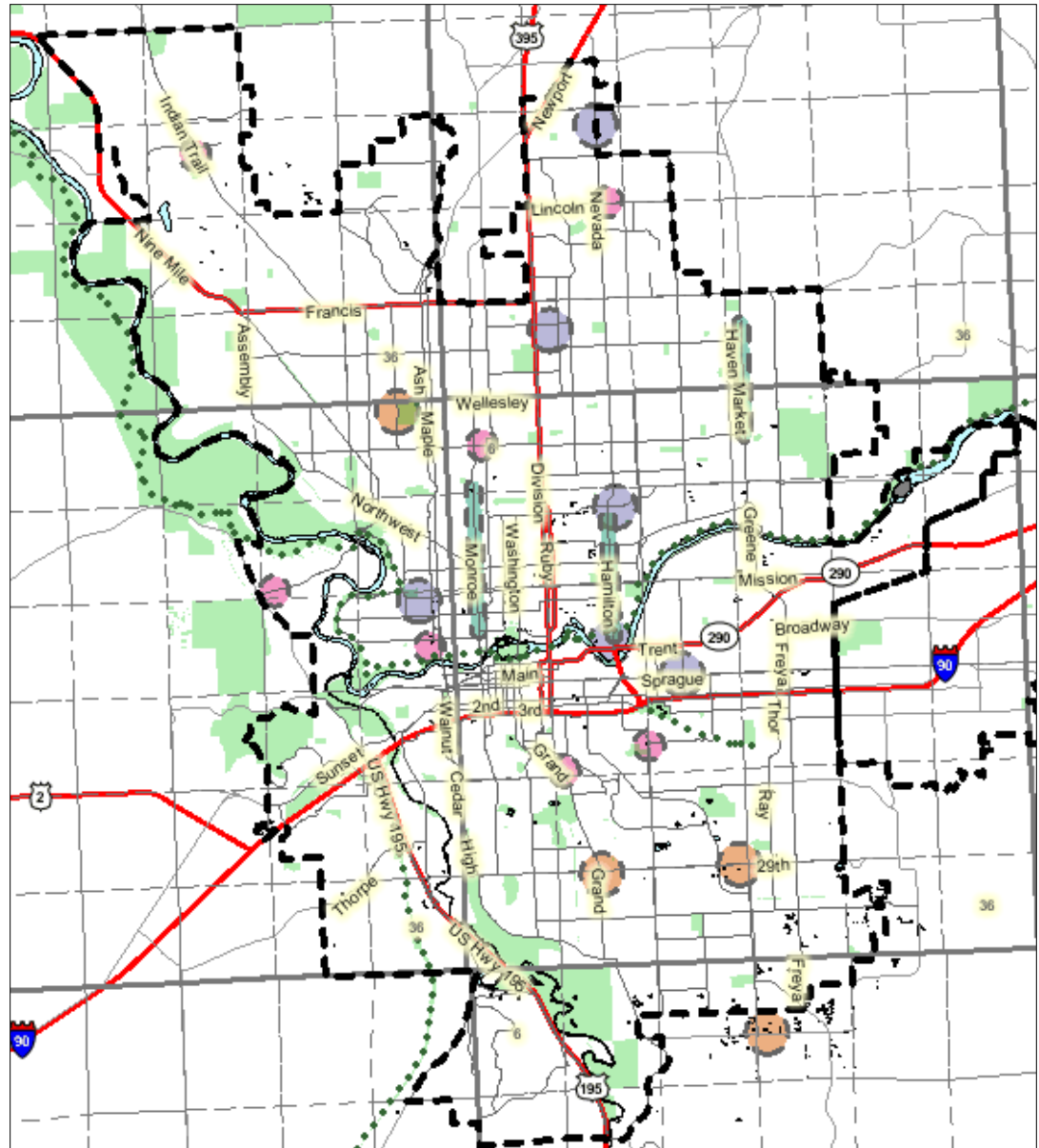
- Shadle Center
- Lincoln Heights
- Grand District
- 57th and Regal

• Employment Centers:

- East Sprague
- N. Foothills Employment Center
- Maxwell & Elm
- Holy Family
- N. Nevada: Westview-Magnesium
- Trent and Hamilton

• Corridors:

- North Monroe Street
- Hillyard Business Corridor
- Hamilton Street Corridor



Center & Corridor Regulations

- **SMC Chapter 17C.122 Center and Corridor Zones**
- **Section 17C.122.060 Initial Design Standards and Guidelines for Centers and Corridors**



Garland

Center & Corridor Incentives for Developers

- Density bonuses
- Parking reduction
- Mixed-use zoning
- Readily available infrastructure (water, sewer, utilities, etc)
- Higher design standards = higher quality development
- Multi-family tax exemptions
- Floor area ratio (FAR) increase with public amenities

Grand Center



Center & Corridor

Incentives for Residents

- Daily services available by foot or bicycle
- Multi-modal transportation investments
- Greater diversity of housing options
- Greater diversity of retail services
- Place to live, work, shop, and play
- Open space and trails built or connected through new development and neighborhood advocacy



Perry Street Cafe and the Lantern Pub



West Broadway





Garland



14th & Grand

FOR MORE INFORMATION

Visit the Planning Services Department
on the 3rd floor of City Hall
808 W Spokane Falls Blvd.

Or

Call 625-6300

www.spokaneplanning.org

