



Development Incentives in Centers & Corridors

Public Information Handout

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.) **Multiple-family Tax Exemption Program**
This program encourages new multi-family housing development in target areas focused on the Centers & Corridors and downtown. It provides a partial tax exemption for 8 years to market-rate projects and 12 years for projects that include 20% of units for low-moderate income households. This program is administered by the Business & Development Services department, (509) 625-6967.
- 4.) **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.
- 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 affordable housing, parking provided within structures, and design features that create public amenities like 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.) **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.
- 12.) **The "NBC Program"**
The City of Spokane, Business & Development Services, Neighborhood Business Centers Program (NBC) is working with Neighborhood business associations to assist in revitalizing Spokane's historic pedestrian oriented commercial districts by implementing the Comprehensive Plan in the "Centers and Corridors" which are identified for focused infill growth. These neighborhood centers add strength and diversity to Spokane's economy. NBC fosters community well being, local character, a sense of place, and prosperity by supporting small businesses, community interests, safety, tourism, and local events within vibrant family oriented neighborhood business centers. (509) 625-6597 or go to www.SpokaneNBC.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

Business & Development Services:

www.developingspokane.org/incentives

Economic Development Office:

www.spokanecityed.org

Historic Preservation Office:

www.historicspokane.org

Neighborhood Business Centers:

www.SpokaneNBC.org

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