



What are Center and Corridor zones?

The Center and Corridor zones replace or overlay the existing zoning in the neighborhood centers. The classifications are:

- **Type 1 (CC1)**
Pedestrian Emphasis/Auto Accommodating
Promotes pedestrian orientation and places some limitations on auto-oriented uses.
- **Type 2 (CC2)**
Pedestrian Enhanced/Auto Accommodating
Promotes new development/redevelopment that is pedestrian oriented while accommodating autos.
- **Type 3 (CC3)**
Center and Corridor Overlay Zone
Promotes use of the CC1 And CC2 zones while also allowing uses available in the underlying zones.
- **Type 4 (CC4)**
Mixed Use Transition Zone
Provides a transition of mixed uses between the core of the center and residential areas.

Where are these zones located?

The Center and Corridor zones are located in all parts of the City (please see map included in this handout). They are primarily located in areas of developed or developing neighborhood centers. Examples include Manito Center, Lincoln Heights, Garland, Monroe Street and Hillyard.

Are there specific standards?

Like all zones, the CC zones have standards regarding building height, parking, landscaping and use. Unlike other zones, many of these standards are applied in the CC zones based on a "guidelines" system that allows for flexible application. These guidelines allow a proponent to comply with the intent of the standard. This allows a greater flexibility for proponents in design of the project. The City of Spokane's "Initial Land Use Code for Centers and Corridors", and "Design Standards and Guidelines for Centers and Corridors" call for new construction projects to observe specific beneficial design characteristics. The intent is to upgrade these unique areas to make them more attractive places for living and commerce. Your project can assist in the revitalization of these key areas in Spokane!

Are there incentives for developing in centers?

There are several bonuses including increased floor area for amenities such as façade enhancements and pedestrian improvements, reduced parking and expanded uses. In addition, a special tax incentive is also available for historic buildings and tax deferral for multi-family residential rehabilitation or new construction projects. Historic Preservation can provide you with information about Multi-family Tax Exemptions. They can be reached at (509) 625-6300.

What projects are subject to review?

Most building additions, new construction and signs located in areas designated on the Official Zoning Map as a CC1, CC2, CC3 and CC4 Zone are subject to review. The Planning Director may waive or modify the review process for minor projects.

What is the project review process?

Projects located in Center and Corridor zones can receive additional staff review and guidance to assist in understanding and following the standards and guidelines in these zones. Project Review also provides a "heads-up" notification of requirements that may apply. There is no charge for this recommended review and participation is completely voluntary.

Project Review provides proponents an opportunity to become familiar with the design requirements of the Centers and Corridor zones early in the project design process. Costly and time-consuming revisions to plans can be avoided if attention is given to these standards before detailed site and building design has begun. While Project Review is a tool to help ensure that new development is consistent with design requirements, it also helps expedite the building permit process that follows project review.

Project Review is coordinated by the City Planning Services Department, (509) 625-6300. If appropriate, additional assistance from staff in Engineering Services, Building Department, Historic Preservation, Street Department and other departments may be provided.

What are the steps involved in project review?

The Project Review process provides a forum through which developers, architects, and City staff can work together to ensure that new developments contribute

positively to Spokane's neighborhoods and comply with the Centers and Corridors development standards and guidelines. The Project Review process has two principal objectives:

- Encourage building and site design that is compatible with the desired physical character of the centers and corridors and that fosters the type of activity desired within them; and
- Improve communication and participation between developers and the City early in the design process for development in areas where the centers and corridor regulations apply.

[Step One: Presubmittal Review](#)

We encourage you to sit down with Project Review staff to discuss your project and plans. Please contact the Planning Services Department at (509) 625-6300 to make an appointment. It will be helpful to have a development concept or objective that can be illustrated through preliminary drawings or photos. The following materials should be available for discussion and preliminary review:

- Conceptual building elevations or perspective drawings indicating early concepts for building size and appearance.
- A statement of development objectives and/or additional photographs or drawings necessary to explain the objectives.

The Project Review staff will provide you a copy of the "Initial Land Use Code for Centers and Corridors", and "Design Standards and Guidelines for Centers and Corridors". With these documents and the conceptual plans, the staff will assist you by reviewing the design concepts, and suggesting or accepting design alternatives with the goals of developing a preliminary set of drawings and plans which meet the intent of the Centers and Corridors zoning.

[Step 2: Predevelopment Conference \(optional\)](#)

If you are contemplating a major project such as a new structure, a substantial remodel or parking lot, we encourage you to participate in a Predevelopment Conference. These conferences are free and have proven to be helpful to developers in identifying project needs, thus reducing the occurrence of delays and project costs. These conferences have received high ratings from the development community.

At the Predevelopment Conference, the project site, context and general development objectives will be discussed. You will also make valuable personal contacts that will assist you through the rest of the Project Review process. One of the many benefits of the Predevelopment Conference is that it gives the proponent the opportunity to discuss the technical development aspects of the project with representatives

of the various City Departments before incurring substantial design development costs. Predevelopment Conferences can be scheduled with the Building Department by calling (509) 625-6300.

[Step 3: Building Permit](#)

When you submit your drawing package for a building permit, be sure to include the features agreed upon in the Project Review, and include one extra set of the elevations, landscape plan and detailed site plan.

[Step 4: Project Compliance](#)

During the building permit review, the Planning Services Department, under the authority of the Planning Director, makes the final decision regarding compliance of the project with the "Initial Land Use Code for Centers and Corridors", and "Design Standards and Guidelines for Centers and Corridors". The Planning Director is responsible for approving or denying projects subject to the standards and guidelines of the Centers and Corridors Zones. The approval of the project results in the issuance of building permits (subject to project compliance with other applicable codes and standards and acceptance by the applicable department). The denial of the project is remedied by modification of the project; or, the proponent may appeal the Planning Director's decision to the Hearing Examiner within 14 days of a written decision of project non-compliance or of the denial of the building permit.

For more information contact:

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