



# Spokane Plan Commission Agenda

October 12, 2016

2:00 PM to 5:00 PM

City Council Chambers

**TIMES GIVEN ARE AN ESTIMATE AND ARE SUBJECT TO CHANGE**

## Public Comment Period:

3 minutes each Citizens are invited to address the Plan Commission on any topic not on the agenda

## Commission Briefing Session:

|             |   |               |
|-------------|---|---------------|
| 2:00 - 2:15 | 1) Approve <a href="#">September 28, 2016</a> meeting minutes |               |
|             | 2) City Council/Community Assembly Liaison Reports            |               |
|             | 3) President Report   | Dennis Dellwo |
|             | 4) Transportation Subcommittee Report                         | John Dietzman |
|             | 5) Secretary Report   | Lisa Key      |

## Workshop:

|             |  |                |
|-------------|--|----------------|
| 2:15 - 3:00 | 1) <a href="#">Countywide Addressing Ordinance</a> | Tami Palmquist |
| 3:00 - 4:00 | 2) <a href="#">Comprehensive Plan</a>              | Jo Anne Wright |
|             | • <a href="#">Capital Facilities</a>               |                |
|             | • <a href="#">Public Comment Recap</a>             |                |

## Hearing:

|             |  |              |
|-------------|--|--------------|
| 4:00 - 5:00 | 1) <a href="#">Infill Development Report &amp; Recommendations</a> | Nathan Gwinn |
|-------------|--|--------------|

## Adjournment:

Next Plan Commission meeting will be on October 26, 2016 at 2:00 pm

The password for City of Spokane Guest Wireless access has been changed:

Username: **COS Guest**

Password:

**AMERICANS WITH DISABILITIES ACT (ADA) INFORMATION:** The City of Spokane is committed to providing equal access to its facilities, programs, and services for persons with disabilities. The Council Chambers and the Council Briefing Center in the lower level of Spokane City Hall, 808 W. Spokane Falls Blvd., are both wheelchair accessible. The Council Briefing Center is equipped with an audio loop system for persons with hearing loss. The Council Chambers currently has an infrared system and headsets may be checked out by contacting the meeting organizer. Individuals requesting reasonable accommodations or further information may call, write, or email Chris Cavanaugh at (509) 625-6383, 808 W. Spokane Falls Blvd, Spokane, WA, 99201; or [ccavanaugh@spokanecity.org](mailto:ccavanaugh@spokanecity.org). Persons who are deaf or hard of hearing may contact Ms. Cavanaugh at (509) 625-6383 through the Washington Relay Service at 7-1-1. Please contact us forty-eight (48) hours before the meeting date.

# Spokane Plan Commission

**September 28, 2016**

Meeting Minutes: Meeting called to order at 2:00pm

## **Attendance:**

- Board Members Present: Dennis Dellwo, FJ Dullanty, John Dietzman, Christy Jeffers, Jacob Brooks, Patricia Kienholz, Michael Baker, Christopher Batten, Todd Beyreuther, Greg Francis; Community Assembly Liaison, Lori Kinnear; City Council Liaison
- Board Not Members Present: None.
- Staff Members Present: Lisa Key, Amy Mullerleile, JoAnne Wright, Omar Akkari, Nathan Gwinn, Shauna Harshman, Alicia Ayars, Tami Palmquist, Jolie Eliason, James Richmond, Tirrell Black, Heather Trautman

## **Public Comment:**

None.

## **Briefing Session:**

Minutes from the September 14<sup>th</sup> & September 21<sup>st</sup>, 2016 meeting approved unanimously.

1. City Council Liaison Report-Lori Kinnear
  - Monday September 26<sup>th</sup> Mayor Condon selected Police Chief Meidl to City Council after four (4) panels interviewed four (4) candidates. Three panels chose Chief Meidl and the fourth (4<sup>th</sup>) panel was 50/50 between Meidl and the Chief from Yakima. City Council will be voting on this topic on October 14<sup>th</sup>.
2. Community Assembly Liaison Report– Greg Francis
  - None.
3. Presidents Report-Dennis Dellwo
  - Provided a brief overview the procedures for today's Comprehensive Plan Amendment deliberations.
4. Secretary Report-Lisa Key
  - Last Comprehensive Plan Open house will be held on Thursday, September 29<sup>th</sup> at 4:00 PM-8:00 PM at West Central Community Center
  - The next Plan Commission Transportation Subcommittee will be held on Tuesday, October 4<sup>th</sup> at 9am. The Committee will be discussing LINK Spokane and WSDOT Projects.
  - The next Plan Commission meeting will be held on Wednesday, October 12<sup>th</sup> ; there will be hearings on Infill Housing Recommendations and Citywide Capital Improvement Program at 4 pm.
  - The City of Spokane is hosting the Planning Association of Washington's Land Use Boot Camp on Friday, October 14<sup>th</sup>; Plan Commissioners need to reserve a seat with Lisa Key.
5. Transportation Subcommittee Report – John Dietzman
  - None.

## **Workshops:**

1. Infill Housing Recommendations – Nathan Gwinn
  - Presentations and overview given.

- Questions asked and answered.
2. Countrywide Addressing Ordinance-Tami Palmquist, Bobby Williams & Joe Sacco
    - Presentation and overview given.
    - Questions asked and answered.
  3. Mayor's Quality Housing Report
    - Presentations and overview given.
    - Questions asked and answered.

## Hearings:

### 1. Comprehensive Plan Annual Amendment Deliberations

- **Queen B Radio Z1500085COMP**
  - **FINDINGS OF FACT:**
    - Todd Beyreuther moved to open the discussion of the findings of fact for the Comprehensive Plan Amendment Z1500085COMP applied for by QueenB Radio. Motion seconded by Michael Baker.
    - Discussion ensued.
    - FJ Dullanty moved to approve the findings of fact for the Comprehensive Plan Amendment, findings A through V, as discussed. Motion seconded by John Dietzman
    - **Vote by roll call was 9/0: FINDINGS OF FACT ADOPTED**
  - **CONCLUSIONS:**
    - Todd Beyreuther moved to discuss the conclusions for the Comprehensive Plan Amendment Z1500085COMP applied for by QueenB Radio. Motion seconded by FJ Dullanty.
    - Discussion ensued.
    - **FJ Dullanty moved to approve conclusions 1 through 4 at the same time. Seconded by Christy Jeffers. The Plan Commission voted to approve the statements:**
      - Conclusion 1: The proposed amendment to the comprehensive plan **IS** consistent with any recent state or federal legislative actions, or changes to state or federal regulations, such as changes to the Growth Management Act, or new environmental regulations.
      - Conclusion 2: The proposed change **IS** consistent with the goals and purposes of the state Growth Management Act.
      - Conclusion 3: Infrastructure implications of the proposed comprehensive plan amendment **IS** reflected in the relevant six-year capital improvement plan(s) approved in the same budget cycle.

- Conclusion 4: The proposed amendment **IS** internally consistent with development regulations, capital facilities program, shoreline master program, the downtown plan, critical area regulations, and any neighborhood planning documents adopted after 2001. In addition, amendments should strive to be consistent with the parks plan, and vice versa.
- **Vote by roll call was unanimous 9/0**
- **Plan Commission proceeded with conclusions 5 through 8:**
  - Conclusion 5: The proposed amendment to the comprehensive plan **IS** consistent with the countywide planning policies (CWPP), the comprehensive plans of neighboring jurisdictions, applicable capital facilities or special district plans, the regional transportation improvement plan, and official population growth forecasts.
  - Conclusion 6: The 2015/2016 proposed Comprehensive Plan amendments **HAVE** been reviewed concurrently in order to evaluate their cumulative effect on the comprehensive plan text and map, development regulations, capital facilities program, neighborhood planning documents, adopted environmental policies and other relevant implementation measures.
  - Conclusion 7: Adverse environmental impacts association with this proposed amendment **HAVE NOT** been identified. If adverse environmental impacts have been identified, adequate mitigation measures **HAVE NOT** been identified as requirements for incorporation into a decision on the proposed amendment
  - Conclusion 8: A SEPA review **HAS** been completed on the requested amendment.
  - **FJ Dullanty makes a motion to amend conclusion seven (7) to delete the phrase: “Adverse environmental impacts association with this proposed amendment HAVE NOT been identified”. Motion seconded by John Dietzman. Motion passes unanimously.**
  - **Vote by roll call to approve conclusions 5-8 was unanimous 9/0**
- Christy Jeffers moved to approve conclusions 9 through 16 at the same time. Motion seconded by John Dietzman. The Plan Commission voted to approve the Statements:
  - Conclusion 9: The proposed amendment **DOES NOT** adversely affect the City’s ability to provide the full range of urban public facilities and services citywide at the planned level of service, or consume public resources otherwise needed to support comprehensive plan implementation strategies.



- Conclusion 10: The proposed land use designation **IS** in conformance with the appropriate location criteria identified in the comprehensive plan (e.g., compatibility with neighboring land uses, proximity to arterials, etc.).
- Conclusion 11: The proposed map amendment and site **ARE** suitable for the proposed designation.
- Conclusion 12: The map amendment **DOES** implement applicable comprehensive plan policies better than the current map designation.
- Conclusion 13: The proposed amendment **IS** consistent with the Comprehensive Plan policies.
- Conclusion 14: The applicant **HAS** presented enough evidence to justify the need for the proposed change to the Comprehensive Plan.
- Conclusion 15: The proposed change to the Comprehensive Plan **IS NOT** more effectively or appropriately addressed through another aspect of the planning department's work program (neighborhood planning, writing new regulations, etc.).
- Conclusion 16: The Plan Commission **DID** receive enough information from the applicant to be able to reach a decision based on the merits of the proposal.
- Vote by roll call was unanimous 9/0 : **CONCLUSIONS ADOPTED.**
- **RECOMMENDATION:**
  - Todd Beyreuther makes a motion in the matter of Z1500085COMP, a request by Stanley Schwartz on behalf of QueenB Radio, Inc. to amend the land use plan designation from "open space" to "Centers and Corridors Core" on a 1.9 acre parcel located at 2651 E. 49<sup>th</sup> Avenue, with a corresponding zoning designation of "CC2-District Center", as based upon the above listed findings and conclusions by recommending the **APPROVAL** of the requested amendment to the Land Use Plan Map of the City's Comprehensive Plan. Motion seconded by FJ Dullanty.
  - **Vote by roll call was unanimous 9/0: RECOMMENDATION OF APPROVAL ADOPTED.**
- **Avista Z1500078COMP**
  - **FINDINGS OF FACT:**
    - Todd Beyreuther moved to open the discussion of the findings of fact for the Comprehensive Plan Amendment Z1500078COMP applied for by Avista Corporation. Motion seconded by Christy Jeffers.
    - Discussion ensued.

- Christy Jeffers moved to approve the findings of fact A-W for the Comprehensive Plan Amendment Z1500078COMP, applied for by Avista Corporation. Motion seconded by FJ Dullanty.
- **Vote by roll call was unanimous 9/0: FINDINGS OF FACT ADOPTED**

○ **CONCLUSIONS:**

- Todd Beyreuther moved to open the discussion on the conclusions for the Comprehensive Plan Amendment Z1500078COMP applied for by Avista Corporation. Motion seconded by Michael Baker.
- Discussion ensued.
- Christy Jeffers made a motion to vote on conclusions 1-16 at the same time. Seconded by FJ Dullanty. The Plan Commission voted to approve the statements:
  - Conclusion 1: The proposed amendment to the comprehensive plan **IS** consistent with any recent state or federal legislative actions, or changes to state or federal regulations, such as changes to the Growth Management Act, or new environmental regulations.
  - Conclusion 2: The proposed change **IS** consistent with the goals and purposes of the state Growth Management Act.
  - Conclusion 3: Infrastructure implications of the proposed comprehensive plan amendment **IS** reflected in the relevant six-year capital improvement plan(s) approved in the same budget cycle.
  - Conclusion 4: The proposed amendment **IS** internally consistent with development regulations, capital facilities program, shoreline master program, the downtown plan, critical area regulations, and any neighborhood planning documents adopted after 2001. In addition, amendments should strive to be consistent with the parks plan, and vice versa.
  - Conclusion 5: The proposed amendment to the comprehensive plan **IS** consistent with the countywide planning policies (CWPP), the comprehensive plans of neighboring jurisdictions, applicable capital facilities or special district plans, the regional transportation improvement plan, and official population growth forecasts.
  - Conclusion 6: The 2015/2016 proposed Comprehensive Plan amendments **HAVE** been reviewed concurrently in order to evaluate their cumulative effect on the comprehensive plan text and map, development regulations, capital facilities program, neighborhood planning documents, adopted environmental policies and other relevant implementation measures.
  - Conclusion 7: Adverse environmental impacts association with this proposed amendment **HAVE NOT** been identified.

- Conclusion 8: A SEPA review **HAS** been completed on the requested amendment.
- Conclusion 9: The proposed amendment **DOES NOT** adversely affect the City's ability to provide the full range of urban public facilities and services citywide at the planned level of service, or consume public resources otherwise needed to support comprehensive plan implementation strategies.
- Conclusion 10: The proposed land use designation **IS** in conformance with the appropriate location criteria identified in the comprehensive plan (e.g., compatibility with neighboring land uses, proximity to arterials, etc.).
- Conclusion 11: The proposed map amendment and site **ARE** suitable for the proposed designation.
- Conclusion 12: The map amendment **DOES** implement applicable comprehensive plan policies better than the current map designation.
- Conclusion 13: The proposed amendment **IS** consistent with the Comprehensive Plan policies.
- Conclusion 14: The applicant **HAS** presented enough evidence to justify the need for the proposed change to the Comprehensive Plan.
- Conclusion 15: The proposed change to the Comprehensive Plan **IS NOT** more effectively or appropriately addressed through another aspect of the planning department's work program (neighborhood planning, writing new regulations, etc.).
- Conclusion 16: The Plan Commission **DID** receive enough information from the applicant to be able to reach a decision based on the merits of the proposal.
- **Vote by roll call was unanimous 9/0: CONCLUSIONS ADOPTED.**

○ **RECOMMENDATION:**

- **Todd Beyreuther makes a motion in the matter of Z1500078COMP, a request by Avista Corporation to amend the land use plan designation from "Residential 15-30" to "Light Industrial" on 14 parcels totaling 2.78 acres, with a corresponding change of implementing zoning designation to "Light Industrial", as based upon the above listed findings and conclusion, by recommending to City Council the APPROVAL of the requested amendment to the Land Use Plan Map of the City's Comprehensive Plan. Motion seconded by Michael Baker.**
- **Vote by roll call was unanimous 9/0: RECOMMENDATION ADOPTED.**
- John Dietzman recused himself from the rest of the hearing.

- **Morningside Z1500084COMP**

- **FINDINGS OF FACT:**

- Todd Beyreuther moved to open discussion of the findings of fact for the Comprehensive Plan Amendment Z1500084COMP applied for by Morningside Investments, LLC. Motion seconded by Patricia Kienholz.
    - Discussion ensued.
    - FJ Dullanty moved to make an amendment to include that the application to increase the density to 15-30 units per acre with a cap of 750 units on this particular project, will not increase the density of the Neighborhood Center Comprehensive Plan of the intended density in the area when Comprehensive Plan was approved. Motion seconded by Patricia Kienholz. Motion failed.
    - Todd Beyreuther made a motion to approve the findings and fact A through X. Motion seconded by Christy Jeffers. Motion passed. (6/2): **FINDINGS OF FACT ADOPTED.**

- **CONCLUSIONS:**

- Todd Beyreuther made a motion to open discussion of the conclusions for the Comprehensive Plan Amendment Z1500084COMP applied for by Morningside Investments, LLC. Motion seconded by FJ Dullanty.
    - Discussion ensued.
    - Conclusion 1 was read and discussed. The Plan Commission voted to approve the statement:
      - The proposed amendment to the comprehensive plan **IS** consistent with any recent state or federal legislation actions, or changes to state or federal regulations, such as changes to the Growth Management Act, or new environmental regulations;
      - **Vote by roll call was 6 in favor, with 2 opposed.**
    - Conclusion 2: was read and discussed. The Plan Commission voted to approve the statement:
      - The proposed change **IS NOT** consistent with the goals and purpose of the state Growth Management Act.
      - **Vote by roll call was 5 in favor, with 3 opposed.**
    - Conclusion 3: was read and discussed. The vote was deferred until the end of the hearing.
    - Conclusion 4: was read and discussed. The vote was deferred until the end of the hearing.
    - Conclusion 5: was read and discussed. The Plan Commission voted to approve the statement:

- The proposed amendment **IS NOT** internally consistent with development regulations, capital facilities program, shoreline master program, the downtown plan, critical area regulations, and any neighborhood planning documents adopted after 2001. In addition, amendments should strive to be consistent with the parks plan, and vice versa.
- **Vote by roll call was 5 in favor, 3 three opposed.**
- Conclusion 6 was read and discussed. The Plan Commission voted to approve the statement:
  - The proposed amendment to the comprehensive plan **IS** consistent with the countywide planning policies (CWPP), the comprehensive plans of neighboring jurisdictions, applicable capital facilities or special district plans, the regional transportation improvement plan, and official population growth forecasts.
  - **The voice vote for this motion was unanimous.**
- Conclusion 7 was read and discussed. The Plan Commission voted to approve the statement:
  - The 2015/2016 proposed Comprehensive Plan amendments **HAVE** been reviewed concurrently in order to evaluate their cumulative effect on the comprehensive plan text and map, development regulations, capital facilities program, neighborhood planning documents, adopted environmental policies and other relevant implementation measures.
  - **The voice vote for this motion was unanimous.**
- Conclusion 8 was read and discussed. Christy Jeffers moved to vote on Conclusions 8 and 9 at the same time. Motion seconded by FJ Dullanty. The Plan Commission voted to approve statements:
  - Conclusion 8: Adverse environmental impacts association with this proposed amendment **HAVE** been identified. If adverse environmental impacts have been identified, adequate mitigation measures **HAVE** been identified as requirements for incorporation into a decision on the proposed amendment.
  - Conclusion 9: A SEPA review **HAS** been completed on the requested amendment.
  - **The voice vote for approval of Conclusions 8 and 9 was unanimous.**
- Conclusion 10 was read and discussed. The Plan Commission voted to approve the statement:
  - The proposed amendment **DOES NOT** adversely affect the City's ability to provide the full range of urban public facilities and services citywide at the planned level of service, or consume public resources otherwise needed to support comprehensive plan implementation strategies.
  - **Vote for this motion was 6 in favor, 1 opposed, and 1 abstention.**

- Conclusion 11 was read and discussed. The Plan Commission voted to approve the statement:
  - The proposed amendment **IS NOT** in conformance with the appropriate location criteria identified in the comprehensive plan (e.g., compatibility with neighboring land uses, proximity to arterials, Neighborhood Centers, etc.)
  - **Vote by roll call was 5 in favor, and 3 opposed.**
- Conclusion 12 was read and discussed. The Plan Commission voted to approve the statement:
  - The proposed amendment and site **ARE NOT** suitable for the proposed designation.
  - **Vote by roll call was 5 in favor and 3 opposed.**
- Conclusion 13 was read and discussed. The Plan Commission voted to approve the statement:
  - The map amendment **DOES NOT** implement applicable comprehensive plan policies better than the current map designation.
  - **Vote by roll call was 7 in favor and 1 opposed.**
- Conclusion 14 was read and discussed. The Plan Commission voted on and approved the statement:
  - The proposed amendment **IS NOT** consistent with the comprehensive plan policies.
  - **Vote by roll call was 5 in favor and 3 opposed.**
- Conclusion 15 was read:
  - FJ Dullanty made a motion to remove conclusion fifteen from the list. Christy Jeffers opposed the motion. Commissioners voted, and the motion failed, with 1 in favor and 7 opposed.
  - Conclusion 15 was discussed. The Plan Commission voted on and approved the statement:
    - The applicant **HAS NOT** presented enough evidence to justify the need for the proposed change to the comprehensive plan.
    - **Vote by roll call was 5 in favor, 2 opposed, with 1 abstention.**
- Conclusion 16 was read and discussed. The Plan Commission voted on and approved the statement:
  - The proposed change to the Comprehensive Plan **IS** more effectively or appropriately addressed through another aspect of the planning department's work program (neighborhood planning, writing new regulations, etc.)
  - **Vote by roll call was 5 in favor, 3 opposed.**
- Conclusion 17 was read and discussed. The Plan Commission voted on and approved the statement:

- The Plan Commission **DID** receive enough information from the applicant to be able to reach a decision based on the merits of the proposal.
  - **Vote by roll call was 8 in favor, none opposed.**
- **RECOMMENDATION:**
    - FJ Dullanty made a motion in the matter of Z1500084COMP, a request by J.R. Bonnett Engineering on behalf of Morningside Investment, LLC to change the land use plan designation on 45.5 acres of 49.48 acres within the Windhaven First Addition PUD, to include changing 41.63 acres from “Residential 4-10” to “Residential 15-30”, with a corresponding change of the implementing zoning to Residential Multifamily; and, changing 3.87 acres of “Residential 4-10” to “Residential 10-20”, with a corresponding change of the implementing zoning to Residential Two-Family, as based upon the above listed findings and conclusions by recommending to City Council the DENIAL of the requested amendment to the Lan Use Plan Map of the City’s Comprehensive Plan. Motion seconded by Michael Baker.
    - **Vote by roll call was 4 in favor, with 3 opposed and 1 abstention: *RECOMMENDATION ADOPTED.***
  - Conclusion 3 was revisited by Plan Commission members. The Plan Commission voted to approve the statement:
    - Infrastructure implications of the proposed comprehensive plan amendment ARE NOT reflected in the relevant six-year capital improvement plan(s) approved in the same budget cycle.
    - **Vote by roll call was 6 in favor, with 2 opposed.**
  - Conclusion 4 was revisited by Plan Commission members. The Plan Commission voted to approve the statement:
    - Mitigations for the proposed amendment DO NOT result in a potential funding shortfall that suggests the need to scale back on land use objectives and/or service level standards.
    - **Vote by roll call was 7 in favor, with 1 opposed.**

**Meeting Adjourned at 7:09 P.M.**

Next Plan Commission Meeting is scheduled for **October 12, 2016**

**ORDINANCE NO. C-\_\_\_\_\_**

An ordinance relating to public safety roadway naming and physical addressing code; enacting a new chapter 17D.050A of the Spokane Municipal Code.

**NOW THEREFORE**, the City of Spokane does ordain:

Section 1. That chapter 17D.050 of the Spokane Municipal Code is repealed.

Section 2. That there is enacted a new chapter 17D.050A of the Spokane Municipal Code to read as follows:

**Chapter 17D.050A Public Safety Roadway Naming and Physical Addressing Code**

**Section 17D.050A.010 Purpose, Goals, and Intent**

- A. The purpose and intent of this chapter is to establish a uniform method for naming roadways and assigning addresses for real property and structures within the City of Spokane.
- B. The goals of this chapter are as follows:
  - 1. To facilitate the expedient emergency response by medical, law enforcement, fire, rescue, and any other emergency services;
  - 2. To regulate the display of property address numbers and provide for accurate road name signage, installation, and maintenance thereof; and
  - 3. To provide property owners, the general public, emergency responders, and government agencies and departments with an accurate and systematic means of identifying and locating property and/or structures.

**Section 17D.050A.020 Applicability**

- A. This chapter applies to all public and private roadways, addresses for real property, and structures situated within the City of Spokane. The City of Spokane may name or rename roadways and assign or reassign addresses as necessary to further the purpose of this chapter.
- B. This chapter applies to the assignment of addresses to all new or existing buildings or properties within the City of Spokane.
- C. All non-conforming addresses may be changed to conform to this Code.

**Section 17D.050A.030 Administration**

The Development Services Center shall administer the provisions of this chapter, unless otherwise provided for herein.



## Section 17D.050A.040 Definitions

- A. "Address" means a property location identification with the following format, and typically in the following order: address number, directional prefix, roadway name, roadway type, building designator, and unit designator (e.g., "123 W. Main St., Apt. 456"). The following elements are required: address number, roadway name, and roadway type. The following elements may be optional: directional prefix, building designator, and unit designator.
- B. "Addressing Authority" means the Development Services Center.
- C. "Address Number" means the numeric designation for an addressable structure or unit.
- D. "Addressable" means a property required to be assigned an address under this chapter.
- E. "Addressable Property, Addressable Structures, Addressable Sites or Addressable Units" means, generally, the habitable or legally occupied structure, or a lot, parcel, or tract, but may also include other structures or sites as determined necessary by the relevant addressing authority.
- F. "Addressing Database" means the computerized format for tracking assigned roadway names and addresses within the City of Spokane.
- G. "Addressing Grid System" is the address number and directional system in a particular area such as a grid system, block system, plat, or subdivision.
- H. "Administrator" means the Development Services Center Manager.
- I. "Building Designator" means a single character alphabetic descriptor for a single building within a multiple unit complex (e.g., "123 W. Main St., Bldg. A").
- J. "Department" means the Development Services Center.
- K. "Directional Prefix" means a single or double character alphabetic descriptor within a roadway name consisting of any combination of the cardinal directions of North, South, East, and West, generally used in specific roadway naming schemes (i.e., N, S, E, W, NE, NW, SE, SW).+
- L. "E911 Director" means the manager of the local 911 service.
- M. "Non-conforming Address or Roadway Name" means an address or roadway name that is not in compliance with this chapter.
- N. "Multiple Units" means the presence of two or more addressable structures, addressable sites, or addressable units on a single Spokane County tax parcel or group of undivided interest parcels.
- O. "Multiple Unit Complex" means an apartment, condominium, or business complex where there exist multiple buildings on a single site, and two or more buildings include multiple units.
- P. "Multiple Unit Structure" means a single structure which contains two or more units.

- Q. “Non-conforming Roadway Name Sign” means a roadway name sign that is not in compliance with this chapter.
- R. “Regional Public Safety Spatial Database” means the spatial format for tracking all assigned roadway names and addresses within Spokane County. This system is maintained by the Regional Public Safety Geographic Information Systems (RPSGIS) Committee for use in countywide public safety-related applications.
- S. “Roadway” means a public or private way on which vehicles travel, encompassing all roadway types.
- T. “Roadway Name” means the word or words either existing, or in the case of new or renamed roadways, which are approved by the Development Services Center, used in conjunction with a directional prefix, and/or a roadway type to identify a public or private roadway.
- U. “Roadway Type” means an abbreviated word used in conjunction with a roadway name to describe the character of the roadway and will be in accordance with USPS Publication No. 28 Appendix C1. The following are allowable roadway types:
1. Alley (Aly): a narrow service roadway that serves rear lots and where platted width is less than twenty feet.
  2. Avenue (Ave): a through local, collector or arterial roadway generally running east-west.
  3. Boulevard (Blvd): a roadway with exceptional width, length and scenic value, typically with a landscaped median dividing the roadway; or an arterial or major collector roadway that lies diagonally to the east-west, north-south grid system.
  4. Circle (Cir): a local or collector roadway having ingress and egress from the same roadway. See also “Loop”.
  5. Court (Ct): a dead end or cul-de-sac that will not become an extension or a continuation of either an existing or future roadway, not longer than six hundred feet in length.
  6. Drive (Dr): a lengthy collector or arterial that does not have a definite directional course.
  7. Highway (Hwy): used to designate state or federal roadways only.
  8. Lane (Ln): a roadway used as a private local access within a development.
  9. Loop (Loop): a local or collector roadway having ingress and egress from the same roadway. See also “Circle”.
  10. Parkway (Pkwy): a thoroughfare designated as a collector or arterial, with a median reflecting the park-like character implied in the name.

11. Place (Pl): a permanently dead-end roadway, terminating in a cul-de-sac, or short through roadway, not longer than six hundred fifty feet in length.
  12. Road (Rd): typically reserved for roadways located outside the boundary of a city or town, and may be found within city/town limits due to past annexations or when a new roadway is in alignment with or within one hundred twenty five feet of an existing county road.
  13. Street (St): a through local, collector or arterial roadway generally running north-south.
  14. Way (Way): a curvilinear roadway.
- V. "Unit" means a specific dwelling or commercial space amongst a larger group of dwellings or commercial spaces (e.g., apartment, suites, etc.).
- W. "Unit Designator" means a secondary address number that is used to identify a separate unit on a single lot, parcel, tract of land, or within a multiple unit complex. A unit designator at a minimum shall consist of a unit type and a numeric identifier (e.g., 10126 W. Rutter Pkwy., Apt. 2). See also: "Multiple Units", "Multiple Unit Complex", "Multiple Unit Structure")
- X. "Unit Type" means an abbreviated word used in conjunction with a unit designator to describe the character of the unit and will be in accordance with USPS Publication No. 28 Appendix C2. The following are allowable unit types:
1. "Apt" for Apartment,
  2. "Bsmt" for Basement,
  3. "Bldg" for Building,
  4. "Dept" for Department,
  5. "Dorm" for Dormitory,
  6. "Fl" for Floor,
  7. "Frnt" for Front,
  8. "Hngr" for Hanger,
  9. "Lbby" for Lobby,
  10. "Lot" for Lot,
  11. "Lowr" for Lower Level,
  12. "Ofc" for Office,
  13. "Pier" for Pier,
  14. "Rear" for Rear,
  15. "Rm" for Room,
  16. "Slip" for Slip,
  17. "Spc" for Space,
  18. "Stop" for Stop,
  19. "Ste" for Suite,
  20. "Trlr" for Trailer,
  21. "Unit" for Unit,

22. “Uppr” for Upper Level,

- Y. “Utility Site” means a parcel containing any type of utility service, located on a legal parcel of land with no association to a building and, requiring periodic maintenance or readings by utility company personnel.

#### **Section 17D.050A.050 Roadways to Which Naming Requirements Apply**

- A. New or unnamed existing roadways providing access to four (4) or more addressable parcels, structures, or units shall be named.
- B. Existing roadways for which renaming has been authorized by the City to promote the purpose of this chapter shall be renamed as provided for in the City Charter and the Spokane Municipal Code.
- C. Preapproved road names shall be identified on plat documents at the time of Final Plat submittal.
- D. Only traveled ways that qualify as roadways may be named; except that alleys in the downtown zones may be named.
- E. All roadways shall be named regardless of whether the ownership is public or private. Without limitation, this includes all roadways that are created within plats, short plats, binding site plans, PUDs and manufactured/mobile home parks.
- F. Driveways, access to parking areas and other traveled surfaces that are not considered roadways may not be named, but may have directions identified with the following method:
  - 1. Arrow signs indicating building or address ranges within an apartment complex or campus may be placed at the entrances and along the non-roadway traveled ways to locate the buildings.

#### **Section 17D.050A.055 Naming of Roadways**

- A. Any project permit action that results in a name being created to identify a new roadway, whether public or private, shall comply with the requirements of this chapter. The applicant will designate proposed roadway names. The Development Services Center shall review the proposed roadway names for consistency with this chapter.
- B. Other than as provided in **subsection (A)** of this section, a roadway name shall be established or changed by ordinance upon recommendation of the plan commission. Any proposed roadway name change shall be consistent with the roadway naming standards of SMC 17D.050A.060.
- C. Before submitting a proposed roadway name change to the plan commission, the Development Services Center shall cause the applicant to give notice to the owners of property fronting on the roadway, the United States Postal Service and emergency dispatching personnel, for the purpose of eliciting comments. The Development Services Center shall also cause the applicant to post notice pursuant to [SMC 17G.060.120](#).

#### **Section 17D.050A.060 Roadway Naming Standards**

All new, unnamed, or renamed roadways within the City of Spokane shall be named pursuant to this chapter and the following criteria:

- A. Roadway names shall be easy to read and pronounce.
- B. Roadway names shall not contain vulgarity or vulgar innuendo, nor insult to any person, group, or class of persons, or institution.
- C. Roadway names shall not sound similar to other roadway names within the City of Spokane, whether existing or currently proposed. (e.g., Links, Lynx)
- D. Duplicate roadway names will not be allowed.
  - 1. Any roadway name shall not duplicate any county roadway names unless the new roadway is in alignment with the existing county roadway.
  - 2. Roadways with the same root name but different suffix (that are not in reasonable alignment with the existing roadway) will be considered as a duplicate roadway name, e.g., Chesterfield Drive or Chesterfield Lane and thus disallowed.
- E. Roadway names shall conform to the most current M.U.T.C.D. and City of Spokane Standards for maximum letter usage, font style, font height, font stroke, and layout.
- F. Roadway names shall be based on the Modern English alphabet and shall not contain special characters (periods, dashes, underscores, apostrophes, quotes, diacritic, etc.) or have frivolous, complicated, or unconventional spellings, with the following exception:
  - 1. Alpha streets shall include quotation marks (e.g. "A" St.)
  - 2. Roadway names may contain a single space to separate two words (e.g. "Mount Spokane Dr.").
- G. Roadway names should not include abbreviations (e.g., "St Charles" vs. "Saint Charles").
- H. Articles (e.g., "The", "A", or "An") shall not be used to begin roadway names.
- I. Roadway names duplicating commercial or private facilities shall not to be used (e.g., "Bowling Alley" or "Tennis Court").
- J. Numbered or alphabetical roadway names shall continue in sequence (e.g., 1st adjacent to 2nd, and not adjacent to 3rd).
- K. Numbered Avenues shall be spelled out from First to Tenth. Numbered Avenues starting at 11<sup>th</sup> shall display numbers with an ordinal suffix, in lower case letters.
- L. A proposed roadway which is a continuation of, within one hundred twenty-five feet of another already existing and named roadway, or in alignment with an existing roadway, shall continue the roadway prefix direction, roadway name, and roadway type of the existing roadway whenever possible. If the proposed roadway will terminate at a cul-de-sac, the roadway type for the block containing the cul-de-sac may be Court (Ct).

- M. Roadway name integrity should be maintained for the entire length of the roadway whenever possible. Roadway names shall only change when there is a substantial intersection or significant “visual geometric cue.” Generally continuous roadways shall not be subdivided into segments with different names.
- N. Roadway names shall not include a directional prefix (e.g., “W. West Washington Rd.”).
- O. Roadway names shall not include words used as roadway types (e.g., “Circle St.” or “Avenue Way”).
- P. Roadway names shall not include the word highway (e.g., “Highway 2” or “Old Sunset Highway”).
- Q. Alleys should not be named or assigned addresses, except as permitting in the Downtown.
- R. Roadways which meander from one predominant direction to another shall be assigned a directional prefix in one direction throughout the roadway length according to which general direction of such roadway is the predominant direction of travel.
- S. If a roadway forks into two roadways, the fork with the highest projected traffic volume should continue the same name.
- T. Two uniquely named roadways should not intersect more than once (e.g., Main St. should not intersect Pine Ln. at 200 W. Main St., and also intersect Pine Ln. at 400 W. Main St.). Loops and Circles will be reviewed on an individual basis and require approval from the Administrator.
- U. All proposed new or renamed roadway names which deviate from this document shall be subject to a review by the Addressing Authority and the E911 Director, or designee, for ease of use within E911 computer-aided dispatch systems, and verified against the Regional Public Safety Spatial Database.

#### **Section 17D.050A.070 Roadway Name Signs Required**

- A. All private and public roadways shall have approved roadway name signs posted at every intersection in compliance with federal, state, and local laws and regulations. Roadway name signs shall be made and installed pursuant to this chapter.
- B. Prior to the filing of a final plat, the developer shall install proper roadway name signs to be located per the jurisdiction standards and in accordance with the specifications and requirements of this chapter and shall arrange for inspection by the Administrator or designee.

#### **Section 17D.050A.080 Standards for Signage of Roadways**

- A. All public and private roadways shall be designated by names or numbers on signs clearly visible and legible from the roadway. All roadway signs, both public and private, shall be constructed, located and maintained in accordance with standards adopted by the City of Spokane.

- B. Roadway signs shall be located at intersections and be legible from all directions of vehicle travel for a distance of not less than one hundred fifty five feet, unless otherwise required by the Administrator.
  - 1. All letters and numbers shall comply with the most current M.U.T.C.D Standards for font style, font height, and font stroke.
  - 2. Sign mounting height and lateral offset shall comply with the most current Standards of the City of Spokane.
  - 3. All required roadway signs placed at the intersection of a public and private roadway shall be placed outside of the public right-of-way, and constructed and maintained by the private roadway owner(s).
  - 4. On other than through-traffic roadways, signs identifying pertinent information shall be placed at the entrance to such roadways (e.g., "No Outlet").
  - 5. Signs shall be installed in a horizontal orientation and prior to final acceptance of roadway improvements.

#### **Section 17D.050A.090 Addressing Grid Systems**

- A. The city of Spokane shall participate in the use of the addressing grid system described in this section.
- B. The City of Spokane addressing grid is defined as follows:
  - 1. Sprague Avenue or Sprague Avenue extended divides the City into north and south addresses and Division Street or Division Street extended divides the City into east and west addresses.
  - 2. North of Sprague Avenue, addresses have even numbers on the east side of the roadway and odd numbers on the west side; south of Sprague Avenue, even numbers are on the west side of the roadway and odd numbers are on the east. West of Division Street, addresses have even numbers on the north side and odd numbers on the south side of the roadway; east of Division Street, even numbers are assigned to the south side of the roadway and odd numbers are on the north side.
  - 3. The appropriate directional designation, or abbreviation of the word itself (e.g., "N." or "North"), is part of the address and follows the number. For example, the first lot south of Sprague Avenue on the west side of Division Street would have a street address of "10 S. Division Street."

#### **Section 17D.050A.100 Addressing Standards**

- A. Each property owner who has addressable property and has not been assigned an address has a responsibility to apply to the Addressing Authority for a physical address.
- B. Application for each address assignment prior to the issuance of a building permit shall include, at a minimum: a site map showing any proposed or existing structures, driveways, and road approach locations and shall be accompanied by an application, as determined by the Addressing Authority.
- C. The numbering of addressable properties or structures along each roadway shall begin at the appropriate grid point of origin and continue in sequence. No address shall be out of sequence in relation to the adjacent addresses.
- D. Each block along a roadway may have up to one hundred address numbers. The hundred series shall change upon crossing a roadway intersection or in best possible alignment with the established address grid if applicable, with the exception of intersecting driveways and/or alleys. The hundred series along a public roadway shall not change upon crossing a private roadway, unless deemed necessary by the Addressing Authority. Private roadways wholly contained within plats shall be assigned hundred series as if they were public roadways.
- E.
- F. Addresses along a roadway shall have even numbers on one side of the roadway and odd numbers on the other side as defined in the addressing grid.
- G. Individual address numbers shall be assigned to fit within the block range of the roadway segment to which the address is assigned (e.g. a new address that is assigned to the 200 block of Main St., must be assigned a number between 200 and 299). Individual addresses should be assigned to be consistent with adjacent blocks of the same N-S or E-W orientation.
- H. Properties only accessible via a shared driveway shall be assigned an address based on the point of origin of the driveway from the connecting roadway and shall be sequential, with the following exceptions:
  - 1. Commercial and Public Facility structures may be assigned an address based upon the roadway the main entrance faces and not necessarily the access roadway.
  - 2. Residential structures on corner lots may be assigned an address based upon the roadway the main entrance faces and not necessarily the access roadway.
- I. Fractional addresses shall not be used (e.g., "100 ½ W. Main St.").
- J. Address numbers shall not contain any non-numeric characters (e.g., "118a" or "118b").

#### **Section 17D.050A.110 Change in Roadway or Address Status**

- A. If a public or private roadway right-of-way is altered, the City shall review the alteration and may assign a corrected roadway name and/or address/addresses consistent with the provisions of this Code. If the access to an individual address is altered, the City shall assign a corrected



address consistent with the provisions of this Code (e.g., the owners of 200 W. Cherry Ln. change the location of their driveway from Cherry Ln. to Spruce Ln. necessitating an address on Spruce Ln.).

- B. Roadway name changes should be approved only when they further the public interest or public safety, specifically in the dispatching of emergency vehicles. A change in the name of an existing roadway is subject to approval by the city council. The city council, subsequent to the recommendation of the plan commission, may grant a roadway name change if the proposed change is consistent with the policy for naming roadways found in SMC 17D.050A.060.

#### **Section 17D.050A.120 Multiple Units**

- A. Duplex/Triplex units shall be assigned one address for each unit when possible.
- B. Accessory dwelling units (ADU) whether attached or detached, shall be assigned a secondary address from the primary dwelling unit. The ADU shall be identified by the building designator "Unit" (e.g.; 123 W. Main St., Unit 1).
- C. Manufactured Home Parks which contain dwelling units fronting on a public or private roadway(s) shall be assigned one address for each dwelling unit. Manufactured home parks which contain dwelling units fronting on unnamed private access roadway(s) shall be assigned one address for the entire property, and a secondary address assigned for individual spaces by the manufactured home park owner subject to approval by the City (e.g.; "1520 W. Richland St., Spc. 1").
- D. Multiple unit complexes shall be assigned one address for the property based upon the roadway from which vehicular access to the structures is obtained whenever possible. If necessary, the addressing authority may assign an address based upon the roadway the main entrance faces (e.g., "1642 N. Sherman Rd., Spc. 10" or "1642 N. Sherman Rd., Bldg C").
- E. Structures within multiple unit complexes shall be assigned a building designator for each structure as opposed to a unique address (e.g., "123 W. Main St., Bldg. A") unless an exception is granted by the City.
- F. When unit designators are assigned to multiple unit structures with individual building designations, the unit designator shall include the building designation (e.g., 123 W. Main St., Apt. A200 or 123 W. Main St., Bldg. A, Apt. 200).
- G. When unit designators are assigned to buildings with multiple floors, all above ground units shall be assigned a three digit number (or higher) where the beginning number shall represent the floor upon which the unit is located (e.g., first floor units would be assigned a three digit number beginning with 1, "Apt. 101", fifteenth floor units would be assigned a four digit number beginning with 15, "Apt. 1501").
- H. Units within below grade stories shall include the alpha characters "Lowr" to indicate lower level and then be assigned a three digit number where the beginning number shall represent the floor upon which the unit is located (e.g. all units in the first level below grade would be assigned three digit numbers beginning with 1, "Apt. Lowr 101", units on the second level below grade would be assigned three digit numbers beginning with 2, "Apt. Lowr 201").

- I. Should a remodel of a multiple-unit structure alter the number or configuration of units, the addresses of units within said structure shall be updated to remain in compliance with this section.
- J. Should a remodel of a single-unit structure create a multiple-unit structure, the addresses of units within said structure shall be updated to remain in compliance with this section.
- K. When unit designators are assigned to individual multifamily dwellings (including apartments and condominiums) the units shall use the unit type for apartment: "Apt." or unit: "Unit".
- L. When unit designators are assigned to individual dwellings/spaces in manufactured home parks, the units shall use the unit type for space: "Spc.".
- M. When unit designators are assigned to individual commercial suites or tenant spaces within a commercial structure(s), the units shall use the unit type for suite: "Ste.".
- N. All other multiple unit structures not previously described shall contain a unit type which most closely identifies the unit's use and which is in accordance with current USPS Published Standards.

#### **Section 17D.050A.130 Residential Final Plat Addresses**

Prior to the filing of a residential final plat, all preliminary plat maps must be submitted and approved as required by the Spokane Municipal Code (SMC) 17G.080.050(C)(2), and the full physical addresses for all lots within or served by the development must be indicated on the final plat. Physical addresses will not be issued without an approved preliminary plat map.

#### **Section 17D.050A.140 Display of Address**

- A. On structures now existing or hereafter erected the owner of the property or structure shall conspicuously place the correct address, as required by this chapter.
- B. Addresses shall be displayed on all new and existing buildings. Letters, numbers, or symbols shall meet the following standards:
  - 1. The posted address shall be metal or other durable material.
  - 2. The numbering/lettering shall be at least four inches in height, and one-half inch in stroke width minimum.
  - 3. The posted address shall contrast with its background.
  - 4. The address shall be placed on the structure plainly legible and visible from the roadway from which vehicular access is provided to the property or structure.
  - 5. Address is visible from all directions of travel.

- C. Structures in excess of 100 feet from the roadway fronting the property shall display the address on a sign, monument, or post not less than three feet, or more than six feet above the ground and located at the entrance to the property from the nearest roadway. The structure shall display additional posting at the structure location.
- D. If two or more addressable structures share a common primary access and any one of the addressable structures is located more than 100 feet from the roadway designated in the assigned address, the addresses for each structure shall be posted at the intersection of the shared access and the named roadway on a sign or post not less than three feet nor more than six feet above the ground, and each structure shall display additional posting at the structure location.
- E. If refuse collection is elsewhere than in the fronting street of a building, the owner and occupant shall conspicuously post and maintain the street address number near the refuse receptacles clearly legible from the place where the refuse is collected.
- F. Address numbers, signage, location, and sizing shall be maintained in a manner consistent with the provision, purpose and intent of this addressing standard by the responsible property owner, including all other local, state and federal laws.

#### **Section 17D.050A.150 List of Established Roadway Names, Assigned Addressing, and Mapping**

The City of Spokane - Spokane County RPSGIS committee shall maintain the Regional Public Safety Spatial Database comprised of all public and private roadways and addresses within all of Spokane County. The aforementioned spatial database is available for viewing either online from the Spokane County website or in person within the Spokane County Public Works Building during regular business hours.

#### **Section 17D.050A.160 Deviations from Literal Compliance**

The Administrator may grant minor deviations from literal compliance with the requirements of this chapter, with the approval of the Spokane City Council. Such deviations are intended to provide relief from literal compliance with specific provisions of this chapter in instances where there is an obvious practical problem with doing so, while still adequately addressing the property for location by emergency service providers and to promote the other purposes of this chapter.

#### **Section 17D.050A.170 Appeals**

- A. The Hearing Examiner shall hear appeals of roadway naming or renaming decisions by the City, pursuant to SMC 02.005.040(C).
- B. The Manager of the Development Services Center may approve roadway names for newly established roadways or sections thereof. The manager's decision is an administrative action that may be appealed to the hearing examiner under chapter 17G.050 SMC.
- C. An appeal must be filed prior to final plat approval.

- D. Appeals must be in writing on forms provided by the department. The applicant has the burden of demonstrating that the desired roadway name satisfies the requirements of this chapter.
- E. An appeal fee as specified in chapter 8.02 SMC must be submitted with the completed appeal form and any supporting documentation.

**Section 17D.050A.180 Severability**

If any provision of this chapter is held invalid, the remainder of the chapter is not affected.

PASSED by the City Council on \_\_\_\_\_.

\_\_\_\_\_  
Council President

Attest:

Approved as to form:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Assistant City Attorney

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Effective Date



October 12, 2016

Plan Commission Packet

# **Shaping Spokane**

2017 Update to the  
Comprehensive Plan

## **Part I**

### **Cover Letter**

October 5, 2016

**Re: Information for October 12, 2016 Plan Commission Workshop on Comprehensive Plan Update**

Dear Plan Commission Members:

I am pleased to provide to you the next information to be considered by the Plan Commission for Shaping Spokane, the 2017 update to the City's Comprehensive Plan. Enclosed in this packet please find the Capital Facilities Plan, a companion document to Chapter 5, the Capital Facilities and Utilities chapter goals and policies. For each service provider, the CFP contains an inventory of existing and proposed capital facilities, identifies level of service (LOS) standards, provides long-range facility service capacities and projected deficiencies, and outlines the actions necessary to meet such deficiencies. The Plan will be located in a separate appendix to the Comprehensive Plan when the plan document is complete. In addition to the Capital Facilities Plan appendix, I have attached a public opinion survey and responses from our recent open houses that we will also review on October 12.

As we discussed previously, Shaping Spokane is a minor update to the Comprehensive Plan, designed to streamline the document through removal of unnecessary discussion and redundant policies, the addition of clarification where needed, and updates to pertinent data, numbers, and facts.

As with the last chapters presented to the Plan Commission, the following are general guidelines used during the review and editing process:

- This is an update, not a re-write.
- Introductions should be short and to the point.
- Individual chapter references to GMA Goals & Requirements and Countywide Planning Policies were moved to an appendix.
- References to the 2001 Horizon's Process (the six-year citizen participation process for the Plan) were replaced with references to citizen participation efforts because people may not recognize the name of this planning effort anymore.
- Streamline the document by removing redundant and duplicative language.
- Clarify goal or policy language when not easily understood.
- Shorten discussion sections where possible to make them easier to read.

Items not addressed:

- The "Visions & Values" sections of the chapters were not amended during this process.
- Goals and policies were generally not removed unless duplicative or no longer relevant. In some cases, they were simply moved to another part of the chapter. If they were removed, a comment box has been included to indicate why.

How to read the draft chapters:

- Prior to a scheduled workshop on a particular chapter or chapters, staff will send you two versions of each chapter to be reviewed. One version shows the “track changes,” with new additions or items that have been moved from another location underlined in red. Items that have been removed or moved to another location will be crossed out in red. The second version is a “clean” reformatted copy.
- Red text boxes contain comments for discussion purposes. They will not to be part of the final document.
- Green boxes (if any) are topics identified by either staff or the participating Focus Groups that require considerable discussion, research, or other efforts to address. Because time is short to meet the State-mandated timeline for this update, the additional work cannot be completed prior to adoption of Shaping Spokane. These items will be included in a new Chapter 2 – Implementation, where the needed tasks will be discussed in general and the effort(s) required to consider the topic will be described. Staff has identified these topics and issues with a green text box.
- If no comment box exists, the changes are minor in nature.

## **October 12, 2016 Workshop Items**

### **1. Draft Capital Facilities Plan**

Chapter 5, Capital Facilities and Utilities (CFU), did not go through a focus group review process. You reviewed the CFU goals and policies at your August 24, 2016 Comprehensive Plan Update workshop, and on October 12 you will review the companion document to the goals and policies, the Capital Facilities Plan. With the exception of the introduction to the plan, which was edited by Planning Staff, the Plan’s contents were updated by representatives from those individual service providers included in the plan.

### **2. Open House Questions**

This short survey is a list of five questions designed to elicit information from the public about how they would like to receive future information on the Comprehensive Plan update, ideas for implementing the Comprehensive Plan, and their thoughts on important challenges facing our City. The survey was used at our recent Open Houses in September and on our Virtual Open House on the City’s web site.

### **3. Public Opinion Survey Comments**

A matrix of the comments we received from the survey questions.

Thanks again for your continued support and for your attention and time with this process. Our team looks forward to seeing you again on October 12.

Sincerely,

Jo Anne Wright  
*Comprehensive Plan, Neighborhoods, and Codes Team*



October 12, 2016

Plan Commission Packet

# Shaping Spokane

2017 Update to the  
Comprehensive Plan

## Part II

Capital Facilities Plan  
TRACKED CHANGES



## 5.5 ~~CAPITAL FACILITIES~~ ~~PROGRAM~~CAPITAL FACILITIES PLAN (CFP)

*The Capital Facilities Plan has been moved to an appendix and updated to provide the most current information.*

### ~~An Inventory, Analysis, and Financing Plan~~

#### Introduction

The Capital Facilities Goals and Policies and this ~~Capital Facilities Program~~ Capital Facilities Plan (CFP) complement the Land Use Chapter to ensure that facilities are available and funded for the city's proposed land uses.

This CFP specifically identifies public facilities that will be needed in the future. ~~Table CFU 2 lists the City's Capital Facility Plans and Capital Improvement Programs (CIP) for the services that maintain detailed plans.~~ When a service provider does not maintain a separate plan addressing capital facilities, plan, or capital improvement program the plan and program it is maintained included within a chapter of this document. The Citywide Six-Year Capital Improvement Program (CIP) is the six-year financing portion of the CFP. The CIP is updated annually prior to adoption of the city budget in order to incorporate capital improvement projects identified in the CFP.

~~Each~~ For each service provider, this CFP contains an inventory of existing and proposed capital facilities, establishes level of service (LOS) standards, identifies long-range facility service capacities and projected deficiencies, and outlines the actions necessary to meet such deficiencies. ~~The program also provides the GMA required future financing plan. The six-year financing plan portion of the CFP is a summary of the city service providers' six-year capital improvement programs (CIPs). The program is, therefore, a mechanism to coordinate the capital improvement needs of the city departments. CIPs and the CFP will be updated annually. The updates will be completed prior to adoption of the city budget in order to incorporate into the budget the capital improvements from the updated CFP. The six year Citywide capital improvement (CIP) program, City of Spokane Stormwater Management Program, City of Spokane Integrated Clean Water Plan, City of Spokane Water System Plan, City of Spokane Wastewater Facilities Plan, Spokane County Solid Waste and Moderate Risk Waste Management Plan, Spokane Public Library Facilities and Future Service Plan, and the City of Spokane Parks and Open Spaces Plan, Roadmap to the Futures for Water, Sewer, and Streets, and the 10-year plan for the Solid Waste Department are hereby adopted by reference as a part of the Comprehensive Plan. Printed copies are available and the programs may be viewed online at [www.spokanecity.org/services/documents-my.spokanecity.org](http://www.spokanecity.org/services/documents-my.spokanecity.org).~~

#### Program Scope

The ~~Capital Facilities Program~~ Capital Facilities Plan (CFP) addresses all areas within the incorporated city limits ~~as well as the unincorporated areas within the city's proposed urban growth area.~~

The scope of the City of Spokane's ~~Capital Facilities Program~~ Capital Facilities Plan is, ~~in alphabetical order:~~

- |   |  |
|---|--|
| <del>◆ Fire and Emergency Medical Services</del>          | <del>◆ Sanitary Sewer/Stormwater</del> |
| <del>◆ Law Enforcement</del>                              | <del>◆ Schools</del>                   |
| <del>◆ Libraries</del>                                    | <del>◆ Solid Waste</del>               |
| <del>◆ Parks, Recreation, and Open Space Facilities</del> | <del>◆ Water</del>                     |
- 
- |  |   |                            |
|--|---|----------------------------|
| ◆ <u>Fire and Emergency Medical Services</u> | ◆ <u>Parks, Recreation, and Open Space Facilities</u> | ◆ <u>Solid Waste</u>       |
| ◆ <u>Law Enforcement</u>                     | ◆ <u>Wastewater Management</u>                        | ◆ <u>Water</u>             |
| ◆ <u>Libraries</u>                           | ◆ <u>Schools</u>                                      | ◆ <u>Private Utilities</u> |

The ~~Capital Facilities Program~~ **Capital Facilities Plan** for Transportation is included in Chapter 4, Transportation. ~~Private Utilities are discussed in Section 5.14, “Private Utilities.”~~

Table CFU ~~2-1~~ lists service types, service providers and the associated capital facility related plans and programs.

| <b>TABLE CFU <del>2-1</del> TYPES AND PROVIDERS OF CAPITAL FACILITIES</b> |   |   |
|---|---|---|
| <b>Service Type</b>   | <b>Service Provider</b>   | <b>Source for capital facility inventory, planning, and programming</b>   |
| <b>Fire and Emergency Services</b>  | City of Spokane<br>Fire Department and Fire Districts 1,3,6,8,9, and 10<br>See Map CFU 1  | Comprehensive Plan Chapter 5.5<br><a href="#">Citywide Six-Year Capital Improvement Program</a>   |
| <b>Law Enforcement</b>  | City of Spokane<br>Police Department and Spokane County Sheriff<br>See Maps CFU 2 and 3   | Comprehensive Plan Chapter 5.5<br><a href="#">Citywide Six-Year Capital Improvement Program</a>   |
| <b>Libraries</b>  | Spokane Public Libraries<br>Spokane County Public Library District<br>See Map CFU 4   | Comprehensive Plan Chapter 5.5<br><del>1997 Strategic Service Plan</del> <a href="#">Spokane Public Library's 2016 Facilities and Future Service Plan</a>   |
| <b>Parks, Recreation, and Open Spaces</b>                                 | City of Spokane Parks and Recreation Department<br>Spokane County Department of Parks, Recreation and Golf<br>See Map CFU 5             | City of Spokane Parks and Open Spaces Plan, <a href="#">Roadmap to the Future</a> .   |
| <del>Sanitary Sewer/ Stormwater Wastewater Management</del>               | City of Spokane Sewer Maintenance, Spokane Wastewater Management, and Spokane County Public Works and Utilities<br>See Maps CFU 6 and 7 | <del>City of Spokane Wastewater Facilities Plan Volumes I through III.</del><br><del>City of Spokane 6 Year Comprehensive Sewer Program.</del><br><a href="#">Citywide Six-Year Capital Improvement Program</a><br><a href="#">City of Spokane Stormwater Management Program</a><br>Spokane County Wastewater Facilities Plan<br><a href="#">City of Spokane Integrated Clean Water Plan</a><br><a href="#">City of Spokane Wastewater Facilities Plan (2014)</a> |
| <b>Schools</b>  | Spokane Public Schools (District 81), Mead School District, and Cheney School District<br>See Maps CFU 8,9,10, and 11                   | <del>Provides elementary and secondary educational facilities.—</del><br>Each school district maintains their own capital facility plan as needed.  |
| <b>Solid Waste</b>  | City of Spokane<br>Solid Waste Management   | Spokane County Comprehensive Solid Waste Management Plan of <del>1998-2015 (currently being updated) and the Solid Waste Management Department's 10 year plan.</del><br><a href="#">Citywide Six-Year Capital Improvement Program</a>   |
| <b>Water</b>  | City of Spokane Water and Hydroelectric Services<br>See Map CFU 12 and 13   | <a href="#">Citywide Six-Year Capital Improvement Program</a><br><a href="#">City of Spokane 2016 Water System Plan</a><br><del>City of Spokane 6 Year Comprehensive Water Program</del>  |
| <b>Transportation</b>   | City of Spokane<br>Spokane County<br>WA State Department of Transportation<br>See Maps TR 1, 2, 3, 4, and 5                             | Transportation Chapter (Ch. 4) of the City of Spokane Comprehensive Plan<br><a href="#">Citywide Six-Year Capital Improvement Program</a><br><del>City of Spokane 6 Year Comprehensive Street Program.</del>  |

## Explanation of Levels of Service (LOS) Standards

Levels of service (**LOS**) measure the ~~amount~~ **quality and quantity** of public facilities and services that are provided to the community, factors that significantly contribute to the community's quality of life. Service providers establish ~~levels of service~~ **LOS** to identify future capacities of capital facilities,

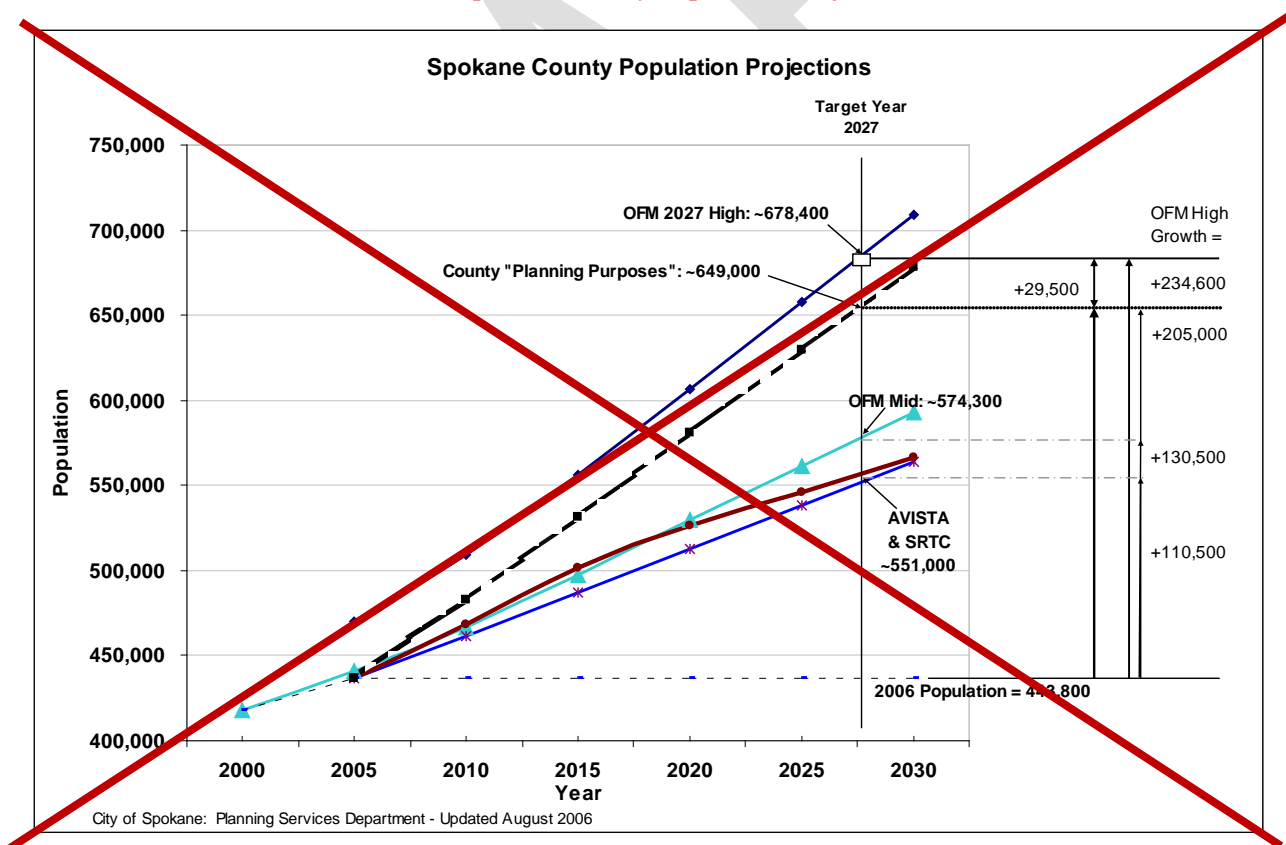
projected deficiencies, and the necessary improvements to serve new growth while still maintaining service levels that will meet the desires of the community, state standards, and federal requirements.

~~Levels of service usually are quantifiable measures of the amount of public facilities and services that are provided to the community but also may measure the quality of a public facility. Typically, LOS is expressed as a ratio of facility or service capacity to unit(s) of demand. Examples of LOS measures include the number of police officers per 1,000 people, the number of park acres per 1,000 people, and the number of gallons of water used per day per customer.~~

~~The City of Spokane service providers have determined that, in most cases, the current levels of service are adequate. Therefore, the proposed LOS standards established for the comprehensive plan to determine future capital facility capacities, needs, deficiencies, and projected improvement costs are, with the exception of Fire and Emergency Services, based on current service levels.~~

## Future Demand

As the LOS is based, for the majority of services, on population it is necessary to understand just how much the population of the City and UGAs may grow over the years. Per RCW 43.62.035 the Washington State Office of Financial Management (OFM) provides each county with a population projection range. The County chooses a population growth rate within this range and then allocates (or distributes) the population to the municipalities within its jurisdiction. The Spokane County Steering Committee of Elected Officials recommended that the OFM median 20 year population projection be used. ~~Spokane County has tentatively decided to use a population projection that is higher than the OFM median as shown in the chart titled “Spokane County Population Projections”.~~



Spokane County has tentatively allocated for “initial planning purposes” a twenty year (to ~~2027~~2037) population growth of ~~70,235~~20,859 new people to the City of Spokane. ~~It appears this allocation may change based on the ability of the various jurisdiction’s within the County ability to provide services. The tentative population allocation used in this update may be adjusted in 2007 to reflect any changes in population allocation from Spokane County.~~

The level of service standards and capacity analysis are based on population projections recommended to the Steering Committee of Elected Officials for Spokane County by the Planning Technical Advisory Committee (PTAC) and adopted by the Board of County Commissioners in June of 2016. The PTAC was comprised of planning professionals from Spokane County, cities within the County, the Spokane Regional Transportation Council (SRTC), and the Spokane Transit Authority (STA). The committee used information provided by the Washington State Office of Financial Management (OFM) to determine an appropriate population growth forecast to help predict the number of new users that may increase demand on existing facilities. Details of the committee's recommendation can be found in **Appendix XX – Planning Technical Advisory Committee Population Forecast and Allocation.**

The recommended forecast is based, in part, on OFM's *Projections of the Resident Population for the Growth Management Medium Series, May 2012* which contains a high, medium, and low forecasted growth rate. The city's previous Comprehensive Plans utilized a higher growth rate which the city has historically not seen come to fruition. This has resulted in planning efforts that exceed the realized growth. The newly adopted growth rate forecasts a population that is smaller than what was used to inform the 2006 Plan resulting in facility and service capacity above what is needed to serve the forecasted population growth within our twenty year planning horizon.

The City of Spokane has separated the tentative population allocation of 70,235 into a future population to be accommodated within the City Limits and within the Urban Growth Areas where the City plans to accommodate the remainder of the population allocation.

The City of Spokane is planning to be able to accommodate a population increase ~~within the City Limits of 47,000 and within the area that the City has proposed for an Urban Growth Area (UGA) of approximately 23,235~~ 20,859 new people by the end of ~~2027~~ 2037, ~~for a total of 70,235 new people.~~ If the population increases according to these numbers, the total City of Spokane ~~and UGA~~ population will be ~~309,035~~ 236,698 in ~~2027~~ 2037. ~~For those service providers who have completed future planning prior to the adoption of these numbers, see those plans for information on the population on which they based their projections. Where possible (e.g. police) the information provided in this CFP utilizes the updated projections. Those service providers who used prior population projections accounted for higher growth than what has currently been adopted, therefore they can accommodate the now lower growth projections without additional services and/or capital facilities. Throughout the Capital Facilities and Utilities Element there will be references to Demand Population in either a six year outlook or a twenty year outlook and some of those numbers will reference City Only or UGA Only or Total Population Growth. Table CFU 2.5 below is intended as a reference to those numbers:~~

| <b>CFU 2.5 FUTURE DEMAND POPULATION</b>  |                         |                 |  |                         |
|--|-------------------------|-----------------|--|-------------------------|
| <b>Year</b>  | <b>City Limits Only</b> | <b>UGA Only</b> | <b>Amount of Growth Planned for within City Limits and City-proposed UGA for time period</b> | <b>Total Population</b> |
| 2006   | 201,600 *               | 37,200          |  | 238,800 (2)             |
| 2006-2012-<br>(six year increase)  | 14,100                  | 6,970           | 21,070   | 259,870                 |
| 2027-<br>(20 year increase)  | 47,000                  | 23,235          | 70,235   | 309,035                 |
| *Washington State Office of Financial Management 2006 Population Estimate for the City Limits Only<br>Numbers may not add exactly due to rounding.<br>(2) Estimate |                         |                 |  |                         |

| <b>TABLE CFU 2 POPULATION ESTIMATES</b> |                         |
|---|-------------------------|
| <u>Year</u>                             | <u>Total Population</u> |
| <u>2017</u>                             | <u>215,839</u>          |

|  |                |
|--|----------------|
| <u>2037 Population Forecast</u>  | <u>236,698</u> |
| <u>2017-2037 Population Allocation</u>   | <u>20,859</u>  |
| <u>Spokane County Planning and Technical Advisory Committee Population and Forecast Allocation. Report and recommendation to the Steering Committee of Elected Officials, adopted by County Commissioners June 2016.</u> |                |

Table CFU 3, “Capital Facility Level of Service Standards—~~Long Term~~,” lists proposed capital facility levels of service.

| <b><u>TABLE</u> CFU 3 CAPITAL FACILITY LEVEL OF SERVICE STANDARDS —<del>LONG-TERM</del></b>   |  |
|---|--|
| <b>Fire and Emergency Medical Services</b>  | <u>11:00 min – non-emergency / non-life threatening - 90% of the time</u><br><u>8:30 min – emergency / potentially life-threatening -90% of the time</u><br><u>8:30 min – priority fire incident – 90% of the time</u><br><u>11:00 min – Effective Fire Force on Structure fires (16 personnel) – 90% of the time</u><br><del>11:00 min – non-emergency / non-life threatening (90% of the time)</del><br><del>8:30 min – emergency / potentially life-threatening (90% of the time)</del> |
| <b>Law Enforcement</b>  | 1.5 officers per 1,000 residents   |
| <b>Libraries</b>  | <del>.813 square feet per capita 3-25 books per person</del>   |
| <b>Parks</b>  | Neighborhood – 1. <del>47-28</del> acres per 1000 persons<br>Community – 1. <del>49-61</del> acres per 1000 persons<br>Major - <del>2-593.09</del> acres per 1000 persons  |
| <b>Recycling</b>  | 4.33 collections per household per month   |
| <b>Schools</b>  | <del>Elementary—1 teacher per 26-19 students</del><br><del>Middle and High — 1 teacher per 30 students</del>   |
| <b>Solid Waste</b>  | 4.33 collections per household per month   |
| <b>Stormwater*</b>  | 10 year design rainfall frequency for public right of way<br>Prevent flooding of property during a 25-yr 24-hour rainfall event<br>Prevent damage to buildings for a 100-year rainfall event   |
| <b>Wastewater</b>   | 100 gallons per capita per day   |
| <b>Water</b>  | Minimum water pressure of 45 pounds per square inch  |
| <del>* The City of Spokane is in the process of developing a Stormwater Management Plan. A final Stormwater Management LOS will be established once the city adopts the Stormwater Management Plan.</del> |  |

## 5.6 FIRE AND EMERGENCY MEDICAL SERVICES

The Spokane Fire Department (SFD) serves the City of Spokane with a full range of fire suppression and Emergency Medical Services (EMS), as well as prevention and educational activities. Map CFU 1, “2016 Fire Districts,” shows the location and service areas of the city fire stations staffed and maintained by the Spokane Fire Department. It also shows the boundaries of the fire agencies in Spokane County and the current (as of 2016) fire station locations throughout Spokane County. fire stations outside the city limits that are maintained by other fire agencies. All of these agencies have mutual aid agreements to assist each other in major emergencies. Additional information on EMS and fire services is available in the City of Spokane Planning Services Department.

*This section was edited in consultation with Chief Bobby Williams of the Spokane Fire Department.*

### Emergency Medical Services (EMS)

The fire department provides first response Emergency Medical Services (EMS) throughout the city for Basic Life Support (BLS) and Advanced Life Support (ALS). All firefighters in assigned to the City of Spokane’s 14-16 fire stations are cross-trained at the Emergency Medical Technicians (EMTs) level trained to provide a BLS function or trained to a paramedic level to provide ALS care. As of 2016, fifteen (15) SFD stations have paramedics assigned. It is anticipated that paramedic service will be added to Station 8 before the end of 2017 which would result in all SFD fire stations having paramedic service. function. EMTs can perform basic medical care and CPR in order to help a patient breathe.

When someone calls 911 for medical help, the closest, most appropriate SFD fire unit to their area or neighborhood is dispatched to start basic life support treatment. SFD can respond in a number of different types of vehicles. Those fire SFD personnel normally may respond on a fire apparatus because they have multiple responsibilities – fire, rescue, and EMS, and might be called to another type of emergency at a moment’s notice. If a patient needs advanced treatment, fire department paramedics who can perform advanced life support functions ALS, including as well as administering IVs and medication, are dispatched to the scene. Paramedics, who are cross-trained firefighters, respond on pumpers, pumper/ladders or ladders. A private ambulance company is currently under contract to with the City of Spokane currently to provides transportation of 9-1-1 patients to medical facilities.

### Inventory of Existing Facilities and Apparatus

The Spokane Fire Department uses its fire fighting equipment for dual purposes: to respond to fire emergencies and to all EMS calls. The number and location of ALS (paramedic) level units are determined based on service demands which is determined through historic analysis of incidents.

| TABLE CFU-4—EXISTING APPARATUS—EMS-PARAMEDIC VEHICLES (ALS-ONLY) |                 |
|--|-----------------|
|  | Number of Units |
| <b>Active Units—As of January 2007</b>                           |                 |
| Engine 1 (Riverside and Browne)                                  | 1               |
| Engine 3 (Indiana & Ash)   | 1               |
| Engine 4 (1515 W. 1 <sup>st</sup> )                              | 1               |
| Pumper/ Ladder 11 (32 & Perry)                                   | 1               |
| Pumper/ Ladder 13 (Wellesley & Jefferson)                        | 1               |
| Engine 15 (Wellesley & Crestline)                                | 1               |
| Engine 18 (120 E. Lincoln Rd)                                    | 1               |
| <b>Total Units</b>   | <b>7</b>        |



## Forecast of Future Needs – EMS

### Existing Demand

Approximately ~~83-87~~ percent of ~~the city's SFD's~~ total calls for ~~EMS and fire services in 2005 were~~ are for EMS purposes~~-. In 2015, 33,441 EMS incidents, including automobile accidents, occurred within the City limits, totaling 20,530.~~ This percentage has been steadily rising since the mid-1980s, when 67 percent of the Fire Department's total calls were for EMS purposes.

In recent years, Non-Life Threatening (NLT) medical calls have been the fastest growing segment of SFD incident response. NLT calls and other EMS calls are increasing for a number of reasons including: an aging population; access to insurance through the Affordable Care Act (ACA); growing health care cost; perceived delays in access to physicians; reduction in funding for Mental Health patients; and many others. This increasing demand has caused SFD and other fire agencies across the U.S. to evaluate and implement nontraditional programs and response models to minimize the out of service time for larger, more critical firefighting apparatus (Engines & Ladders). Furthermore, jurisdictions are looking at ways to meet the greater NLT call volume demand in the most cost-effective manner that may not include traditional staffing models.

In 2008, SFD took a major step towards helping to link the most vulnerable in the community, to the existing and growing social services available, by creating the CARES (Community Assistance Response) Team. The CARES Team is a program within the SFD in conjunction with Eastern Washington University (EWU), which is in place to interface with citizens who have received a response from fire personnel and are identified as needing social service or other support system assistance. Generally, the citizen needs help that is available through existing social services programs, but the individual was not able to access them through traditional means. In most cases, FD responders find these individuals feeling isolated or are in some crisis and do not know where to turn for help. Often, these citizens generate many 9-1-1 calls for aid. The CARES team is composed of EWU students who are majoring in the Social Work degree programs. These students meet their academic practicum requirements by serving the CARES Team as student Interns who work to help those in need and reduce the chance of repeat calls for service.

Based on recommendations of the "2013 Fire Task Team" report, Alternative Response Units (ARU) were placed in service in 2013 as a trial to help reduce the responses by SFD's larger apparatus. This cooperative agreement between IAFF Local 29 and Fire Administration placed smaller SUV type vehicles with two personnel in the response system during peak incident periods (approximately 7:00 am – 7:00 pm) for response to primarily NLT incidents. The trial has shown positive results in reducing the number of responses by Engine and Ladder companies. The trial expires at the end of 2016, and future deployment plans will be discussed.

Because of the NLT call increase phenomena across Washington, legislative changes are being pursued to give SFD and other EMS providers, the ability to respond to 9-1-1 calls using alternative types of transportation as well as provide transport to alternative medical destinations (i.e.: Urgent Care, Clinics, etc). The traditional model of ambulances taking 9-1-1 callers to the Emergency Department on every incident, cannot be sustained in Spokane and most communities.

In 2015, SFD initiated an Integrated Medical System approach towards streamlining EMS oversight, training and quality assurance/improvement. Through an Inter-Local Agreement with the Spokane Valley Fire Department, SFD began providing coordination services to improve the EMS system in Spokane County. The Integrated Medical System approach will continue to develop and impact SFD's involvement in how health care services are delivered in Spokane over the next decade.

Fundamental Health Care Education will be an important factor impacting future EMS needs. Increasing citizen participation in health care initiatives could help reduce the number of EMS needs in the future. Likewise, community involvement in learning Hands Only CPR and willingness to help those in need through the Pulse Point Mobile Application and other technology advancements can have a positive impact on the outcome of patient survivability and overall health system demands.

~~The level of calls for service received from a specific area can be influenced by several factors: population density—the demand for service increases with population; age of the population—the elderly generally generate more calls for service; and income—lower poverty levels typically result in the financial inability of residents to afford insurance coverage for medical necessities, resulting in an increase in calls for EMS service.~~

### Level of Service (LOS)

The level of service for EMS is a function of call type, response time and call volumes. These, in turn, are dependent on the number and location of fire stations, the number of response units, and the number of firefighters available to respond.

In 2001, the Growth Management Steering Committee for Spokane County amended the interim regional minimum levels of service for emergency medical services to the following:

1. Urban areas shall be served by a state certified Basic Life Support (BLS) agency.
2. Urban areas should be served by:
  - A. An operating Basic Life Support (BLS) unit within 5 miles; and
  - B. An operating Advanced Life Support (ALS) unit within 6 miles or 10 minutes response time for those jurisdictions with urban areas in excess of 5,000 population; and
  - C. BLS and ALS transport service.

Within the City of Spokane, the Fire Department's levels of service for Fire and EMS are as follows:

11:00 min – non-emergency / non-life threatening (90% of the time)  
 8:30 min – emergency / potentially life-threatening (90% of the time)

~~As a reference for the impact of time on the outcome of medical emergencies, the American Heart Association recommends a four minute EMS response time for Basic Life Support (BLS) and an eight minute response time for Advanced Life Support (ALS) for cardiac arrest patients. When EMS treatment intervention occurs past these times, a cardiac arrest patient's chance of survival decreases significantly.~~

### Need for Capital Facility Improvements

~~The Citywide Six-Year Capital Improvement Program provides information on the needed and planned capital improvements for fire protection and EMS services. Table CFU-5 lists the ALS units required for the next twenty years. The anticipated total need through the year 2027 is nine paramedic vehicles.~~

| <del>TABLE CFU-5—TWENTY-YEAR NEED—ADVANCED LIFE SUPPORT UNITS</del>   |                                |   |
|---|--------------------------------|---|
| <del>Time Period</del>  | <del>Demand (Population)</del> | <del>ALS Units Required at LOS response time of 8:30 minutes/90 percent of the time</del> |
| <del>2007-2012 (increase—City)</del>  | <del>14,100</del>              | <del>1</del>  |
| <del>2007-2012 (increase—UGA)</del>   | <del>6,970</del>               | <del>2</del>  |
| <del>2007—2027 (increase—City)</del>  | <del>47,000</del>              | <del>3</del>  |
| <del>2006-2027 (increase—UGA)</del>   | <del>23,235</del>              | <del>2*</del>   |
| <del>Total 2006—2027 (increase—City + UGA)</del>  | <del>70,235</del>              | <del>6</del>  |
| <del>The twenty-year needs are based on the assumption that the entire urban growth area will be annexed and served by the City of Spokane. However, the timing of annexations is difficult to predict. Assumptions are that annexations will occur over a twenty-year period. * Depends on location of UGA</del> |                                |   |

### Proposed Facilities – EMS

The location of paramedic - equipped apparatus required within the next twenty years will depend on the location of additional population and demand for service. New units will likely be housed in either existing fire stations or in new fire stations, depending on demographics. It is anticipated that new ALS



units will be achieved by staffing an existing BLS unit with additional personnel trained as paramedics or adding new companies with paramedics assigned. The assessment and use of Alternative EMS response unit utilization will be necessary to stabilize costs as EMS calls for service continue to rise.

As it becomes necessary to add additional response units, there is a cost associated with doing so. The approximate cost necessary to add an additional company staffed with 3 personnel per shift (3 x 4 shifts = 12) would be as follows: \$86,931 + benefits (\$32,078 including pension costs) per year for a paramedic-officer x 4 (one per shift) + \$76,609 + benefits (\$28,269 including pension costs) per year for a paramedic firefighter x 2 (two per shift) x 4 (four shifts) = \$1,313,000 for personnel cost for 12 personnel and \$350,000 for the cost of the vehicle. units is as follows:

- \* 4 person company – 4 personnel per shift (4 x 4 = 16 personnel) ~ \$1,500,000 (2016 cost)
- \* 3 person company- 3 personnel per shift (3 x 4 shifts = 12 personnel) ~ \$1,200,000 (2016 cost)
- \* 2 person company – 2 personnel per shift (2 x 4 shifts = 8 personnel) ~ \$800,000 (2016 cost)
- \* Apparatus & Equipment (2016 costs):
  - o Engine ~ \$630,000 + Equipment ~ \$90,000
  - o Tillered Ladder ~ \$1,160,000 + Equipment ~ \$70,000
  - o Alternative Response Unit ~ \$125,000 + Equipment ~ \$60,000

## Fire Protection Services

The Washington Survey and Rating Bureau establishes a class of fire protection for an area, which is the basis for the insurance ratings charged by the insurance industry. The city currently has a Class 3 rating (on a scale of 1 to 10, with 1 being the best, thus lowest, insurance rates).

## Inventory of Existing Facilities and Apparatus – Fire Protection

The fire department utilizes sixteen (16) fourteen fire stations, all staffed on a full-time basis. Staffed front-line equipment includes thirteen (13) engineseleven pumpers, two pumper/ladders, three ladders and one heavy rescue-Attack unit. Additionally, numerous apparatus is cross-staffed by station personnel including: one heavy rescue, one hazardous materials unit, one technical rescue unit, two water-marine rescue units, eight brush units and one command/rehab vehicle. The Fire Department maintains a reserve apparatus fleet of five pumpers-engines and one ladder. Table CFU 74, “Existing Facilities and Apparatus – Fire Protection,” lists locations and square footage for each station.

| <b>TABLE CFU 4 EXISTING FACILITIES AND APPARATUS – FIRE PROTECTION</b> |  |   |
|--|--|---|
| <u>Facility Name</u>   | <u>Address</u>                         | <u>Unit Capacity Size (square feet)</u> |
| <b><u>Buildings</u></b>  |  |   |
| <u>Station 1</u>   | <u>44 West Riverside Avenue</u>        | <u>31,284</u>                           |
| <u>Station 2</u>   | <u>1001 East North Foothills Drive</u> | <u>8,110</u>                            |
| <u>Station 3</u>   | <u>1713 West Indiana Avenue</u>        | <u>8,110</u>                            |
| <u>Station 4</u>   | <u>1515 W. 1st Ave</u>                 | <u>12,821</u>                           |
| <u>Station 5</u>   | <u>115 W. Eagle Ridge Blvd.</u>        | <u>3,218</u>                            |
| <u>Station 6</u>   | <u>1615 S. Spotted Road</u>            | <u>5,015</u>                            |
| <u>Station 7</u>   | <u>1901 East First Avenue</u>          | <u>6,544</u>                            |
| <u>Station 8</u>   | <u>1608 North Rebecca Street</u>       | <u>8,110</u>                            |
| <u>Station 9</u>   | <u>1722 South Bernard Street</u>       | <u>8,110</u>                            |
| <u>Station 11</u>  | <u>3214 South Perry Street</u>         | <u>8,110</u>                            |
| <u>Station 13</u>  | <u>1118 West Wellesley Avenue</u>      | <u>8,110</u>                            |
| <u>Station 14</u>  | <u>1807 South Ray Street</u>           | <u>8,110</u>                            |
| <u>Station 15</u>  | <u>2120 East Wellesley</u>             | <u>6,724</u>                            |

|   |                              |  |
|---|------------------------------|--|
| <u>Station 16</u>                                   | <u>5225 North Assembly</u>   | <u>8,110</u>                             |
| <u>Station 17</u>                                   | <u>5121 West Lowell Road</u> | <u>8,110</u>                             |
| <u>Station 18</u>                                   | <u>120 N. Lincoln Road</u>   | <u>11,165</u>                            |
|   |                              |  |
| <u>CCB (Combined Communications Building)</u>       | <u>1620 N. Rebecca</u>       | <u>21,200 Total Bld SFD space 12,200</u> |
| <u>Training Fieldhouse</u>                          | <u>1614 N. Rebecca</u>       | <u>26,126</u>                            |
| <u>Training Admin/ EOC.</u>                         | <u>1618 N. Rebecca</u>       | <u>17,000</u>                            |
| <u>Shop</u>   | <u>1610 N. Rebecca</u>       | <u>21,754</u>                            |
| <u>Burn Building</u>                                | <u>1616 N. Rebecca</u>       | <u>3,215</u>                             |
| <b><u>Total</u></b>                                 | <u>-</u>                     | <b><u>(21 Buildings) 220,067</u></b>     |
| <b><u>Fire Apparatus</u></b>                        | <b><u>Location</u></b>       | <b><u>Number of Units</u></b>            |
| <b><u>Engines: Pumper/ Ladders; Attack Unit</u></b> |                              |  |
| <u>Front Line Engine</u>                            | <u>Station 1</u>             | <u>1</u>                                 |
| <u>Front Line Engine</u>                            | <u>Station 2</u>             | <u>1</u>                                 |
| <u>Front Line Engine</u>                            | <u>Station 3</u>             | <u>1</u>                                 |
| <u>Front Line Engine</u>                            | <u>Station 4</u>             | <u>1</u>                                 |
| <u>Attack Unit</u>                                  | <u>Station 5</u>             | <u>1</u>                                 |
| <u>Front Line Engine</u>                            | <u>Station 6</u>             | <u>1</u>                                 |
| <u>Front Line Engine</u>                            | <u>Station 7</u>             | <u>1</u>                                 |
| <u>Front Line Engine</u>                            | <u>Station 8</u>             | <u>1</u>                                 |
| <u>Front Line Engine</u>                            | <u>Station 9</u>             | <u>1</u>                                 |
| <u>Pumper/Ladder</u>                                | <u>Station 11</u>            | <u>1</u>                                 |
| <u>Pumper/Ladder</u>                                | <u>Station 13</u>            | <u>1</u>                                 |
| <u>Front Line Engine</u>                            | <u>Station 14</u>            | <u>1</u>                                 |
| <u>Front Line Engine</u>                            | <u>Station 15</u>            | <u>1</u>                                 |
| <u>Front Line Engine</u>                            | <u>Station 16</u>            | <u>1</u>                                 |
| <u>Front Line Engine</u>                            | <u>Station 17</u>            | <u>1</u>                                 |
| <u>Front Line Engine</u>                            | <u>Station 18</u>            | <u>1</u>                                 |
|   |                              |  |
|   |                              |  |
| <u>Reserve Engines</u>                              | <u>Various Locations</u>     | <u>5</u>                                 |
| <b><u>Total</u></b>                                 | <u>-</u>                     | <b><u>21</u></b>                         |
| <b><u>Ladders</u></b>                               | <u>-</u>                     | <u>-</u>                                 |
| <u>Front Line Ladder</u>                            | <u>Station 1</u>             | <u>1</u>                                 |
| <u>Pumper/Platform Ladder</u>                       | <u>Station 2</u>             | <u>1</u>                                 |
| <u>Front Line Ladder</u>                            | <u>Station 4</u>             | <u>1</u>                                 |
| <u>Reserve Aerial Ladder</u>                        | <u>Fire Station</u>          | <u>1</u>                                 |
| <b><u>Total Ladders</u></b>                         |                              | <b><u>4</u></b>                          |
| <b><u>Specialty Vehicles</u></b>                    |                              |  |
| <u>Battalion Chief</u>                              | <u>Stations 1, 13</u>        | <u>2</u>                                 |
| <u>Rescue</u>                                       | <u>Station 9</u>             | <u>1</u>                                 |
| <u>Air Trailer</u>                                  | <u>Station 1</u>             | <u>1</u>                                 |
| <u>Hazardous Materials Unit</u>                     | <u>Station 1</u>             | <u>1</u>                                 |
| <u>Decon Unit</u>                                   | <u>Station 1</u>             | <u>1</u>                                 |
| <u>Marine 2</u>                                     | <u>Station 2</u>             | <u>1</u>                                 |
| <u>Wildland Cache</u>                               | <u>Station 3</u>             | <u>1</u>                                 |

|                                 |                                  |           |
|---------------------------------|----------------------------------|-----------|
| Tech Rescue                     | Station 4                        | 1         |
| Reserve Medic Units             | Stations 11, 13                  | 2         |
| Command/Rehab Vehicle           | Training                         | 1         |
| Marine 16                       | Station 16                       | 1         |
| Salvage Cache                   | Station 18                       | 1         |
| Brush Units                     | Stations 6, 7, 8, 11, 14, 15, 17 | 8         |
| ARU                             | Stations 1, 3, 13                | 3         |
| <b>Total Specialty Vehicles</b> | -                                | <b>25</b> |
| <b>Total Fire Apparatus</b>     | -                                | <b>50</b> |

**TABLE CFU-7 EXISTING FACILITIES AND APPARATUS — FIRE PROTECTION**

| Facility Name                              | Address                         | Unit Capacity Size (square feet) |
|--|---------------------------------|----------------------------------|
| <b>Buildings</b>                           |                                 |                                  |
| Station 1                                  | 44 West Riverside Avenue        | 31,284                           |
| Station 2                                  | 1001 East North Foothills Drive | 8,110                            |
| Station 3                                  | 1713 West Indiana Avenue        | 8,110                            |
| Station 4                                  | 1515 W. 1st Ave                 | 12,821                           |
| Station 7                                  | 1901 East First Avenue          | 6,544                            |
| Station 8                                  | 1608 North Rebecca Street       | 8,110                            |
| Station 9                                  | 1722 South Bernard Street       | 8,110                            |
| Station 11                                 | 3214 South Perry Street         | 8,110                            |
| Station 13                                 | 1118 West Wellesley Avenue      | 8,110                            |
| Station 14                                 | 1807 South Ray Street           | 8,110                            |
| Station 15                                 | 2120 East Wellesley             | 6,724                            |
| Station 16                                 | 5225 North Assembly             | 8,110                            |
| Station 17                                 | 5121 West Lowell Road           | 8,110                            |
| Station 18                                 | 120 N. Lincoln Road             | 11,165                           |
| Old Dispatch                               | 508 North Wall                  | 1,708                            |
| New CCB (Combined Communications Building) | 1620 N. Rebecca                 | 21,200                           |
| Training Fieldhouse                        | 1614 N. Rebecca                 | 26,126                           |
| Training Admin/EOC                         | 1618 N. Rebecca                 | 17,000                           |
| Shop                                       | 1610 N. Rebecca                 | 21,754                           |
| Burn Building                              | 1616 N. Rebecca                 | 3,215                            |
| <b>Total</b>                               | -                               | <b>(20 Buildings) 229,637</b>    |
| <b>Fire Apparatus</b>                      |                                 |                                  |
| <b>Pumpers</b>                             |                                 |                                  |
| Front Line Pumper                          | Station 1                       | +                                |
| Front Line Pumper                          | Station 3                       | +                                |
| Front Line Pumper                          | Station 4                       | +                                |
| Front Line Pumper                          | Station 7                       | +                                |
| Front Line Pumper                          | Station 8                       | +                                |
| Front Line Pumper                          | Station 9                       | +                                |
| Front Line Pumper                          | Station 14                      | +                                |
| Front Line Pumper                          | Station 15                      | +                                |

|                                  |                               |            |
|----------------------------------|-------------------------------|------------|
| Front Line Pumper-               | Station 16-                   | 4          |
| Front Line Pumper-               | Station 17-                   | 4          |
| Front Line Pumper-               | Station 18-                   | 4          |
| Pumper/Ladder-                   | Station 11                    | 4          |
| Pumper/Ladder                    | Station 13                    | 4          |
| Reserve Pumper-                  | Shop-                         | 5          |
| <b>Total Pumps-</b>              | -                             | <b>-18</b> |
| <b>Ladders-</b>                  | -                             | -          |
| Front Line Ladder-               | Station 1-                    | 4          |
| Pumper/Platform Ladder           | Station 2-                    | 4          |
| Front Line Ladder-               | Station 4-                    | 4          |
| Reserve Aerial Ladder-           | Shop-                         | 4          |
| <b>Total Ladders-</b>            |                               | <b>-3</b>  |
| <b>Specialty Vehicles-</b>       |                               |            |
| Rescue-                          | Station 1-                    | -4         |
| Air Trailer                      | Station 1                     | 4          |
| Hazardous Materials Unit-        | Station 1-                    | 4          |
| Decon Unit                       | Station 1-                    | 4          |
| Marine 2                         | Station 2-                    | 4          |
| Wildland Cache                   | Station 3-                    | 4          |
| Tech Rescue                      | Station 4-                    | 4          |
| Reserve Medic Units              | Stations 11, 13               | 2          |
| Command/Rehab Vehicle-           | Station 14-                   | 4          |
| Marine 16                        | Station 16-                   | 4          |
| Salvage Cache                    | Station 18-                   | 4          |
| Brush Units-                     | Stations 7,8,9,11,14,15,16,17 | 8          |
| <b>Total Specialty Vehicles-</b> | -                             | <b>20</b>  |
| <b>Total Fire Apparatus-</b>     | -                             | <b>44</b>  |
|                                  |                               |            |

## Forecast of Future Needs – Fire Protection

### Existing Demand

The fire department received 4,673 fire and miscellaneous calls in 1999, or 21.3 percent of total emergency service calls received and in ~~2005-2015~~ received 4,164,958 fire calls and miscellaneous calls or nearly ~~47-13.3~~ percent of total emergency service calls. The level of calls for service received from a specific area can be influenced by ~~several numerous~~ factors: such as population density, ~~the demand for service increases with population;~~ age of construction of the area ~~aging structures that have not had ongoing maintenance are prone to a greater potential of various fire causes;~~ and income. ~~lower poverty levels restrict the ability to provide maintenance or make repairs to structures.~~

### Level of Service (LOS)

The level of service for fire protection is a function of response time, station/unit call volumes and the minute to minute status of the overall response system, and call volumes. These, in turn, are dependent on: the number and location of fire stations; the number of fire apparatus units; the number of firefighters; traffic patterns and vehicle or pedestrian congestion; and the type of structure.

Fire stations are located to provide the best citywide coverage possible within reasonable response times, services to areas of the city that have higher population densities. The ~~ability for the fire department's ability to better~~ serve the community was greatly improved in 1989 when the public approved a bond issue that allowed fire stations to be relocated and built to accommodate multiple emergency units. The station design allowed the department to place various types of resources in fire stations based on analysis of prior calls for service. ~~Current station locations allow the fire department, under normal circumstances, to provide an initial response time of six to eight minutes to most areas of the city.~~

~~In 2004, the Growth Management Steering Committee for Spokane County amended the regional minimum levels of service for fire protection and fire code enforcement to the following:~~

~~Urban areas, for those jurisdictions in excess of 5,000 population, or once a population of 5,000 persons is achieved, shall be served by a Fire District with at least a (Washington Survey and Rating Bureau of Insurance Services Office) Class 6 Insurance Rating or better. For the purposes of GMA minimum Levels of Service, Class 6 or better shall be based on the ISO Grading Schedule for municipal fire protection, 1974 edition, as amended, by using the fire district, fire service communication, and fire safety control portions of the grading schedule. The total deficiency points identified in these portions of the ISO or Washington Survey and Rating Bureau schedule shall not exceed 1,830 points; and;~~

~~All jurisdictions, regardless of size, shall ensure that new development has a fire flow and hydrant placement per the International Fire Code adopted by that jurisdiction.~~

~~Urban areas must be within 5 road miles from an operating fire station that provides service with a "Class A" pumper, unless:~~

~~Structures are equipped with fire sprinkler(s) that are rated in accordance with the edition of the International Fire Code adopted by the jurisdiction, and is located within 5 road miles of an operating fire station that provides service with a "Class A" rated pumper.~~

Jurisdictions with urban areas shall, at a minimum, provide for the enforcement of the International Fire Code and conduct inspections.

### **Need for Capital Facility Improvements**

~~Over the next six years, in order to maintain the proposed levels of service while accommodating new growth, additional equipment, personnel, and facilities will be needed.~~

By Washington Survey and Rating Bureau (WSRB) requirements, any areas within the City limits that are more than five (5) road miles from a fire station, receive a 9A rating rather than the City's general WSRB rating. This provision has been modified since the last update of the Comprehensive Plan and those areas impacted, typically see insurance rate increases. Currently, most of the populated portions of the City limits are within five (5) road miles of a fire station. Additionally, during 2015, the City entered into an Automatic Aid agreement with adjacent fire agencies to the north, east and south of the city. This means the closest unit responds to the incident, regardless of the jurisdictional boundary where the incident is occurring. This agreement provides better overall coverage for the citizens of all the involved jurisdictions.

Additional fire stations beyond the 16 currently in service in the City of Spokane, will only likely be necessary if significant growth or annexations occur. Other than the impacts on insurance rates due to distance from fire stations (as outlined above), in~~In~~ broad terms, a new fire station is justified with a population increase of approximately 7,000 to 10,000 and/or 200 calls for service per year. ~~New fire stations may be needed in the following areas: Qualchan, West Plains, Moran, or Glenrose based on population and incident growth.~~ The location, construction and staffing of new fire stations will not only be determined based on maintaining levels of service ~~for population demand~~ and the timing of annexations, but will also be dependent on the City's ability to fund such new capabilities.

~~Twenty year needs anticipate two new fire stations in two of four areas: Qualchan, West Plains, Moran or Glenrose. The location of the two new fire stations will be determined based on maintaining levels of service for population demand and the timing of annexations.~~

If increased population density occurs ~~as projected~~ within the existing city limits, ~~two additional pumpers engines and one additional ladders~~ will also ~~be needed~~ to be purchased, as well as staffed. ~~These additional units and would personnel would likely~~ be housed in existing fire stations. Apparatus and equipment may be redistributed based on where the specifically increased concentrations of the population ~~and service demands~~ occur.

## Proposed Facilities

### **Buildings-Additional Stations and Apparatus Within Six-Twenty Years:**

- a. ~~No Stations are expected to be needed unless population density and incident volumes grow or annexations occur to trigger the need for additional stations. Land for future station locations may be acquired in growth areas if funding is available.~~
- b. ~~If fill-in growth occurs in the additional engines and additional ladders would have to be purchased and staffed.~~
- a. ~~None unless population density and incident volumes grow to trigger the need for a station. Land for future station locations may be acquired in growth areas if funding is available.~~

### **Seven to Twenty Years**

- a. ~~If growth occurs as projected, two new fire stations and two new pumpers in two of four areas: Qualehan, West Plains, Moran or Glenrose.~~
- b. ~~If fill in growth occurs in the City as projected, two additional pumpers and one additional ladder would have to be purchased and staffed.~~

Table CFU 8, “Twenty Year Need—Fire Stations and Apparatus,” lists the total number of fire stations and apparatus needed for the next twenty years.

| <b>TABLE CFU 8-TWENTY-YEAR NEED—FIRE STATIONS AND APPARATUS</b> |                            |   |
|---|----------------------------|---|
| <b>Time Period</b>  | <b>Demand (Population)</b> | <b>Fire Stations Required at LOS response time of 8:30 minutes/90 percent of the time</b> |
| <b>Six-Year Need</b>  |                            |   |
| 2006 (present count City)                                       | 201,600                    | 14  |
| 2006 (present count UGA)  | 37,200                     |   |
| 2006 – 2012 (increase City)                                     | 14,100                     | 1   |
| 2006-2012 (increase UGA)  | 6,970                      |   |
| Total population through 2012 (City + UGA)                      | 259,870                    | 15  |
| <b>Twenty-Year Need</b>   |                            |   |
| 2006 – 2027 (increase City)                                     | 47,000                     | 2   |
| 2006-2027 (increase UGA)  | 23,235                     |   |
| Total Population 2006 – 2027 (City + UGA)                       | 309,035                    | 17  |
| Total through 2027 (increase City + UGA)                        | 70,235                     | 3   |
| <b>Time Period</b>  | <b>Demand (Population)</b> | <b>New Apparatus Units Required</b>   |
| <b>Six-Year Need</b>  |                            |   |
| 2006 (present count City)                                       | 201,600                    | 42*   |
| 2006 (present count UGA)  | 37,200                     |   |
| 2006-2012 (increase City)                                       | 14,100                     | 1 pumper  |
| 2006-2012 (increase UGA)  | 6,970                      |   |
| Total population through 2012 (City + UGA)                      | 259,870                    | 43  |
| <b>Twenty-Year Need</b>   |                            |   |

|  |          |                        |
|--|----------|------------------------|
| 2006-2027 (increase-City)-   | -47,000  | 4 pumpers and 1 ladder |
| 2006-2027 (increase-UGA)   | 23,235   |                        |
| Total Population 2006-2027 (City + UGA)-   | -309,035 | -48                    |
| Total through 2026 (increase-City + UGA)-  | -70,235  | 6                      |
| 2006 population numbers include the city's urban growth area, currently being served by other fire districts. However, the need for fire facilities for the year 2001 is based on the present service area of the Spokane Fire Department. The six-year and twenty-year needs are based on the assumption that the entire urban growth area will be annexed and served by the Spokane Fire Department. However, the timing of annexations is difficult to predict. Assumptions are that annexations will occur over a twenty-year period. *Additional paramedic vehicles required for the twenty-year period are listed in Table CFU 5, "Twenty-Year Need – Life Support Units." |          |                        |

Table CFU 9 shows the estimated cost for additional fire stations and apparatus. In addition to the stations and apparatus listed below, personnel costs average \$920,000 per year (salary and benefits) for a three person Basic Life Support company and \$1.2 million per year (salary and benefits) for a four person Basic Life Support company.

| TABLE CFU 9 TWENTY-YEAR COST – FIRE STATIONS AND APPARATUS |   |               |
|--|---|---------------|
| Time Period  | Description                                     | Fire Stations |
| <b>Six-Year Need</b>                                       |   |               |
| 2006   | -   | -             |
| 2006-2012  | Replace Station 7                               | -\$2,500,000  |
| -  | Replace Station 15                              | -\$2,500,000  |
| -  | Additional Station                              | -\$2,500,000  |
| -  | Remodel/ Addition Station 1                     | -\$8,000,000  |
| -  | Burn Building Addition                          | -\$1,000,000  |
| -  | Upgrades to 11 existing Stations @ 250,000 each | -\$2,750,000  |
| -  | Vehicle Storage Area                            | -\$750,000    |
| Total through 2012   | -   | \$20,000,000  |
| <b>Twenty-Year Need</b>                                    |   |               |
| 2006-2027  | 2 new stations @ \$3.0M (*)                     | \$ 6,000,000  |
| -  | Upgrades to 14 existing Stations @ 300,000 each | -\$4,200,000  |
| Total 006-2027   | -   | -\$10,200,000 |
| Total through 2027 (increase)                              | -   | \$30,200,000  |
| <b>Six-Year Need</b>                                       |   |               |
| 2006   | 6 Pumpers @ 350,000 each                        | \$ 2,100,000  |
| -  | 1 Pumper Ladders @ 800,000 each                 | -\$,800,000   |
| -  | 1 Ladder  | -\$900,000    |
|  | Misc Vehicles                                   | \$600,000     |
| Total through 2012   | -   | \$4,400,000   |
| <b>Twenty-Year Need</b>                                    |   |               |
| 2006 – 2027  |   |               |
|  | 6 Pumpers @ 380,000 each                        | -\$2,280,000  |
| -  | 1 Pumper Ladders                                | -\$700,000    |
| -  | 1 Ladder  | -\$800,000    |
| -  | 1 Rescue Unit                                   | -\$500,000    |
| -  | 1 Marine Unit                                   | -\$50,000     |
| -  | 1 Haz-mat Unit                                  | -\$300,000    |
| Total 2006 – 2027  | -   | \$4,630,000   |

|  |   |               |
|--|---|---------------|
| Total 2006-2027 (increase)   | - | \$9,030,000   |
| Total stations and apparatus through 2027 (increase)   | - | -\$39,230,000 |
| * New fire station will be built based on maintaining levels of service for population demand. |   |               |
| -  |   |               |

## Six-Year Financing Plan – Fire Protection

The Citywide Six-Year Capital Improvement Program identifies the funding sources and projects necessary to maintain the proposed LOS at proposed growth rates over the next six years. Printed copies are available and the programs may be viewed online at [my.spokanecity.org](http://my.spokanecity.org).

### Six-Year Need

See the sections entitled, “Need for Capital Facility Improvements” and “Proposed Facilities.”

### Six-Year Funding and Projects

Table CFU 10, “Six-Year Funding and Projects – Fire Protection,” lists six-year projects for fire protection.

| TABLE CFU 10 SIX-YEAR FIRE FUNDING AND PROJECTS – FIRE PROTECTION |           |      |      |      |             |             |              |
|---|-----------|------|------|------|-------------|-------------|--------------|
| Funding Sources   | 2006      | 2007 | 2008 | 2009 | 2010        | 2011        | Total        |
| General Fund  | -         | -    | -    | -    | -           | -           | \$-          |
| Bond Issue 1999   | \$700,000 | -    | -    | -    | -           | -           | \$700,000    |
| Bond Issue (new) 2009   | -         | -    | -    |      | \$5,000,000 | \$5,000,000 | \$10,000,000 |
| Projects  | -         | -    | -    | -    | -           | -           | -            |
| Burn Building Addition  | -         | -    | -    | -    | -           | \$1,500,000 | \$1,500,000  |
| Apparatus   | -         | -    | -    |      | \$3,800,000 | \$600,000   | \$4,400,000  |
| Repairs to Existing Stations                                      |           |      |      |      | \$500,000   | \$500,000   | \$1,000,000  |
| Other (Equipment upgrades)  | -         | -    | -    | -    | \$700,000   | \$2,400,000 | \$3,100,000  |
| -   |           |      |      |      |             |             |              |



## 5.7 LAW ENFORCEMENT

### Inventory of Existing Facilities – Law Enforcement

The Spokane Police Department (SPD) and the Sheriff's Office both reside in the county-owned City-County Public Safety Building (PSB) located on the Spokane County government campus. Both agencies rent additional space in nearby buildings to house expanding programs.

*This section was edited in consultation with Sarah Lynds of the Spokane Police Department.*

SPD and the Sheriff's Department have occupied the Public Safety Building jointly since 1970. SPD provides all records and property room services for both departments. The Sheriff's Department provides all identification, major crime processing, and evidence processing for both departments. The county, on a straight square foot basis, bills the Spokane Police Department for the space directly occupied. The joint use space such as the Records, Property, and Forensics Division ~~and the Property Room~~ are paid on calculations performed by the County Auditor formulated on 60 percent city expense and 40 percent county expense.

| <b>TABLE CFU 5 EXISTING FACILITIES- LAW ENFORCEMENT (EXCLUDING C.O.P.S. SUBSTATIONS)</b> |   |                                  |
|--|---|----------------------------------|
| <b><u>Facility Name</u></b>  | <b><u>Location</u></b>                                  | <b><u>Size (square feet)</u></b> |
| <b><u>Public Safety Building</u></b>   | <b><u>1100 W. Mallon Avenue</u></b>                     | <b><u>60,425</u></b>             |
| <b><u>YWCA – Regional Domestic Violence Task Force</u></b>                               | <b><u>930 N. Monroe</u></b>                             | <b><u>450</u></b>                |
| <b><u>Police Academy (without Range Area)</u></b>  | <b><u>2302 N. Waterworks</u></b>                        | <b><u>13,500</u></b>             |
| <b><u>Gardner- Investigations</u></b>  | <b><u>1427 W. Gardner</u></b>                           | <b><u>19,000</u></b>             |
| <b><u>Regional Evidence Facility</u></b>   | <b><u>4010 E. Alki</u></b>                              | <b><u>63,000</u></b>             |
| <b><u>North Precinct</u></b>   | <b><u>5124 N. Market</u></b>                            | <b><u>7,703</u></b>              |
| <b><u>Downtown Intermodal</u></b>  | <b><u>221 W. 1<sup>st</sup> Ave Amtrack Station</u></b> | <b><u>1,704</u></b>              |
| <b><u>South Precinct</u></b>   | <b><u>2116 E. 1<sup>st</sup> St.</u></b>                | <b><u>563</u></b>                |
| <b><u>Core Office Facilities (Public Safety Building, YWCA and Gardner)</u></b>          | <b><u>Total Square Feet=</u></b>                        | <b><u>79,875</u></b>             |
| <b>TABLE CFU 11 EXISTING FACILITIES-LAW ENFORCEMENT (excluding C.O.P.S. Substations)</b> |   |                                  |
| <b><u>Facility Name</u></b>  | <b><u>Location</u></b>                                  | <b><u>Size (square feet)</u></b> |
| <b><u>Public Safety Building</u></b>   | <b><u>1100 West Mallon Avenue</u></b>                   | <b><u>60,311</u></b>             |
| <b><u>Monroe Court</u></b>   | <b><u>901 North Monroe</u></b>                          | <b><u>1,000</u></b>              |
| <b><u>Police Academy (without Range Area)</u></b>  | <b><u>2302 North Waterworks</u></b>                     | <b><u>13,500</u></b>             |
| <b><u>Property Warehouse</u></b>   | <b><u>1307 West Gardner</u></b>                         | <b><u>10,240</u></b>             |
| <b><u>Evergreen Warehouse</u></b>  | <b><u>108 South State</u></b>                           | <b><u>12,000</u></b>             |
| <b><u>Core Office Facilities (Public Safety Building and Monroe Court)</u></b>           | <b><u>Total Square Feet=</u></b>                        | <b><u>71,311</u></b>             |

The Spokane Police Department and community volunteers have also developed and staffed Community Oriented Policing Services Substations (see Map CFU 3, "C.O.P.S. Substations," for locations). Both private and public funding sources fund the C.O.P.S. Substations. Because of the varied funding sources and limited capital expense, the C.O.P.S. Substations are not included in the needs analysis for future

capital facilities. ~~Currently, the Spokane Police Department has 282 vehicles for commissioned officers, 13 motorcycles, 16 vehicles for non-commissioned employees, 28 new and inactive vehicles, 9 ATV/Trailer/Etc. vehicles/units and 5 motorcycles in reserve status. Eight of the vehicles/units have been flagged for disposal. Currently, the SPD has 221 vehicles for commissioned officers, 20 motorcycles, 15 vehicles for non-commissioned employees, and 20 new vehicles plus 8 motorcycles in reserve status.~~

## **Forecast of Future Needs – Law Enforcement**

### **Existing Demand**

~~Current facility space for the Spokane Police Department is at capacity today. This includes both the Public Safety Building and Monroe Court. There are no additional facilities in the area near the Public Safety building that could serve for expansion. There have been discussions about acquiring Monroe Court in order to have the future ability to utilize additional space currently occupied by other tenants. This is but one of several options under consideration.~~

~~Both the Evergreen Warehouse and the The Regional Evidence Property~~ Facility vehicle storage area is at capacity today. There is an immediate need to seek additional space for these ~~facilities as well storage needs.~~

The Spokane Police Department has an authorized strength of ~~284~~311 commissioned officers, although vacancies, attrition, and budget constraints cause actual staffing to fall below authorized numbers. The SPD also has ~~99~~96 full-time civilians, ~~6~~12 temporary or project employees, and ~~405~~68 volunteers. All but ~~an insignificant a~~ few of the ~~494~~487 SPD employees work out of ~~60,344~~79,875 square feet of combined core facility space (~~422~~164 square feet per SPD employee).

### **Level of Service (LOS)**

The number of officers per one thousand city residents is a common method used to measure level of police service. It is not a good indicator, however, of the actual demand upon police services because the service population is regionally based. More than this, some areas of the city require more ~~Police~~police service as they generate more calls for service than others do.

A ratio of 1.5 officers per thousand persons has historically been considered adequate for the City of Spokane. ~~Although the average LOS for the past 5 years has been 1.5, the The 2005-2016~~ LOS was ~~1.5~~1.545. The average for cities over 100,000 population in Washington State is 1.8 officers per one thousand citizens.

The city can afford to maintain the proposed LOS of 1.5 officers per thousand residents over the next six years. There is more to police work than just policing; it also includes a ~~well~~well-proportioned ~~amount~~number of civilian employees to keep things running smoothly. It has been suggested that the current LOS provided by civilian employees at approximately .33 civilian employees per police officer is the standard that should be carried forward. This need is also reflected in Table CFU ~~426~~.

### **Future Demand**

Table CFU ~~426~~ shows the number of officers needed over the next ~~six and~~ twenty years to maintain the LOS of 1.5.

| <u>Table CFU 6 Level of Service – Needed Law Enforcement Officers</u> |                   |   |   |   |
|---|-------------------|---|---|---|
| <u>Year</u>   | <u>Population</u> | <u>Officers per<br/>1,000 Residents<br/>(LOS)</u> | <u>Number of Officers<br/>needed to provide<br/>adopted LOS</u> | <u>Number of Civilian<br/>Employees needed*</u> |
|   |                   |   |   |   |

|   |                |            |            |            |
|---|----------------|------------|------------|------------|
| <u>Total Population 2017 City (Present)</u>   | <u>215,839</u> | <u>1.5</u> | <u>324</u> | <u>107</u> |
| <u>2017-2037 (increase-City)</u>  | <u>20,859</u>  | <u>1.5</u> | <u>31</u>  | <u>10</u>  |
| <u>Total 2037 Population</u>  | <u>303,106</u> | <u>1.5</u> | <u>455</u> | <u>150</u> |
| *The number of civilian employees per police officer is estimated to be close to .33. Including this category to the Comprehensive Plan is intended to reflect the actual numbers of employees, and their associated costs, with anticipated population growth. |                |            |            |            |

| Table CFI-12 Level of Service—Needed Law Enforcement Officers  |                   |                                    |  |                                       |
|--|-------------------|------------------------------------|--|---------------------------------------|
| Year   | Demand-Population | Officers per-1,000 Residents-(LOS) | Number of Officers-needed to provide-adopted LOS | Number of Civilian Employees needed** |
| 2001   | 195,700 *         | 1.5                                | 293  | 108                                   |
| 2006 City (present)  | 201,600           | 1.5                                | 282  | 93                                    |
| 2006 UGA (increase)  | 37,200            | 1.5                                | 56   | 18                                    |
| 2006-2012 (increase-City)  | 14,100            | 1.5                                | 21   | 7                                     |
| 2006-2012 (increase-UGA)   | 6,970             | 1.5                                | 10   | 3                                     |
| Total Population 2006-2012 increase City + UGA   | 259,870           | 1.5                                | 390  | 129                                   |
| 2006-2027 (increase-City)  | 47,000            | 1.5                                | 71   | 23                                    |
| 2006-2027 (increase-UGA)   | 23,235            | 1.5                                | 35   | 12                                    |
| Total Population Growth-(City + UGA) for 2027  | 70,235            | 1.5                                | 105  | 35                                    |
| Total 2027 Population  | 309,035           | 1.5                                | 464  | 153                                   |
| *The 2001 Demand Population is a larger number in 2001 because both the City Limits and the UGA population was used at that time. The number has been divided between City Limits and proposed UGA areas.  |                   |                                    |  |                                       |
| **The number of civilian employees per police officer is estimated to be close to .33. Including this category to the Comprehensive Plan is intended to reflect the actual numbers of employees, and their associated costs, with anticipated population growth. |                   |                                    |  |                                       |

The projected population growth within the city and its UGA is 70,235-20,859 new people through the year 2027-2037. In order to maintain the adopted level of service the city will need a total of 455 officers and 150 civilian employees by 2037. This means the city will need to add a total of 144 additional officers and 54 civilians over the next 20 years.

In 2015, the total cost to support one officer was \$191,703, which includes the cost of civilian personnel. This is operating cost only and does not address capital needs. A conservative 3 percent annual increase in operating expenses was used to project future officer support costs. The additional operating cost to

support a level of service equal to that of 1.5 officers per thousand residents will require approximately \$5.9 million in additional revenue to support SPD through 2037.

The city (limits only) will need 302 officers and 100 civilian employees by 2012, and 433 officers and 143 civilian employees by 2027 to support the new growth within the City Limits and UGA at a level of 1.5 officers per one thousand residents.

Table CFU-13 identifies how many additional officers, civilians, and additional building square footage will be needed to meet the projected level of service over the next six and twenty years. To maintain a level of service of 1.5 officers per thousand residents, 33 civilians per officer, and 122 square feet of building the city will need to add 10 additional officers over the next six years and a total of 98 additional officers over the next 20 years.

| Table CFU-13-Net-Additional-Officers-Needed                                   |                                       |                            |                                      |  |
|---|---------------------------------------|----------------------------|--------------------------------------|--|
| Time Period   | Demand (Population-City Limits + UGA) | Additional-Officers-Needed | Additional-Civilian-Employees-Needed | Additional-Building-Square-Footage-Needed* |
| 2001  | 220,471                               | N/A                        | N/A                                  |  |
| 2006-2012   | 21,070                                | 29                         | 10                                   | 4,758                                      |
| 2012-2027   | 49,165                                | 69                         | 23                                   | 11,224                                     |
| 2027  | 70,235                                | 98                         | 33                                   | 15,982                                     |
| * Square Footage is based on the current 122 square foot of space per person. |                                       |                            |                                      |  |

In 2005, the total cost to support one officer was \$136,876, which includes the cost of civilian personnel. This is operating cost only and does not address capital needs. Capital needs are covered in Table CFU-15, "Six-Year Funding Sources Less Costs of Capital Projects." Multiplying the cost per officer by the number of net new officers equals the additional amount of money needed to support the new officers. A conservative 3 percent annual increase in operating expenses was used to project future officer support costs.

Table CFU-14, "Future Need: New Officers," shows the additional operating cost to support a level of service equal to that of 2000. Approximately \$3.6 million in additional revenue will be needed to support SPD through 2012. A total of \$12.3 million in additional revenue will be needed through 2027.

| Table CFU-14-Future-Need-New-Officers |  |                      |
|---------------------------------------|--|----------------------|
| Time Period                           | Demand (Population-Increase-City-Limits + UGA) | Cost Of New Officers |
| Six-Year Need                         |  |                      |
| 2006-2012 (increase)                  | 21,070   | \$ 3,650,897         |
| 2012-2027 (increase)                  | 49,165   | \$ 8,686,617*        |
| Total Increase                        | 70,235   | \$ 12,337,514        |
| * In 2000 Dollars                     |  |                      |

## Six-Year Financial Plan

The Citywide Six-Year Capital Improvement Program identifies the funding sources and projects necessary to maintain the proposed LOS at proposed growth rates over the next six years. Printed copies are available and the programs may be viewed online at [my.spokanecity.org](http://my.spokanecity.org).

~~Table CFU-15 projects Spokane Police Department funding sources less capital costs over the next six years. This table also shows the increase in revenue from year to year. The city plans to spend around 9.6 million dollars on capital needs through 2012. The capital needs per year are listed below.~~

~~2007: Vehicle Replacement~~

~~◆ 2008: Vehicle Replacement~~

~~◆ 2010: CAD/RMS/JMS/AFR Replacement, Network Replacement~~

~~2007 and 2008 goals: Vehicle replacement for patrol cars. 2010 goal: replace the CAD/RMS/JMS/AFR system and upgrade the city's wireless network. New criminal justice center building in 2012.~~

~~The Management and Budget Office provided city funding sources for the years 2006 through 2011. The Police Planning and Research Unit estimated the future grant funding sources.~~

| Table CFU-15 Six-Year Funding Sources LESS Costs of Capital Projects |               |               |               |               |               |               |               |
|--|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Funding Sources  | 2017          | 2018          | 2019          | 2020          | 2021          | 2022          | Total         |
| Annual Budget  | \$62,479,425  | \$64,300,641  | \$65,988,924  | \$68,657,958  | \$71,066,033  | \$72,071,347  | \$406,574,328 |
| Bond   | 0             | 0             | 0             | 0             | 0             | 0             | 0             |
| Grants   | \$976,143     | \$804,922     | \$823,425     | \$815,398     | \$813,401     | \$804,351     | \$5,037,640   |
| Less Cost of Funded Capital Needs                                    | - \$1,192,944 | - \$1,197,533 | - \$1,202,259 | - \$1,207,126 | - \$1,212,140 | - \$1,217,304 | - \$9,229,307 |
| Operating Balance  | \$62,262,624  | \$63,908,031  | \$65,620,090  | \$68,266,230  | \$70,667,293  | \$71,658,393  | \$402,328,661 |
| Unfunded Capital Needs   | \$2,000,000   | \$410,000     |               |               |               |               | \$2,410,000   |
| Revenue Increase From Previous Year                                  | \$0           | \$1,645,407   | \$1,712,060   | \$2,654,166   | \$2,401,064   | \$991,100     | \$9,395,770   |
| Table CFU-15 Six-Year Funding Sources LESS Costs of Capital Projects |               |               |               |               |               |               |               |
| Funding Sources  | 2006          | 2007          | 2008          | 2009          | 2010          | 2011          | Total         |
| Annual Budget  | \$42,729,974  | \$44,351,619  | \$5,622,828   | \$46,177,065  | \$55,513,429  | \$48,872,229  | \$283,307,145 |
| Bond   | 0             | 0             | 0             | 0             | 0             | 0             | 0             |
| Grants   | \$1,094,553   | \$1,083,490   | \$1,072,426   | \$1,061,362   | \$1,050,298   | \$1,039,234   | \$6,401,363   |
| Less Cost of Capital Needs   |               | -\$800,000    | -\$800,000    | -\$0          | \$8,000,000   | 0             | -\$9,600,000  |
| Operating Balance  | \$41,635,421  | \$42,468,129  | \$43,790,403  | \$45,115,703  | \$46,463,130  | \$47,832,995  | \$267,305,781 |
| Revenue Increase From Previous Year                                  | \$0           | \$832,708     | \$1,323,273   | \$1,325,300   | \$1,347,427   | \$1,369,864   | \$6,197,574   |



## 5.8 LIBRARIES

### Inventory of Existing Facilities

~~Due to economies of scale and technological innovations, the library system has diverged from the past approach of neighborhood level service to library districts and electronic delivery. Spokane Public Library currently has six branch libraries in the Indian Trail, Shadle Park, Main, Manito, Hillyard, and Eastside areas and owns property for a potential seventh branch library in the Nevada Lidgerwood neighborhood. (See Map CFU 4, “Library Sites and Service Areas.” See also, “Spokane Public Library Inventory,” attached to the 1997 Strategic Service Plan.) Spokane Public Library (the “Library”) currently has six branch libraries in the Indian Trail, Shadle, Downtown, South Hill, Hillyard, and East Side areas. Since their construction in the 1990s, these facilities have been inadequately maintained and are in dramatic need of updating due to rapid changes in technology, constant usage, and community need.~~

*This section was edited in consultation with Andrew Chanse of the Spokane Public Library.*

### ~~Forecast of~~ Future Needs

#### Existing Demand

High-quality public education is provided through the downtown branch, two community branches, three neighborhood branches, a digital branch, and outreach to the business and nonprofit community, seniors and youth. We serve the educational needs of every citizen.

Early, adult and digital literacy is supported through our collection of resources. In addition to resource materials for self-directed education, branch libraries also offer their meeting rooms for use by the community. Technology and research assistance is also provided via professional staff to navigate an increasingly complex and evolving world of information. Clearly, the public library system plays a crucial role in the educational, social, economic, recreational, technological and cultural health of the community. In 2013, Spokane Public Library adopted a new mission statement to better meet the evolving needs of the community with a renewed commitment to “high quality education for all,” and established strategic directions related to community success, library impact, and organizational innovations.

This mission dovetails with City of Spokane’s strategic focus, as well as with local and national shifts in library service demands. The Library has embraced its role as an educational resource and has bolstered its physical and digital resources, programmatic offerings, and staffing to reflect this role.

Currently, the library system offers outreach to retirement homes, preschools, and day cares, provides dial-in service, and operates catalog terminals at most District 81 schools. In addition to resource materials, branch libraries also offer their meeting rooms for use by community groups. Clearly, the public library system plays a crucial role in the social, economic, recreational, educational, and cultural health of the community.

#### Level of Service (LOS)

Spokane Public Library’s Strategic Directions, developed in 2014, outline the Library’s service priorities.

|  |
|--|
| <u>1. Empower our citizens to help our community succeed</u>   |
| <ul style="list-style-type: none"><li><u>• Goal: Inspire a community of readers</u></li><li><u>• Goal: Expand citizen access and knowledge of emerging literacies and technologies</u></li><li><u>• Goal: Be the resource for free learning opportunities for citizens of all ages so they can achieve their personal and professional goals</u></li></ul> |
| <u>2. Build partnerships for a greater impact on citizen’s lives</u>   |

|   |
|---|
| <ul style="list-style-type: none"> <li>• <u>Goal: Be an engaged community partner</u></li> <li>• <u>Goal: Collaborate to expand access to community expertise for customers</u></li> <li>• <u>Goal: Meet customers and partners when and where they are with the information they want</u></li> </ul>   |
| <u>3. Become an organization of growth and innovation</u> <ul style="list-style-type: none"> <li>• <u>Goal: Remain relevant and vital through continuous learning</u></li> <li>• <u>Goal: Transform our libraries to meet local needs of our customers and community</u></li> <li>• <u>Goal: Share the library messages widely</u></li> </ul> |

### **Level of Service (LOS)**

Spokane Public Library's 1997 Strategic Service Plan was shaped by public input and outlines their future service delivery program. The plan describes eight types of priority service responses.

| <b>TABLE-GFU-17-STRATEGIC-SERVICE-PRIORITY-RESPONSES</b>   |
|--|
| 1. <del>"Reference and General Information"</del> helps customers make better decisions, save time and money, and become more self-sufficient.   |
| 2. <del>"Popular Materials"</del> contributes to recreational life in the community.   |
| 3. <del>"Youth Services"</del> provide a supportive environment in which youth are given opportunities to grow, learn, and build a foundation for success.   |
| 4. <del>"Lifelong Learning"</del> materials, programs, and services promote self-improvement and foster self-fulfillment.  |
| 5. The <del>"Business Information"</del> program provides services that help customers and businesses succeed in the workplace and/or marketplace and contribute to the financial vitality of the community. |
| 6. The <del>"Government Information"</del> service is designed to promote the free flow of information that is crucial in a democratic society.  |
| 7. The <del>"Northwest History"</del> room offers a rich store of local historical documentation that helps link the community to its roots.   |
| 8. <del>"Cultural Awareness"</del> programs help customers to understand and appreciate their own cultural heritage, as well as that of other groups.  |

In addition, their level of service standards are as follows:

| <b>TABLE-GFU-18-SPOKANE-PUBLIC-LIBRARY-LEVELS-OF-SERVICE</b> |         |       |                    |
|--|---------|-------|--------------------|
|  | 1996    | 2014  | <u>Recommended</u> |
| Operating budget per capita                                  | \$33.80 | 42.68 | <u>\$50.00</u>     |
| Materials budget per capita                                  | \$4.56  | 4.24  | <u>\$7.50</u>      |
| Percent of operating budget for materials                    | 14%     | 10%   | <u>15%</u>         |
| Square feet per capita                                       | .671    | .671  | <u>.813</u>        |
| Circulation per capita                                       | 10.5    | 10.14 | <u>10.5</u>        |
| Unduplicated hours of operation per week                     | 60      | 58    | <u>60</u>          |

Spokane Public Library's Strategic Directions stress flexibility so their programs and level of service standards have room to evolve as customer needs change in the future.



~~The library's 1997 Strategic Service Plan stresses flexibility so their programs and level of service standards have room to evolve as consumer needs change in the future.~~

## **Future Demand**

Increased service demand resulting from future population growth could be addressed either through construction of new facilities, creative outreach programs and satellite service points, or a combination of both.

## **Need for Capital Facility Improvements**

All of Spokane Public Library's facilities have been replaced with new buildings since 1991. Given an average life span of a library facility of 20 to 30 years, these facilities should not have to be replaced over the next 20 years. However, depending on how and where future growth and development occur, future population increases could require the expansion of existing facilities (at Indian Trail, for example) or construction of new facilities (perhaps in the Qualchan area).

As of 1998, all of Spokane Public Library's facilities were replaced with new buildings. Given an average life span of a library facility of 20 to 30 years, in 2015, Spokane Public Library conducted an extensive evaluation encompassing four aspects of library operations and capital:

- the system of library locations as they work together to serve the city;
- the Library's operations and customer experience, including the staffing structures that can maximize customer engagement and return on investment;
- SPL's technology platforms and technology-based opportunities; and
- the specific, physical facilities, their conditions, and how they can best accommodate current and future public demand.

In 2016, the Library Board of Trustees adopted a Facilities and Future Service Plan to lay the groundwork for delivering 21<sup>st</sup> century library services. In addition to many outstanding deferred costs, all six branches are in need of updating in order to continue to meet growing and evolving demand. The Library's 2016 Future and Facilities Study revealed that substantial upgrades are necessary throughout the system to meet the needs of the 21<sup>st</sup> century citizen. Additionally, the Shadle and South Hill libraries will need to undergo expansions. Since the South Hill library is effectively landlocked, this branch will need to be relocated in order to undergo the necessary expansion.

## **Other Plans**

Meeting level of service standards is also affected by fluctuating revenue levels. For example, in November of 1999, Washington voters passed Initiative 695. One of the consequences of this action was that the Library, which receives operating support from the City of Spokane, was required to cut back on services. Their decision was to reduce off-hour access to the main library downtown. In addition, they shifted branch library operating hours to match those of the downtown library, with the exception that some branch libraries remained open on Saturdays. Operating budgets through the early 2000s were cut or flat for many years. Consequently, open hours for branches were drastically reduced for neighborhood branches. In 2013, City of Spokane voters passed a levy lid lift that stopped reductions in service hours and extended hours through 2017. A good library system is accessible to the community, and it is important that library hours include morning, afternoon, evening and weekend hours to serve customer needs. Availability and convenience of hours for citizens is an essential component of meeting level of service standards.

~~Level of service standards are also affected by fluctuating revenue levels. For example, in November of 1999, Washington voters passed Initiative 695. One of the consequences of this action was that the library, which receives operating support from the City of Spokane, was required to cut back on services. Their decision was to reduce off-hour access to the main library downtown. In addition, they shifted~~

~~branch library operating hours to match those of the downtown library, with the exception that some branch libraries are still open on Saturdays.~~

## **Proposed Facilities**

Library facilities should either be in proximity to population centers or easily accessible by bicycle, bus, or private vehicle. If future development and population growth were to continue away from the city center and major corridors, the library would feel it necessary to build new facilities to serve these new areas.

Library operations would also be affected by growth patterns. Operations (utilities, security, minor contracts, etc.) and personnel costs would also increase.

~~The Library Board believes facilities should either be in proximity to population centers or easily accessible by bicycle, bus, or private vehicle. If future development were to continue to consume raw land away from the city center, the library would feel it necessary to build new facilities to serve these new areas. For this reason, the Library Board anticipates there may be a need for two new branches in the next twenty years. Currently, they are actively pursuing the purchase of land in the far northeast area of the city. However, there are no plans to build and operate a library in that area in the next ten years.~~

~~Library operations would also be affected by growth patterns. Additional facilities and an expanded geographical area could necessitate the addition of another delivery van to maintain the current daily delivery schedule. Operations (utilities, security, minor contracts, etc.) and personnel costs would also increase.~~

~~On the other hand, if future growth and development patterns incorporate new people into the existing urbanized area, the library could serve a growing population at existing facilities.~~

~~The cost to build a 75,000 square foot branch library is roughly \$15,000,000 (in 1998 dollars). It would be more cost effective to increase staffing and collection size and expand hours of operation at existing facilities. In addition, the library could expand their electronic services with terminals at neighborhood grocery stores and COPS Shops where consumers could order books that would be mailed to their homes.~~

## **Six-Year Financial Plan**

### **~~Six-Year Funding and Projects~~**

Over the next six years, all six branch libraries will need to undergo significant makeovers and infrastructure upgrades. This is estimated to cost from \$30-90 million, depending on the desires of the community. Information about planning related documents for the Spokane Public Library can be found at <http://www.spokanelibrary.org/>.

The Citywide Six-Year Capital Improvement Program identifies the funding sources and projects necessary to maintain the proposed LOS at proposed growth rates over the next six years. Printed copies are available and the programs may be viewed online at [my.spokanecity.org](http://my.spokanecity.org).

~~There are no major capital projects planned for the next six years.~~

## 5.9 PARKS, RECREATION, AND OPEN SPACE FACILITIES

The ~~city~~ City of Spokane provides a system of local parks (neighborhood and community), major parks, and open space. The park system is managed by the Spokane Parks and Recreation Department with policy direction provided by the Spokane Park Board.

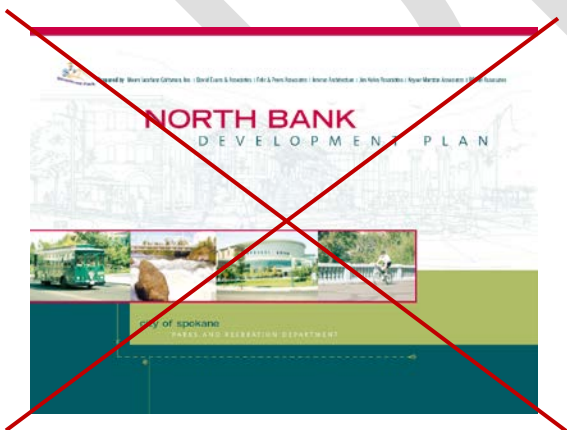
*This section was edited in consultation with Garrett Jones of the Spokane Parks and Recreation Department.*

The current Parks and Recreation ~~Department's Parks~~ Department's Parks, Recreation, and Open Spaces Plan, Roadmap to the Future, offers a much more detailed picture of the park, recreation and open space system and what changes and improvements will be made in the future. ~~The Parks and Recreation Department currently is developing a strategic plan that will work with the Parks, Recreation, and Open Spaces Plan and will help to guide the actions of the department for the next 20 years. The strategic plan process will update elements in the plan. This excerpt from the draft explains what the specific plan will accomplish, "In the spring of 2005, the Park Board and administrative staff began work on a 20/20 Strategic Plan for the Parks and Recreation Department. The purpose of the visioning process was to look twenty years into the future and envision the park system that should exist. The 20/20 Strategic Plan would contain strategies to propel this vision toward reality in twenty years or less. The second "20" is significant to the plan's name since "20-20" is considered perfect vision, thus the name 20/20 Strategic Plan." The results of the "20/20" strategic plan may result in recommended changes to the Comprehensive Plan.~~

The current Parks, Recreation and Open Spaces Plan, Roadmap to the Future ~~is hereby~~ is hereby adopted by reference as a part of the Comprehensive Plan. Information about planning related documents for the Spokane Parks and Recreation Department can be found at [www.spokaneparks.org](http://www.spokaneparks.org).

### ~~Parks and Recreation Related Planning Efforts since 2001~~

~~Since the initial adoption of the 2001 Comprehensive Plan the Parks and Recreation Department has conducted a North Bank Development Plan for the area north of River Front Park. The following is an excerpt from the plan that explains its purpose, "The North Bank Master Plan provides a blueprint for the future development of the North Bank entertainment district. The vision for the North Bank is to create an economically viable entertainment district, while providing a connection to the downtown retail core through Riverfront Park. This plan incorporates this vision and the public input gathered throughout the planning process, and works towards creating an attractive, economically successful development on the North Bank, providing entertainment, recreation, educational, and cultural opportunities for Spokane residents and visitors alike." This plan is also available for viewing at [www.spokaneparks.org](http://www.spokaneparks.org).~~



### Inventory of Park Lands

The current Spokane Parks, Recreation, and Open Spaces Plan, Roadmap to Future, includes an inventory of each park and facility in the city. For a general location by park or facility type see Map CFU 5, "Parks".

## **Park Descriptions**

### **Neighborhood Mini-Parks**

Mini-parks are developed to serve a concentrated or specific group, such as children or senior citizens. Mini-parks have often been developed in areas where land is not readily available for neighborhood parks. Currently, there are eight neighborhood mini-parks in the city.

### **Neighborhood Parks**

Neighborhood parks are intended to provide both active and passive recreation for residents enjoying short daily leisure periods but should provide for most intensive use by children, family groups, and senior citizens. These parks are centrally located in neighborhoods with safe walking and bicycle access. At forty parks, there are more neighborhood parks than any other park type in the city.

### **Community Parks**

Community parks offer diverse recreational opportunities. These parks may include areas suited for facilities, such as athletic complexes and large swimming pools. Natural areas for walking, viewing, and picnicking are often available in community parks. Water bodies are present in many of these parks. As of this time, the city has eleven community parks located throughout the city.

### **Major Parks**

A major park is a large expanse of open land designed to provide natural scenery and unique features of citywide and regional interest as well as affording a pleasant environment and open space in which to engage in active and passive recreation. The city has four major parks.

### **Conservation Area**

Conservation areas are open space areas designed to protect environmentally sensitive features, such as steep slopes, unstable soils, and shorelines. These areas are generally maintained in their natural state and help preserve significant views and wildlife habitats and corridors. Currently, there are 1,501.53 acres of conservation land in the city. Many of the conservation areas are located along or near the Spokane River or Latah Creek.

### **Parkway**

Parkways are often associated with arterials that have scenic features or connect parks. They have special landscape treatments such as trees, shrubbery, and grass. Some parkways have trails associated with them. There are eighteen parkways in the city.

### **Trails**

Trails are paved or unpaved surfaces that are ideally separated from streets and are within an open space corridor. Trails are typically used for running, biking, walking, and skating. Although many unmarked, undesignated trails exist, there are three official trails in the city: Ben Burr, Fish Lake, and Centennial.

### **Other Facilities**

The Parks and Recreation Department also owns and manages one arboretum, one art center, ten community/senior centers, four golf courses, three sports complexes, and seven swimming pools.

## **Forecast of Future Park Needs**

### **Level of Service (LOS)**

The city measures LOS by comparing the acres of parks per every thousand residents. [See the current Parks, Recreation and Open Spaces Plan, Roadmap to the Future, for a LOS analysis.](#)

Currently, the city is proposing to adopt the existing LOS for each measurable park type (neighborhood mini, neighborhood, community, and major). Although the National Recreation and Parks Association (NRPA) standards are much higher, the city cannot fund a high LOS (see Table CFU 20, “Level of Service and Required Acres”).

~~The proposed level of service for neighborhood parks is 1.17 acres per one thousand residents, 1.49 acres for community parks, 2.59 acres for major parks, and .03 acres for neighborhood mini parks. For projecting future need, the LOS for each park type is totaled to 5.28 parks per thousand residents. The city is about 6 acres below the low NRPA standard of 11.25 acres per thousand residents.~~

The city does not measure LOS for conservation land, parkways, or trails. These park types are typically purchased and developed on an opportunity basis. The city seeks to purchase and designate conservation land each year. The primary funding source is the Conservation Futures Program, which is administered by Spokane County. ~~Parkways are designated as part of the arterial street plan (see Maps TR 4, 5, and 6 in Chapter 4, “Transportation”). The city is currently developing the Fish Lake Trail to the southwest of the city, owns and maintains the Ben Burr Trail, and participates in maintaining the Centennial Trail (see Map CFU 5, “Parks”).~~

### **Need for Capital Facility Improvements**

In order to maintain the existing LOS as the city grows over the next twenty years, the city will have to develop new parks. ~~Although many of these parks will be in areas of the city with high growth potential, several developed neighborhoods still lack neighborhood parks. See the Parks, Recreation, and Open Space Plan for details on needed future capital facilities and the future financing plan. See the Citywide CIP for a list of park facility projects scheduled for the next six years as well as project funding sources.~~

### **Six-Year Project and Financing Plan**

See the current Parks, Recreation, and Open Space Plan, Roadmap to the Future, for details on needed future capital facilities and for a LOS analysis.

The Citywide Six-Year Capital Improvement Program identifies the funding sources and projects necessary to maintain the proposed LOS at proposed growth rates over the next six years. Printed copies are available and the programs may be viewed online at [my.spokanecity.org](http://my.spokanecity.org).

## 5.10 ~~SANITARY SEWER~~ WASTEWATER MANAGEMENT

### Service Area

The Riverside Park Water Reclamation Facility (RPWRF) (Previously known as the Spokane Advanced Wastewater Treatment Plant (SAWTP)) serves the city, portions of the urbanized un-incorporated county, and several other communities. The city serves these additional areas based on interlocal agreements, which are similar to contracts. Some of these agreements are for small amounts of capacity while others, like the agreement with Spokane County, are for ten million gallons per day. With the multitude of users, the RPWRF is a regional system. See Map CFU 6, “Sewer Service Area.”

*This section was edited in consultation with staff from the Integrated Capital Management department.*

Because of existing agreements and the location, the RPWRF will most likely always be a regional system. Spokane County Regional Water Reclamation Facility began operating in 2011. The current treatment capacity is 8 million gallons per day (MGD), but it can be increased in phases to 24 MGD. ~~although capacity will have to be increased dramatically, or other treatment solutions found, to accommodate the region's growth.~~

### Inventory of Existing Facilities

#### Sanitary Sewer and Stormwater Systems

The sanitary sewer system doesn't consist of a treatment plant alone. The city operates and maintains over 470 miles of sanitary sewer lines and 400 miles of “combined” sanitary lines. ~~Over 800 miles of pipes that connect the treatment plant with the service area. Where needed, lift stations or inverted siphons provide-~~ elevate the sanitary sewage service in those locations that are too low. ~~Additional facilities include inverted siphons.~~ Over 350 miles of storm drain pipes, catch basins and drywells, and combined sewer overflow structures (CSOs) provide stormwater service. Map CFU 7, “Stormwater Facilities,” shows the location of the major sanitary sewer and stormwater facilities.

The City of Spokane Wastewater Facilities Plan ~~Volumes with Amendments~~ 1 through 3 includes a detailed inventory and future needs assessment of the regional wastewater system. This long range planning document covers a fifty year period and currently describes the needs of the system until ~~2045~~ 2030.

The 2014 City of Spokane Combined Sewer Overflow (CSO) Plan Amendment amends the City's 2005 CSO Plan and advance reductions is designed to reduce in CSO and events amend the City's 2005 CSO Plan. This 2014 Plan Amendment, documents modifications to the City's CSO Program as a result of changes to applicable regulations, improvements in computer modeling tools, information about the actual performance of CSO storage facilities already built, implementation of the Spokane County Reclamation Facility, and other progress made on CSO control within the City. To consider future growth, the computer simulations of individual basins were based on 2030 growth conditions and varied basin by basin.

The City of Spokane Integrated Clean Water Plan builds from the City's CSO Plan Amendment (final submitted to Ecology March 2014) and Wastewater Facilities Plan Amendment No. 3 (final submitted to Ecology March 2014), integrating CSO projects, stormwater projects, and municipal wastewater treatment projects into an overall investment focused on water quality.

Table CFU ~~257~~ is an inventory of the sewer system.

| TABLE CFU <del>257</del> INVENTORY OF EXISTING SEWER FACILITIES |                         |       |
|---|-------------------------|-------|
| Facility Category   | Quantity                | Units |
| Treatment Plant   | 1                       | each  |
| Sewage Lift Stations  | <del>27</del> <u>29</u> | each  |



|                                  |                                  |       |
|----------------------------------|----------------------------------|-------|
| Sanitary Collection System       | <del>290</del> 470               | miles |
| Storm Water Collection System    | <del>130</del> 350               | miles |
| Combined Sewer Collection System | 400                              | miles |
| Inverted Siphons                 | 14                               | each  |
| Catch Basins and Drywells        | <del>14,000</del><br>Over 18,000 | each  |
| CSO Regulating Structures        | <del>30</del> 24                 | each  |

## Future Needs

### Existing Demand and Capacity Summary

~~The RPWRF recycles approximately 34 million gallons of wastewater a day and returns the cleaned water to the Spokane River. The facility can handle peak flows, included combined sewer flows, up to 150 million gallons a day. Planned construction is based on projected growth within City, as well as Spokane County contribution of 8 MGD and the completed CSO Abatement Program, as described in Facility Plan Amendment No. 3. The collection system, CSO control, and RPWRF are all being designed for 2030 projected population. The RPWRF has the capacity to process approximately 44 million gallons per day (MGD) of regionally generated sanitary sewage. Of the 44 MGD, the city has, through interlocal agreements, transferred 10 MGD to Spokane County to serve unincorporated urban areas that are on septic systems and over the aquifer. This leaves the city with control of 34 MGD of RPWRF capacity. Of the 34 MGD, the city has about 2.3 MGD in surplus to serve future population growth. This will accommodate about 23,529 persons.~~

~~Currently, the RPWRF is processing an average of 40.7 MGD of regional sanitary sewage. This includes about 9.6 MGD that are associated with variable flow.~~ Variable flow is water that infiltrates or inflows into the system and is not associated with sanitary sewer users. The city continues to make improvements to the sewer collection system to limit the amount of variable flow.

### Level of Service (LOS)

The proposed level of service (LOS) for sanitary sewage processing is 100 gallons per capita per day (GPCD). This means that the city must plan to be able to accommodate 100 gallons of sanitary sewage per day for every person in the service area. Although some citizens may generate less or more sanitary sewage, this is an accepted average that can be used for planning purposes.

The level of service (LOS) for stormwater is to design public right-of-way for a 10-year rainfall frequency, prevent flooding of property during a 25-yr 24-hour rainfall event, and prevent damage to buildings for a 100-year rainfall event.

## Six-Year Financial Plan

### Six-Year Funding and Projects

~~The Six Year Comprehensive Sewer Program Citywide Six-Year Capital Improvement Program identifies the funding sources and projects necessary to maintain the proposed LOS at proposed growth rates over the next six years. Projects include reductions in septic systems, CSO events, infiltration and inflow, and capital improvements to the RPWRF. This Six Year Comprehensive Program is hereby adopted by reference as a part of the Comprehensive Plan. Printed copies are available and the programs may be viewed online at [www.spokanecity.org/services/documents](http://www.spokanecity.org/services/documents) [my.spokanecity.org](http://my.spokanecity.org). Projects include reductions in septic systems, CSO events, infiltration and inflow, and capital improvements to the RPWRF. The city has enough funding sources to cover the costs of the proposed projects.~~

## 5.11 SCHOOLS

There are three school districts operating within the current Spokane city limits. The vast majority of the City of Spokane is served by Spokane ~~Public~~ School District ~~No. 81~~ (~~Spokane Public Schools~~). Cheney School District ~~No. 360~~ serves some small corners in the southwest area of the city and the west plains. Mead School District ~~No. 354~~ is generally located on Five-Mile Prairie and north of Lincoln Road. Depending on the placement of the City of Spokane's final urban growth boundary and annexations related to those new boundaries, more of the city might be served by these last two school districts, with the possible addition of the Nine-Mile Falls and West Valley school districts. (See Map CFU 11, "School Districts and Facilities.")

*This section was edited in consultation with Greg Forsyth from Spokane Public Schools.*

### Inventory of Existing Facilities

~~District 81~~ Spokane Public Schools operates thirty ~~five-four~~ elementary schools, six middle schools and five high schools, in addition to several special schools, serving ~~over 29,000~~ nearly 30,000 students each year. See Maps CFU 8, "Elementary School Boundaries," CFU 9, "Middle School Boundaries," and CFU 10, "High School Boundaries." In addition to the regular attendance center programs, the district is the sponsoring agency for the Spokane ~~Area~~ Skills Center (NEWTECH Skill Center), which serves students from Spokane Public Schools and nine neighboring school districts. Special learning centers like the Libby Center, Spokane Public Montessori, The Community School, The Enrichment Cooperative, On-Track, and before and after-school childcare programs such as Express, and an extensive summer school program, round out the district offerings. The district also offers preschool for low income and special education students at some sites.

| TABLE CFU <del>303</del> INVENTORY OF EXISTING FACILITIES: SCHOOLS |                                 |
|--|---------------------------------|
| School   | Total Existing Enrollment       |
| Elementary Schools   | <del>15,456</del> <u>16,173</u> |
| Middle Schools   | <del>4,460</del> <u>3,992</u>   |
| High Schools   | <del>8,593</del> <u>8,094</u>   |
| Other Buildings  | <del>1,234</del> <u>1,678</u>   |
| Total School Facilities  | <del>29,743</del> <u>29,937</u> |

### Existing Enrollment

~~District 81~~ Spokane Public Schools has a total full-time enrollment of nearly 30,000 individual students. This includes ~~1,234~~ 1,678 students enrolled in special schools. The focus of these alternative schools ranges from programs for troubled youth to professional-technical training at the NEWTECH Skill Center. ~~Most of the students at the Spokane Skills Center are from the other eight school districts in Spokane County, with non-District 81 enrollment at 286 students for 2000.~~

~~Enrollment-Shifting enrollment is a shifting concept that between schools~~ requires ~~District 81~~ the School District to remain flexible. State mandated classroom size reduction in kindergarten through third grade, combined with slow and steady growth, is adding to the complexity of facility capacity issues. ~~Drop-out rates and families who combine households to share winter heating costs can result in significant changes from initial enrollment projections.~~ The district reacts to these fluctuations through busing, building additions, and ~~the~~ use of "relocatables," which are portable buildings ~~on cement foundations.~~

| TABLE CFU <del>342</del> INVENTORY OF EXISTING FACILITIES: SCHOOLS BUILDING SQUARE FOOTAGE |           |          |       |              |
|--|-----------|----------|-------|--------------|
| School   | Permanent | Portable | Total | Site Acreage |



|                         |                                   |                                     |  |                                    |
|-------------------------|-----------------------------------|-------------------------------------|--|------------------------------------|
| Elementary              | 1,715,198<br><del>1,506,534</del> | 61,904<br><del>149,517</del>        | 1,777,102<br><del>1,656,051</del>        | 214.41<br><del>208.81</del>        |
| Middle                  | 695,139<br><del>655,097</del>     | 0                                   | 695,139<br><del>655,097</del>            | 104.69                             |
| High                    | 1,319,728<br><del>1,098,774</del> | 31,344<br><del>20,902</del>         | 1,319,728<br><del>1,119,676</del>        | 143.59<br><del>148.48</del>        |
| Other Buildings         | 515,666                           | 0                                   | 547,010<br><del>456,547</del>            | 63.27<br><del>34.77</del>          |
| Total for All Buildings | <b>4,245,731</b>                  | <b>43,248</b><br><del>170,419</del> | <b>4,338,979</b><br><del>3,887,374</del> | <b>525.96</b><br><del>496.75</del> |

## Existing Capacity

Currently the School District is facing a facility capacity challenge at the elementary level in two areas within the school district boundaries – the southern and northern most regions of the School District. To address this issue in the south area, the School District is adding an eight classroom addition to Mullan Road Elementary and making some minor boundary adjustments. To address the capacity issues in the northern area, the School District is building a new Linwood Elementary with more capacity. There will also be some boundary adjustment to address facility capacity issues at other elementary schools in the northern region. Another issue the district will be addressing is the state mandated K-3 classroom size reduction legislation. The School District is currently undertaking long range planning around to address this facility capacity challenge in the next bond cycle to be voted on in February 2021.

Enrollment has been slowly increasing in the School District, starting at the elementary level. Where the growth will occur has been difficult to predict due to the growth of apartments and multifamily developments in the city.

With future growth, the smaller class sizes and continuing programmatic changes, the School District will need to add classrooms (i.e., schools) to its inventory. The current estimate is a need for nearly 120 additional classrooms, possibly with additional elementary schools or middle schools.

The School District recently remodeled or replaced all five of its comprehensive high schools. A high school's capacity is measured more by total teaching stations than total enrollment. The district has capacity in its high schools.

Finch is the only one of the thirty five elementary schools in District 81 that currently has a deficient capacity issue. However, this is due to lack of support space, not classroom space. Both Audubon Elementary and Willard Elementary Schools were full in 2000, while Wilson Elementary had surplus capacity of about 25 to 30 students. Mullan Road Elementary currently serves about 440 students. At present, the Eagle Ridge housing development contributes only a few students to this school. However, the school could handle up to an additional 250 students if more young families were to move into this area.

Enrollments have recently declined faster than expected at Woodridge Elementary, Salk Middle School, and Shadle Park High School, where there were roughly 100 students less than other schools. This may have been triggered partially by a sluggish home resale market in the area.

A high school's capacity is measured more by total space use during fourth period than total enrollment. In addition, the adequacy of teaching stations per school depends in part on the requirements of particular programs.

## ~~Forecast of~~ Future Needs – ~~District 81~~ Spokane Public Schools

### Existing Demand – Enrollment

There were ~~over~~ nearly 30,000 students enrolled in ~~District 81's~~ Spokane Public Schools elementary, middle, and high schools in ~~2000~~ 2016.

## Level of Service (LOS)

District 81 Spokane Public Schools describes their current level of service standard as, “educate all children who wish to attend public schools, between the ages of five years and 21 years who have not received a high school diploma or equivalent [and] educate handicapped children between the ages of three and five years.”

For elementary schools, more specific level of service standards include: 500 to ~~600~~ 625 students per school,

5 or more acres of land per school, and a student/teacher ratio in K-3 of 25 to 1 and a ratio of 28 to 1 in 4-6 of 26:1. The standard student/teacher ratio for middle and high school is 30:1. Students who live more than a mile from school may travel to school on district-approved buses. Bus service is also provided to those students whose school route has been declared unsafe by the district safety office or who participate in after-school activities.

## Future Demand – Enrollment Projections

Demographic shifts have a cyclical effect on projected enrollment. As the adults in a neighborhood age, the number of school children decreases. When older residents gradually give way to young families, the number of school children increases. Certain types of employment and higher income levels typically indicate a family with older children who will be phasing out of the school system relatively soon. ~~In fact, the out migration that the district has observed over the last few years may indicate that some families also tend to move outside the city as their children age.~~

~~Sometimes, local economic development efforts result in traceable patterns in enrollment levels. For example, young families came to Spokane to fill the 9,000 jobs created through the Momentum (New Century Plan) process. This added 4,500 new students, but only a few years later they are starting to finish high school. Soon, they will have moved out of District 81’s system and into the workforce themselves.~~

In addition to unique local phenomenon, District 81 Spokane Public Schools bases their enrollment projections on the cohort survival method. Since there is virtually no limited in-migration, births within the School District account for the bulk of growth. ~~Their b~~Birth numbers are based on enrollments in birth classes and are projected out five years to calculate the projected kindergarten enrollments

~~Shown in Table CFU 10 the projections are showing a slow and steady growth pattern. This does not however show the impact of classroom size reduction that is being projected by the state. This is planned to be fully implemented by 2018. This will drive a need for additional classroom needs at grades K-3. The projected classroom size reduction ratio of 20 to 1 teacher to students. This will leave a shortage of classrooms in our elementary schools of approximately 120 classrooms that will require additional construction of schools. The years 1990, 1991, and 1993, saw particularly large birth numbers, with 1991 registering the largest number of births in twenty years. In sharp contrast, the years that followed experienced lower than normal birth rates. As a result, the district anticipates that elementary school enrollments will drop by 2000 students by 2005, resulting in smaller class sizes. It is expected that middle school enrollment will stay fairly flat, and high school enrollment will only increase slightly.~~

| TABLE CFU <del>3210</del> ENROLLMENT PROJECTIONS |                          |                        |                        |                          |
|--|--------------------------|------------------------|------------------------|--------------------------|
| Year   | School Level             |                        |                        |                          |
|  | Elementary               | Middle School          | High School            | Total                    |
| <del>16-17-1995</del>                            | <del>16,801-16,552</del> | <del>4,294-5,037</del> | <del>8,394-8,804</del> | <del>29,490-30,393</del> |
| <del>17-18-1996</del>                            | <del>16,950-16,413</del> | <del>4,224-4,974</del> | <del>8,391-9,066</del> | <del>29,583-30,453</del> |
| <del>18-19-1997</del>                            | <del>17,077-16,482</del> | <del>4,370-4,991</del> | <del>8,244-9,081</del> | <del>29,691-30,554</del> |
| <del>19-20-1998</del>                            | <del>17,032-16,533</del> | <del>4,621-4,850</del> | <del>8,209-9,309</del> | <del>29,862-30,692</del> |
| <del>20-21-1999</del>                            | <del>17,028-16,297</del> | <del>4,743-4,840</del> | <del>8,303-9,345</del> | <del>30,074-30,483</del> |
| <del>21-22-2000</del>                            | <del>16,983-16,069</del> | <del>4,707-4,779</del> | <del>8,520-9,309</del> | <del>30,209-30,157</del> |
| <del>22-23-2001</del>                            | <del>17,113-15,657</del> | <del>4,540-4,836</del> | <del>8,777-9,165</del> | <del>30,429-29,660</del> |
| <del>23-24-2002</del>                            | <del>17,155-15,189</del> | <del>4,458-4,942</del> | <del>9,001-9,368</del> | <del>30,614-29,499</del> |

|  |               |              |              |               |
|--|---------------|--------------|--------------|---------------|
| <b>2003</b>  | <b>14,715</b> | <b>5,013</b> | <b>9,138</b> | <b>28,86</b>  |
| <b>2004</b>  | <b>14,384</b> | <b>4,916</b> | <b>9,195</b> | <b>28,495</b> |
| <b>2005</b>  | <b>14,142</b> | <b>4,684</b> | <b>9,328</b> | <b>28,154</b> |
| Projections from Spokane School District 81: Planning Capital Projects, February 28, 2001-April 2, 2014. |               |              |              |               |

### Need for Capital Facility Improvements

Following construction of the bond funded projects listed below in Table CFU 33, “1998 Bond Projects,” the district anticipates limited need for construction of new facilities in the immediate future.

### Plans of Other Providers

In order to sustain and improve overall community health, District 81 Spokane Public Schools makes their buildings and recreational facilities available to the public for use during non-school hours. Priority for scheduling and rental fee structure ranges over five classes: school district sanctioned activities, joint use agreements and contracts, other educational institutions, civic and service use, and private interest groups. (See the excerpt from District 81’s Spokane Public School Board Policy Procedure Manual relating to “Use of School Facilities.”)

~~In addition, the City of Spokane Parks and Recreation Department supports and maintains recreational facilities at all the school sites. (See the City of Spokane Parks, Recreation, and Open Spaces Plan). Access to school facilities as centralized gathering places strengthens local residents’ sense of community. All possible efforts should be made to continue and expand such opportunities for co-location of programs and shared use of public facilities.~~

### Proposed Facilities

Currently, the School District is in the third six- year bond cycle of a long-range facility improvement plan. The District is already starting preliminary bond planning for a 2021 election which will be implemented between 2021 and 2027. A list of projects has not been selected at this time and will be determined by the District’s bonding capacity in 2021.

~~Beyond those projects funded by the recent bond, District 81 has no specific facilities planned for construction in the immediate future.~~

### Six-Year Financial Plan

#### Six-Year Funding and Projects

~~In 1998-2015, District 81 Spokane Public Schools~~ successfully passed a \$145,000,000 \$74.5-million bond, which funds the following projects shown on Table CFU 3311, “1998-2015 Bond Projects.” With bond interest income, a capital fund residual balance from 2009, and the estimated state matching funds the total funds of the 2015 bond will be \$209,425,000. The projects fall into the categories of: Major Construction Projects, Smaller School Improvements at All Schools, Technology Upgrades and Replacements, and Safety and Security Improvements.

| TABLE CFU <u>3311</u> <u>1998-2015</u> BOND PROJECTS  |  |                                    |                                      |                               |
|---|--|------------------------------------|--------------------------------------|-------------------------------|
| <u>Bond Project</u><br><u>Bond Project</u>  | <u>Stage of Project</u><br><u>Percent Complete</u> | <u>State Match and Other Funds</u> | <u>Project Budget</u><br><u>Bond</u> | <u>Completion Date</u>        |
| <u>Adams – Limited Facility Improvements</u><br><u>Lewis and Clark High School Renovation</u> | <u>Planning</u><br>10 percent                      | \$22,278,800                       | \$5,000,000<br>\$14,141,542          | <u>2021</u><br>August 2001    |
| <u>Franklin Modernization and Renovation</u><br><u>Technology Improvements at All Schools</u> | <u>Design Phase</u><br>Equipment:<br>50 percent    |                                    | \$25,725,000<br>\$12,624,693         | <u>2018</u><br>September 2002 |
| <u>Linwood Replacement</u>  | <u>Design Phase</u><br><u>Data Upgrades</u>        |                                    | \$22,400,000<br>\$12,812,518         | <u>2020</u><br>July 2000      |

|   |   |                     |                      |                       |
|---|---|---------------------|----------------------|-----------------------|
| <u>Upgrade Electrical Systems and Retrofit School for Technology</u>  | <u>Complete;</u><br><u>Electrical:</u><br><u>50 percent</u> |                     |                      |                       |
| <u>Wilson - Classroom addition</u>                                    | <u>Planning</u>   |                     | <u>\$4,500,000</u>   | <u>2020</u>           |
| <u>Rogers High School Renovation</u>                                  | <u>40 percent</u>   |                     | <u>\$5,827,617</u>   | <u>June 2000</u>      |
| <u>Salk Middle School Replacement</u>                                 | <u>25 Percent</u>   | <u>\$1,832,305</u>  | <u>\$36,000,000</u>  | <u>2017</u>           |
| <u>North Central High School Addition</u>                             | <u>20 percent</u>   |                     | <u>\$2,790,036</u>   | <u>August 2000</u>    |
| <u>Shaw Middle School Gymnasium Replacement and Master Plan</u>       | <u>Planning</u>   | <u>\$1,931,306</u>  | <u>\$13,600,000</u>  | <u>2021</u>           |
| <u>Browne Elementary School Replacement</u>                           | <u>10 percent</u>   |                     | <u>\$5,029,522</u>   | <u>September 2000</u> |
| <u>Lewis and Clark – Classroom Addition</u>                           | <u>Planning</u>   |                     | <u>\$4,500,000</u>   | <u>2020</u>           |
| <u>High School Science Room Renovation</u>                            | <u>Complete</u>   |                     | <u>\$1,482,900</u>   | <u>September 1999</u> |
| <u>North Central Commons and Classroom Additions</u>                  | <u>20 Percent</u>   |                     | <u>\$18,600,000</u>  | <u>2017</u>           |
| <u>Garry Middle School Physical Education and HVAC Improvements</u>   | <u>Complete</u>   |                     | <u>\$2,260,920</u>   | <u>September 1999</u> |
| <u>Land Acquisitions</u>  | <u>In Process</u>   |                     | <u>\$9,500,000</u>   | <u>2021</u>           |
| <u>Elementary Library Remodels</u>                                    | <u>Complete</u>   |                     | <u>\$702,906</u>     | <u>September 1999</u> |
| <u>Portable/Classroom Additions</u>                                   | <u>In Process</u>   |                     | <u>\$9,000,000</u>   | <u>2021</u>           |
| <u>Replace Modular Unit- Wilson Elementary School</u>                 | <u>Complete</u>   |                     | <u>\$1,282,932</u>   | <u>July 1999</u>      |
| <u>District Annual School Projects</u>                                | <u>20 Percent</u>   |                     | <u>\$33,000,000</u>  | <u>2021</u>           |
| <u>Site Expansion/Improvements</u>                                    | <u>50 percent</u>   |                     | <u>\$5,001,935</u>   | <u>September 2003</u> |
| <u>District Technology Improvements</u>                               | <u>20 Percent</u>   |                     | <u>\$23,000,000</u>  | <u>2021</u>           |
| <u>Auditorium Improvements at Ferris and Shadle Park High Schools</u> | <u>Complete</u>   |                     | <u>\$505,233</u>     | <u>September 1999</u> |
| <u>Safety and Security Upgrades</u>                                   | <u>30 Percent</u>   |                     | <u>\$4,000,000</u>   | <u>2018</u>           |
| <u>Intercom/Phone/Communication Upgrades</u>                          | <u>Complete</u>   |                     | <u>\$3,049,120</u>   | <u>October 1999</u>   |
| <u>Instructional Space Expansion</u>                                  | <u>Complete</u>   |                     | <u>\$622,352</u>     | <u>October 1999</u>   |
| <u>Cooper Elementary Parking and Traffic Flow Improvements</u>        | <u>Complete</u>   |                     | <u>\$106,032</u>     | <u>September 1998</u> |
| <u>State Sales Tax</u>  |   |                     | <u>\$6,292,882</u>   |                       |
| Total   |   | <u>\$26,042,411</u> | <u>\$209,425,000</u> |                       |
|   |   |                     | <u>\$74,533,140</u>  |                       |

## Capacity Balance

District 81 addresses capacity issues either through bussing students out of schools with deficient capacity or by adjusting the boundaries served by individual schools that are experiencing surplus capacity so that more students can attend a school near their home. Another tactic is to shift locations of special programs based on available space. For example, the Montessori and APPLE programs periodically are relocated to other sites as enrollments rise and fall and capacity shifts accordingly.

Also, the programs for students with limited English speaking ability shift according to the areas of the city with concentrations of this need. In the past, Asian (Hmong) immigrants settled mainly in the East Central and West Central areas but their children have largely finished school now and that immigration trend has ended. Therefore, the language program has moved to the Bemiss/Shaw/Rogers area in order to better serve the growing population of Russian immigrants.

District 81 Spokane Public Schools knows that additional facility capacity will need to be assumed that additional capacity will be generated to meet future needs. Excess capacity will not be generated, as it limits their eligibility for state matching funds to offset the cost of school construction. Table CFU 3412, “Capacity Balance After 1998-2015 Bond Projects,” shows the capacity balance after completion of the 1998-2015 school bond projects.

**TABLE CFU 3412 CAPACITY BALANCE AFTER 1998-2015 BOND PROJECTS**

| Site   | Project   | Additional Capacity                                     |
|--|---|---|
| <u>Adams Elementary</u><br><del>All Schools and Classrooms</del>         | <u>HVAC upgrades, window replacements and elevator addition</u><br><u>Electrical and Data and/or Fiber Upgrades</u> | 0 students  |
| <u>Franklin Elementary</u><br><del>Browne Elementary</del>               | <u>Modernization and replacement</u><br><u>Replacement</u>  | <u>100 to 150 students</u> <del>50 to 75 students</del> |
| <u>Linwood Elementary</u><br><del>Ferris High School</del>               | <u>Replacement</u><br><u>Auditorium and/or Science Room Renovations</u>   | <u>100 to 125 students</u><br>0 students                |
| <u>Wilson Elementary</u><br><del>Garry Middle School</del>               | <u>Classroom addition</u><br><u>Addition and/or Upgrade</u>   | <u>25 to 50 students</u><br>0 students                  |
| <u>Salk Middle School</u><br><del>Lewis and Clark High School</del>      | <u>Replacement</u><br><u>Renovation, Replacement, and/or Site Expansion</u>   | <u>75 to 100 students</u><br><u>100 to 150 students</u> |
| <del>North Central High School</del>                                     | <u>Renovation and/or Addition</u>   | 0 students  |
| <u>Shaw Middle School</u><br><del>Rogers High School</del>               | <u>Gymnasium replacement and master planning</u><br><u>Renovation and/or Replacement</u>                            | 0 students  |
| <u>Lewis and Clark High School</u><br><del>Shadle Park High School</del> | <u>Classroom addition</u><br><u>Auditorium and/or Science Room Renovations</u>                                      | 0 students  |
| <del>Wilson Elementary School</del>                                      | <u>Addition and/or Renovation</u>   | 0 students  |
| <u>North Central High School</u>   | <u>Commons and classroom addition</u>   | <u>100 to 150 students</u>                              |
| <u>Land Acquisitions</u>   | <u>Purchase land for growth and class size reduction</u>  | <u>Unknown</u>  |
| <u>Portable/Classroom Addition</u>                                       | <u>To allow for growth and class size reduction</u>   | <u>Unknown</u>  |
| <u>Annual Capital</u>  | <u>Investments to the school sites</u>  | 0 students  |
| <u>Technology</u>  | <u>Improve and update technology</u>  | 0 students  |
| <u>Safety and Security</u>   | <u>Single point of entry at all sites</u>   | 0 students  |

## Elementary Schools

Spokane Public Schools continues to look ahead in anticipation of future growth and program needs that will impact the need for elementary schools. Their current standard of an elementary school is a capacity is 585 to 625 students. Programs for music, physical education, art, science and other special courses have increased the need for additional classrooms and specialty spaces. The district is also seeing a growth in special education. In the last two years, the School District has opened Spokane Public Montessori as a K-8 school.

The state has also been charged in fully funding basic education. In the McCleary decision, the Washington State Supreme Court found the legislators were not meeting that requirement. The state responded by implementing a goal of classroom size reduction in grades K-3 by 2018. This alone will bring about a need for additional classroom capacity in all of our elementary schools.

Spokane Public Schools is looking at many ways to address the need of growth and class size reduction in the next 20 years. They are studying many long range plans to address these upcoming needs at their elementary schools. The District would need to build seven to five additional elementary schools keeping their current grade configuration of K-6. If the District were to change the configuration to be K-5 and 6-8 middle schools, it could require one to two new elementary schools along with 3 additional middle schools looking twenty years ahead.

Spokane Public School District 81 continues to look ahead in anticipation of the future need for new elementary schools. The district anticipates building anywhere from two to seven new elementary schools over the next twenty years, depending on how and where future growth and development occur, and whether or not they decide to switch to a true middle school grade structure. In addition, they would need to renovate or replace ten existing elementary schools if they stay with their current grade structure. If they switch to a true middle school system that includes sixth grade, they would only need to renovate or replace six existing elementary schools.



~~The school board tends to wait to build a new elementary school until development and demographic trends indicate they will be able to serve 500 students. They anticipate reaching this threshold in Indian Trail by 2010. In this regard, District 81 currently owns property in the northwest area (Indian Trail), next to the park and fire station on West Pacific Park Drive. In addition, the district hopes to locate property for a new elementary school in the southeast portion of their service area (near Glenrose). Depending on the location of the city's final urban growth boundary (UGA), this could result in higher bussing costs for the district, as development at an urban level of density would be restricted to within the UGA.~~

## **Middle Schools**

Spokane Public Schools currently has six middle schools with grade configurations of 7-8. One of the six, Salk Middle School, is currently under construction and will open for the 2017-18 school year. The old building will then be demolished. Shaw Middle School is also on the current 2015-2021 bond with a new gymnasium to be constructed and master plan for the campus completed. This will allow the district to get an early start on the replacement of the school with passage of the 2021 bond. Middle schools slated to be replaced in the future include Glover, Sacajawea, and Shaw. Chase and Garry have had some major renovations during the past bonds.

The decision of how we address the needs at the elementary level will drive the need for adding new middle schools in the future. Currently, there is limited facility capacity in the District's middle schools. There will be a need for additional capacity in middle schools looking forward 20 years. The School District's current designs add capacity to middle schools with a standard capacity of 850 students. There is no anticipated need for additional middle schools over the next twenty years unless the district changes to a true middle school system. If middle schools continue to include only grades seven and eight, the district anticipates needing to renovate or replace four existing middle schools. However, if these schools were to include grade six as well as grades seven and eight, the district would need to construct probably two and possibly four more middle schools, depending on how and where future growth and development occur.

~~The middle school grade structure uses space more cost effectively, as there is less need to build additional elementary schools in response to population growth. Currently, classes from six or seven elementary schools feed into each middle school. However, it costs less to build one middle school than it costs to build two elementary schools, even though each approach serves approximately the same number of students.~~

## **High Schools**

Over the next twenty years, District 81 anticipates that they will need to renovate and upgrade Rogers High School, possibly replace or renovate one other high school, and build additions to expand capacity at Ferris, North Central, Rogers, and Shadle Park High Schools. Since passage of the 2003 bond, Spokane Public Schools has renovated all five of its comprehensive high schools. North Central High School will need additional modernization as part of the master campus improvement plan in the future to include renovation of 1980-era classrooms, administration center and site improvements. When renovating the high schools, the School District added capacity and replaced all relocatables that were located at the sites. High school athletic fields were also improved to new standards. There remains a need to replace two of the School District's alternative high schools in the coming future - On Track Academy and The Community School.

~~District 81's recent land accumulation efforts have focused mainly on providing enough space to accommodate the expansion of both North Central and Lewis and Clark High Schools. In the last two years, they have purchased five lots to the north of North Central High School on the south side of Indiana between Washington and Howard Streets and twelve lots for the expansion of Lewis and Clark High School between Washington and Stevens Streets, and Fourth and Fifth Avenues. Negotiations for the purchase of additional parcels to support the expansion of Lewis and Clark High School are currently underway.~~

| TABLE CFU <del>3513</del> TWENTY-YEAR PROJECTS  |  |
|---|--|
| Scenario  |  |
| <b>Scenario 1:</b> Middle Schools<br>Include Only Grades 7-8<br><b>K-6, 7-8, 9-12</b> | <u>NC Phase III renovation</u><br><del>Rogers High School: Renovation/upgrade</del>  |
|   | <del>405</del> existing elementary schools: Renovate/replace with new construction   |
|   | <u>8 to 9 new elementary schools along with property</u>                             |
|   | <del>4 existing middle schools: Renovate/replace with new construction</del>         |
|   | <u>3 existing middle schools: Renovate/replace with new construction</u>             |
|   | <del>Selected high schools: Additions</del>  |
|   | <u>Selected high schools: Additions</u>  |
|   | <del>4-7 new elementary schools: New construction/new sites</del>                    |
| <b>Estimated Total Cost</b>   | <del>\$650,000,000 - \$800,000,000</del><br><del>\$195,000,000 - \$215,000,000</del> |
| <b>Scenario 2:</b> Middle<br>Schools Include Grades 6-8<br><b>K-5, 6-8, 9-12</b>      | <del>Rogers High School: Renovation/upgrade</del>                                    |
|   | <del>56</del> existing elementary schools: Renovate/replace with new construction    |
|   | Selected high schools: Additions   |
|   | <del>41 to 2</del> new elementary schools: New construction/new sites                |
|   | <u>3 existing middle schools: Renovate/replace with new construction</u>             |
|   | <u>3 new middle schools: New construction/new sites</u>                              |
|   | <del>4 new middle schools: New construction/new sites</del>                          |
| <b>Estimated Total Cost</b>   | <del>\$570,000,000 - \$700,000,000</del><br><del>\$169,000,000</del>                 |

## 5.12 SOLID WASTE

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The Solid Waste Management Department is responsible for the collection of solid waste and recyclables generated within the City of Spokane and the operation of disposal facilities that serve Spokane County. The City of Spokane administers and operates a broad range of solid waste management activities within the city and in Spokane County. They include:

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*This section was edited in consultation with Scott Windsor from the Solid Waste Management Department.*

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- ◆ Collection of solid waste generated by residential and commercial customers in the city
- ◆ Operation of the Valley Transfer Station and the Colbert Transfer Station.
- ◆ Operation of the Northside Landfill.
- ◆ Collection of recyclables and yard waste from residential and commercial customers in the city
- ◆ Contract administration for the processing of recyclables collected in the City of Spokane.
- ◆ Operation of a moderate risk waste collection stations at ~~the two transfer stations and~~ the Waste to Energy (WTE) Plant.
- ◆ ~~Operation of transfer activities between the transfer stations, WTE Plant, and a Regional Disposal Company.~~
- ◆ Operation of transfer activities between the WTE Plant and a Regional Disposal Company
- ◆ Operation of transfer activities between the transfer stations, WTE Plant, Regional Private Compost Facility, and recycling companies.
- ◆ Administration and permitting of medical waste haulers in the city.
- ◆ Illegal dumping inspections and cleanup for the city ~~and county~~ through the Department of Code Enforcement.
- ◆ Coordination with the Spokane Regional Health District and the City of Spokane on facility inspections and enforcement.

The information that follows in the rest of 5.12 Solid Waste is a general overview of the existing Solid Waste management system. The full details of the Solid Waste Management Plan and financing program are found in the Spokane County Comprehensive Solid Waste Management Plan of 1998 (currently being updated) 2015 and the Solid Waste Management Department's 10 year plan Citywide Six-Year Capital Improvement Program (CIP).

The Spokane County Comprehensive Solid Waste Management Plan of 1998-2015 contains detailed descriptions of the Solid Waste system and interlocal agreements between the City of Spokane and surrounding jurisdictions that describe the Solid Waste Management system. ~~This plan is currently in the process of being updated with a planned adoption timeframe of late 2006 or sometime in 2007.~~

The Solid Waste Management Department's 10 year plan Citywide Six-Year Capital Improvement Program contains the projects or programs, with descriptions of the proposed locations and capacities of the new or expanded capital facilities the City contemplates funding in the next six years. These projects and programs are incorporated herein, along with the financing plan for each of them found in the CIP. The projects and programs may change over time. Emergencies and unanticipated circumstances may result in allocating resources to projects not listed. This finance plan shows full funding for all improvements to existing facilities and for new or expanded facilities the City expects to need to serve the projected population through the ~~ten six~~-year period covered by the CIP. Additionally, the CIP contains funding for major maintenance and for other improvements that will both maintain and enhance the City's existing facilities.

### General Inventory of Existing Facilities

A detailed inventory of existing facilities and their capacity is contained in the Solid Waste Management Department 10 year plan Citywide CIP.



## Service Area

The City of Spokane provides collection of solid waste generated by residential and commercial customers in the City of Spokane. As stated earlier, the City of Spokane also administers and operates a broad range of solid waste management activities within the city and county.

## Capacity

The city has the ability to meet the present and future recycling and disposal needs. To accommodate future population growth, there will be a need to acquire additional solid waste apparatus and there may be a need for modifications to ~~transfer stations and~~ the WTE Plant. Specific alternatives and potential funding mechanisms are discussed in the Spokane County Comprehensive Solid Waste Management Plan of 2015. ~~This plan is in the process of being updated and the update should be adopted before the end of 2006.~~

## Forecast of Future Needs

### Existing Demand

In 2000, city crews collected 66,052 tons of solid waste from residential customers and 72,903 tons from business and institutional customers. In 1996, the city began transitioning to a fully automated collection system for residential refuse. This system is now in place citywide. Recyclables are collected from residential customers in side loading automated collection vehicles. Most refuse collected by the city is delivered to the WTE Plant and recyclables are delivered to a private intermediate processor. In 1997, the city began offering curbside collection of yard waste to residential customers. Further details on existing demand and levels of service are found in the Solid Waste Management Department 10-year plan-Citywide CIP and the Spokane County Comprehensive Solid Waste Management Plan.

### Capacity

The city has the ability to meet the present and future solid waste disposal needs. Specific alternatives to accommodate future population growth and potential funding mechanisms are discussed in the Spokane County Comprehensive Solid Waste Management Plan (CSWMP), 2015. The CSWMP addresses the management and disposal of municipal solid wastes and moderate risk waste currently generated in Spokane County, identifies types and quantities of wastes currently generated in the county, discusses needs and opportunities for solid waste management, develops objectives for solid waste management, and proposes alternatives for management of these wastes.

### Level of Service (LOS)

Information regarding the existing and proposed solid waste level of service is provided below.

#### Existing LOS

- ◆ Residential: 4.33 collections per household per month
- ◆ Commercial: As needed
- ◆ Recycling: 4.33 collections per household per month
- ◆ Yard/Food Waste: 4.33 collections per household per months of service (9 months)

#### Proposed LOS

- ◆ Residential: 4.33 collections per household per month
- ◆ Commercial: As needed
- ◆ Recycling: 4.33 collections per household per month
- ◆ Yard/Food Waste: 4.33 collections per household per months of service (9 months)

## Facility Improvements

### Collection System

As growth occurs, the number of solid waste and recycling collection routes will increase. Additional trucks and other apparatus will be needed, as well as employees to drive the trucks and operate equipment. Other equipment, such as recycling ~~bins,~~ carts, and dumpsters, will also have to be purchased as customers are added to the collection routes. In general, equipment needs and employees are funded by collection fees. Details on the needs of the collection system as growth occurs are found in the ~~Solid-Waste Management Department 10-year plan~~ Citywide Six-Year CIP and the Spokane County Comprehensive Solid Waste Management Plan.

### Financial Plan

#### ~~Funding and Projects~~

~~The Citywide Six-Year Capital Improvement Program identifies the funding sources and projects necessary to maintain the proposed LOS at proposed growth rates over the next six years. Specific details on funding and projects for the Solid Waste Department are found in the Solid Waste Management Department 10-year plan.~~

#### ~~Capacity~~

~~The city has the ability to meet the present and future solid waste disposal needs. Specific alternatives to accommodate future population growth and potential funding mechanisms are discussed in the Spokane County Comprehensive Solid Waste Management Plan (CSWMP), October 1998. The CSWMP addresses the management and disposal of municipal solid wastes and moderate risk waste currently generated in Spokane County, identifies types and quantities of wastes currently generated in the county, discusses needs and opportunities for solid waste management, develops objectives for solid waste management, and proposes alternatives for management of these wastes.~~

## 5.13 WATER

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The City of Spokane Water and Hydroelectric Services Department provides potable water to the City of Spokane and several areas that are outside the Spokane city limits. A complete inventory, analysis of need, and ~~capital facilities program~~ Capital Facilities Plan is provided in the ~~approved and adopted 2000~~-City of Spokane ~~Comprehensive~~ Water System Plan (2014). ~~The City of Spokane Water Department is in the final stages of a complete update of the Comprehensive Water System Plan. A draft is currently under review and adoption is expected within the year. What information is provided in this subsection is a summary of the information provided in the Comprehensive Water System Plan.~~

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*This section was edited in consultation with staff from the Integrated Capital Management department.*

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### Inventory of Existing Facilities

#### Service area summary

The City of Spokane provides water service to approximately ~~199,000~~ 208,916 residents in Spokane as well as to approximately ~~10,000~~ 18,539 residents outside the Spokane City limits, ~~including Spokane International Airport and Geiger Heights Air Force Housing. In addition,~~ The City of Spokane provides water to, the City of Airway Heights and Spokane County Water District #3. The City and has interties with several small purveyors plus Fairchild Air Force Base to provide them water during emergency situations. The Intertie Agreements between the City of Spokane and each purveyor dictate the conditions for providing water. The current retail service area ~~includes approximately 59 square miles within the Spokane City limits and approximately 19 square miles outside city limits is approximately 88 square miles.~~ Map CFU 12, “Water Service Areas,” identifies the current water service area.

#### Facilities and Water Rights

The City of Spokane’s sole source of water is the Spokane Valley – Rathdrum Prairie Aquifer. The water system is comprised of 7 well stations that pump water from the aquifer, ~~24~~ 25 booster pump stations, 34 storage reservoirs, and ~~900~~ 1,000 miles of pipeline. The city’s current average daily demand is approximately ~~59~~ 58.6 million gallons per day (MGD) based on an average daily use of approximately ~~282~~ 258 gallons per person per day.

The City of Spokane holds water rights to ~~348 MGD, or~~ a Maximum Instantaneous Flow Rate of ~~242,278~~ 241,100 gallons per minute (gpm). The Current Maximum Instantaneous Flow Rate is ~~196,720~~ 195,570 gpm. Map CFU 13, “Water Facilities and Pressure Zones,” identifies the location of various water facilities and pressure zones.

#### Fire Flows

Firefighting requires water at high flow rates and sufficient pressures for the time period necessary to extinguish the fire. A water system is required to have a supply, storage, and distribution system grid of sufficient capacity to provide firefighting needs while maintaining maximum daily flows to residential and commercial customers.

The City of Spokane typically requires designs for the water system to provide fire flows that exceed: standards established by the Insurance Service Office (ISO); standards administered by the Washington Survey and Rating Bureau (WSRB); minimum fire flows required by state law, set forth in Washington Administrative Code 248-57; and/or fire flows required by the fire district that has jurisdiction.

In 1999, The City of Spokane Water Department and the water system it operates were the subject of an extensive survey conducted by the WSRB. The results of this survey placed the Water Department and the water system in Class I. This rating, in conjunction with the Fire Department rating of Class III, brings with it a very good firefighting system, and with that, lower fire insurance rates for the citizens of Spokane.

## Capacity Summary

Table CFU ~~140~~, “Inventory of Capital Facilities: Water Supply,” shows the city’s existing water system facilities and corresponding capacities. The current pumping capacity of the water system is 282 MGD. This capacity is based on equipment nameplate data.

| TABLE CFU <del>140</del> INVENTORY OF CAPITAL FACILITIES: WATER SUPPLY |                                     |
|--|-------------------------------------|
| Facilities   | Capacity                            |
| <b>Ground Water</b>  | <b>Pump Capacity</b>                |
| Spokane Valley-Rathdrum Prairie Aquifer                                | Estimated 624.6 MGD                 |
| <b>Well Stations</b>   | <b>Station Capacity</b>             |
| Well Stations-Total System Capacity                                    | 282 MGD                             |
| <b>Booster Stations</b>  | <b>Station Capacity</b>             |
| Total Booster Station Capacity   | <del>467.28</del> <u>212.85</u> MGD |
| <b>Reservoirs and Storage</b>  | <b>Storage Capacity</b>             |
| Total Storage Capacity   | <del>105.44</del> <u>106.34</u> MGD |

## Forecast of Future Needs

### Existing Demand

The City’s average daily water system demand in ~~2005-2013~~ was ~~59-58.6~~ million gallons per day (MGD), which is a daily water demand of approximately ~~282-258~~ gallons per person per day based on a service area population of approximately ~~209,000-227,455~~ persons. The city’s peak day water system demand in ~~2005-2013~~ was ~~150-188~~ million gallons, which is ~~718-828~~ gallons per person.

### Level of Service (LOS) Standard

The City presently has seven well sites tapping into the aquifer for its water supply source. Ideal design practice recommends that the source of supply capacity be equal to the maximum day demand (MDD), allowing stored water to be used for the peaking requirements of the system. The total system pumping capacity is 282 MGD. The highest recorded MDD is ~~185-188~~ MGD.

Minimum LOS standards were established in the Countywide Planning Policies. According to these policies, distribution pipelines must be designed to deliver sufficient water to meet peak customer demands (peak hourly demand), this period occurring over a range of a few minutes to several hours. The flow rate must be provided at no less than 30 psi (pounds per square inch) at all points in the distribution system (measured at any customer’s water meter or at the property line if no meter exists) except for fire flow conditions. By existing policy, the City of Spokane Water Department requires that the water system provide the specified LOS at a minimum pressure of 45 psi. Water pressures of at least 45 psi have proven more satisfactory in terms of meeting the water needs for most customers.

### Future Demand

It is recognized that the city is not the only water purveyor within the proposed UGA. If the City of Spokane should someday annex areas within the adopted UGA that are currently being served by other water purveyors, it is anticipated that these water purveyors will continue to serve the customers into the foreseeable future. It is anticipated, however, that City of Spokane design standards will be implemented to govern the installation or replacement of water system facilities in these areas.

## Proposed Facility Improvements

This is a summary review of proposed water facility improvements. A detailed list of capital improvement projects is provided in the [2007-2014 Comprehensive Water System Plan](#).

### Source Improvements

Source improvements refer to improvements at well stations. The improvements may entail upgrades and/or rehabilitation of existing facilities that are subject to aging equipment. Improvements may also include the construction of new well stations to accommodate growth, and/or provide redundancy for wellhead protection.

### Booster Pump Stations

Improvements to existing booster stations may require upgrades and/or rehabilitation of aging equipment. Improvements may also include the construction of new booster stations to accommodate growth. As an example, anticipated growth in the West Plains Pressure Zone will require construction of a new booster station as well as increasing the pumping capacity of two existing booster stations.

### Storage System

Improvements to the water and storage facilities are made to accommodate growth, hydraulic consistency within a pressure zone, or for redundancy.

Any project that requires a water system expansion and/or infrastructure infill to support new growth will be funded at the expense of the project proponent.

### Pipelines

Most of the system piping is in good shape. However, old large steel transmissions, cast iron pipe with leadite joints, and kalamein pipe are being replaced on ~~s-a~~ systematic basis.

### Funding

Facilities constructed to replace old worn out infrastructure will be paid for from the rate stabilization fee portion of the rate structure. Facilities constructed for growth will be paid for with a combination of general facility charges (~~hood hook~~ up fees), developer funding, and cash reserves.

## Six-Year Financial Plan

### ~~Six-Year Funding and Projects~~

To ensure current or improved levels of service to its customers, the City is following an aggressive improvement schedule. The Six-Year ~~Comprehensive Water Program~~ [Citywide Six-Year Capital Improvement Program](#) identifies the funding sources and projects necessary to maintain the proposed LOS at proposed growth rates over the next six years. ~~This Six Year Comprehensive Water Program is hereby adopted by reference as a part of the Comprehensive Plan.~~ Printed copies are available and the programs may be viewed online at [www.spokanecity.org/services/documents-my.spokanecity.org](http://www.spokanecity.org/services/documents-my.spokanecity.org).

## 5.14 PRIVATE UTILITIES

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### Introduction

The Growth Management Act (GMA) requires a utilities element consisting of the general location, proposed location, and capacity of all existing and proposed utilities, including, but not limited to, electrical lines, telecommunication lines, and natural gas lines.

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*This section was edited in part in consultation with Robin Bekkedahl of the Avista Corporation.*

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~~In December 1995, a Regional Utility Corridor Plan (RUCP) was developed to fulfill the requirements of the Countywide Planning Policies. This plan includes an inventory and analysis of existing and proposed electric, gas, telephone/fiber optic, water and sewer “corridors.” Through the inventory and mapping of existing and proposed utility corridors, it was determined that opportunities to share corridors may be limited. A utility corridor map is contained in the Spokane County Comprehensive Plan, which identifies electric, gas, and telephone/fiber optic corridors for various utility providers. The RUCP provides policies and action statements that are used to guide the goals and policies of the City of Spokane and Spokane County Comprehensive Plans.~~

The City of Spokane recognizes that planning for private utilities is the primary responsibility of the service providers. ~~Zoning +~~Regulations may place restrictions on the location and site development of the utilities and may require a public review process before utility facilities may be located.

Many private utilities are under directive by their licensing agency and franchise agreements to provide a specific level of service to their service area. In many instances, this regulating agency is the Washington Utility and Transportation Commission (WUTC). Services are provided on an “on demand basis.” Any new development within a service provider’s area must be served. Most service providers monitor development plans and try to build excess capacity into their facilities at the time of construction to allow for future demand.

Private utilities may be restricted by their environment. Competing districts or limited service areas may limit future expansion. For example, packaged sewage treatment plants may serve only the development for which they were originally intended. Water providers may be limited by the quantity of their water rights or surrounding providers. Telecommunication companies are not restricted by these types of limitations; however, they are regulated by the WUTC.

Map CFU 14, “~~Existing Electrical and Natural Gas Facilities~~Private Utilities,” identifies the location of existing major utility transmission lines, substations, and other regional ~~serving~~ facilities in Spokane.

### Utilities

#### Electricity

Avista ~~Utilities~~ is the only private electricity provider within the City of Spokane. Other providers may be found in the surrounding area. In addition to Avista, the Bonneville Power Administration (BPA) owns transmission lines and substations on the outskirts of the city boundary which are interconnected to the Avista transmission system. Map CFU 14, “~~Existing Electrical and Natural Gas Facilities~~ Private Utilities,” indicates the current and future location of electrical transmission lines and substations in and around the City of Spokane. The Bonneville Power Administration (BPA) provides electricity from the federal power grid to Avista Utilities and some private businesses in the area. BPA has a number of substations in the area, which allow the power coming from Grand Coulee Dam and other locations on the grid to be stepped down to a level that is compatible with local needs.

With population ~~increases-growth~~, Avista ~~Utilities~~ anticipates ~~changes-increases~~ in future ~~capacities-system demands~~. Planning for future substation upgrades and new substations are forecasted periodically to adequately keep the correct capacity to meet demands of the increasing population. Enhancements include the installation of additional equipment, the replacement of existing equipment with larger capacity and other technological enhancements to facilitate improved system performance methodologies.



In addition to enhancing existing substations, new substations are desired on the east and west sides of the downtown area within the ten year planning horizon. Other new substation locations are being evaluated. Plans for rebuilding and constructing several new transmission lines are under consideration. New transmission line construction is primarily being considered on the outskirts of the city. Additional capacity would be needed at the substations located at Francis and Cedar, and at Sunset (near 29th and Highway 195). A new substation will be needed in the Mead area in 2003. A new substation is anticipated for the Indian Trail area in 2009.

After the 1996 ice storm, requests were made for underground power lines. Underground lines provide for protection from natural and man-made disasters, such as storms and fire. Buried lines also provide an uncluttered visual environment. However, buried lines present a challenge for the provider when problems occur. This is because they are harder to locate and more expensive to access for repair.

## Natural Gas

Map CFU 14, “Existing Electrical and Natural Gas Facilities Private Utilities,” shows the location of transmission natural gas lines as well as Avista’s natural gas distribution system in and around the City of Spokane. Existing gas service covers serves the a majority of the city limits and urban growth areas in the City of Spokane developed areas of the city and peripheral area. Natural gas is provided at the time of development. Avista identifies a strategic natural gas resource portfolio to meet customer demands over the next 20 years. Evaluations are completed to include peak weather conditions as well as normal/average conditions to meet customer demand forecasting. Construction projects of varying magnitude will happen each year as aging infrastructure is replaced and capacity is added to support future growth. The Spokane area and urban growth area is a part of the Washington/Idaho service territory. Utilities has stated that regulators and piping additions would not produce any major impacts

| TABLE CFU 14. UTILITY SERVICES: SPOKANE |  |  |  |
|---|--|--|--|
| Utility                                 | Provider                                   | Existing Capacity  | Planned Capacity   |
| Natural Gas                             | Avista Utilities                           | Within the WA service territory the average daily demand is 137,110 dekatherms.  | Within the WA service territory, the forecasted levels in 2035 is projected at 159,541 dekatherms. |
| Electrical                              | Avista Utilities<br>Inland Power and Light | Several internal and external company standards require adequate capacity to serve the expected customer demand. The summer peak load within the general city boundary in 2015 was 575 MW. | Planned capacity will be sufficient to meet the increase in customer demand.                       |

and are not planned for beyond three years. In addition, changes are planned for the main distribution facilities in the near future.

## Telecommunications

Telecommunications travel many paths throughout the city of Spokane; fiber optic, traditional telephone lines and cellular phones. Map CFU 14, “Private Utilities,” shows the location of AT&T’s fiber optic lines. Traditional telephone lines are found throughout the developed areas of the city. Fiber optic lines provide another communication link and are replacing traditional telephone lines that can be found throughout the developed areas of the city in many places. Cellular phones provide a third method of communication. Traditional telephone lines and wireless communication support towers can have the greatest impacts a profound impact on the visual environment. Changing technology provides potential new methods of communication. The WUTC regulates a number of long distance and cellular phone companies in the Spokane area. Communication by computer is a fast growing method of general communication and commerce, as well. The City of Spokane has Class “A” and “B” local telephone exchange services that are regulated by the WUTC. The WUTC defines a “Class B” telecommunications company as having less than 10,000 access lines. Communication by computer is a fast growing method of general communication and commerce, as well.

Cable television is provided by a private franchise from for the City of Spokane. Currently, the franchise is held by AT&T Broadband. Since it Because the franchise is held by a private company, it provides

services on demand through its distribution system generally located on the same poles as traditional telephone lines. In addition, satellite television is increasingly providing competition to cable and free television.

The Spokane area is served by ~~eight several~~ cellular providers: ~~Verizon, Airtouch, Sprint, AT&T, Nextel, VoiceStream, GTE, and Qwest.~~ Cellular calls use signals to and from mobile phones. Cellular calls are routed by a series of low-powered transmitting antennas through a central computer, which connects the call to its destination. Transmitting antennas are located at “cell sites”, and their coverage areas are known as “cells.” A network of strategically placed antennas allows a “handing off” of the signal as the carrier of the phone travels.

Capacity overload and cellular system expansion are in response to several factors: an increase in the number of customers residing within a designated area, a shift in traffic volumes affecting cellular users, or a record of service inadequacies, such as dropped calls or poor sound quality. In these cases, additional antennas are then planned with site selection influenced by topography and other engineering constraints.

### Utility Services Summary

Table CFU 45, “Utility Services: Spokane,” provides a general summary of utility services provided in

| TABLE CFU 45—UTILITY SERVICES—SPOKANE |  |   |   |
|---------------------------------------|--|---|---|
| Utility                               | Provider   | Existing Capacity   | Planned Capacity  |
| Natural Gas                           | Avista Utilities   | Information not available at this time.   | Information not available at this time.   |
| Electrical                            | Avista Utilities   | Within the urban growth area, the winter capacity is 900 Mega-Volt-Amperes (MVA). The winter peak load in 1999 was 528 MVA.             | The planned winter capacity for the year 2020 is 1,273 MVA. The year 2020 winter peak load is estimated at 746 MVA.                                 |
| <b>Telecommunications</b>             |  |   |   |
| Telephone                             | Qwest  | WUTC requires basic service to be provided when and where customers need it.  | No major new facilities are planned within the next 6 to 20 years. Additional requirements will be served out of existing central office buildings. |
| Cellular                              | Verizon, Airtouch, Sprint, AT&T, Nextel, VoiceStream, GTE, and Qwest | Information not available.  | Information not available.  |
| Cable TV                              | AT&T Broadband   | Serves approximately 90,000 households in Spokane County, 55,000 of which are in the city. Has capacity to serve approximately 159,000. | Annual growth rate is approximately 1-3 percent. (Depends on community growth, economic factors, and competitive pressures.)                        |

Spokane, including the existing and planned capacity of the service provider.



## 5.15 MAPS

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- CFU 1 Fire Districts
- CFU 2 Police Patrol Areas
- CFU 3 C.O.P.S. Substations
- CFU 4 Library Sites and Service Areas
- CFU 5 Parks
- CFU 6 City of Spokane Sewer Service Area
- CFU 7 City of Spokane Stormwater Facilities
- CFU 8 Elementary School Boundaries
- CFU 9 Middle School Boundaries
- CFU 10 High School Boundaries
- CFU 11 School Districts and Facilities
- CFU 12 Water Service Areas
- CFU 13 Water Facilities and Pressure Zones
- CFU 14 ~~Private Utilities~~ Existing Electrical and Natural Gas Facilities



October 12, 2016

Plan Commission Packet

# Shaping Spokane

2017 Update to the  
Comprehensive Plan

## Part III

Capital Facilities Plan  
FORMATTED

Appendix **XX**

# Capital Facilities Plan

City of Spokane Comprehensive Plan

DRAFT

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## I. INTRODUCTION

The Capital Facilities Goals and Policies and this Capital Facilities Plan (CFP) complement the Land Use Chapter to ensure that facilities are available and funded for the city's proposed land uses.

This CFP specifically identifies public facilities that will be needed in the future. When a service provider does not maintain a separate plan addressing capital facilities it is included within this document. The Citywide Six-Year Capital Improvement Program (CIP) is the six-year financing portion of the CFP. The CIP is updated annually prior to adoption of the city budget in order to incorporate capital improvement projects identified in the CFP.

For each service provider, this CFP contains an inventory of existing and proposed capital facilities, establishes level of service (LOS) standards, identifies long-range facility service capacities and projected deficiencies, and outlines the actions necessary to meet such deficiencies. The six year Citywide CIP, City of Spokane Stormwater Management Program, City of Spokane Integrated Clean Water Plan, City of Spokane Water System Plan, City of Spokane Wastewater Facilities Plan, Spokane County Solid Waste and Moderate Risk Waste Management Plan, Spokane Public Library Facilities and Future Service Plan, and the City of Spokane Parks and Open Spaces Plan, Roadmap to the Future are hereby adopted by reference as a part of the Comprehensive Plan. Printed copies are available and the programs may be viewed online at [my.spokanecity.org](http://my.spokanecity.org).

### Program Scope

The Capital Facilities Plan (CFP) addresses all areas within the incorporated city limits.

The scope of the City of Spokane's Capital Facilities Plan is:

- ◆ Fire and Emergency Medical Services
- ◆ Law Enforcement
- ◆ Libraries
- ◆ Parks, Recreation, and Open Space Facilities
- ◆ Wastewater Management
- ◆ Schools
- ◆ Solid Waste
- ◆ Water
- ◆ Private Utilities

The Capital Facilities Plan for Transportation is included in Chapter 4, Transportation.

Table CFU 1 lists service types, service providers and the associated capital facility related plans and programs.

| TABLE CFU 1 - TYPES AND PROVIDERS OF CAPITAL FACILITIES |   |   |
|---|---|---|
| Service Type  | Service Provider  | Source for Capital Facility Inventory, Planning, and Programming.               |
| Fire and Emergency Services                             | City of Spokane<br>Fire Department and Fire Districts<br>1,3,6,8,9, and 10<br>See Map CFU 1 | Comprehensive Plan Chapter 5.5<br>Citywide Six-Year Capital Improvement Program |
| Law Enforcement   | City of Spokane<br>Police Department and  | Comprehensive Plan Chapter 5.5  |

| TABLE CFU 1 - TYPES AND PROVIDERS OF CAPITAL FACILITIES |   |   |
|---|---|---|
| Service Type  | Service Provider  | Source for Capital Facility Inventory, Planning, and Programming.   |
| Libraries   | Spokane County Sheriff<br>See Maps CFU 2 and 3<br><br>Spokane Public Libraries<br>Spokane County Public Library District<br>See Map CFU 4 | Citywide Six-Year Capital Improvement Program<br><br>Comprehensive Plan Chapter 5.5<br>Spokane Public Library's 2016 Facilities and Future Service Plan   |
| Parks, Recreation, and Open Spaces                      | City of Spokane Parks and Recreation Department<br>Spokane County Department of Parks, Recreation and Golf<br>See Map CFU 5               | City of Spokane Parks and Open Spaces Plan, Roadmap to the Future.  |
| Wastewater Management                                   | City of Spokane Sewer Maintenance, Spokane Wastewater Management, and Spokane County Public Works and Utilities<br>See Maps CFU 6 and 7   | Citywide Six-Year Capital Improvement Program<br>City of Spokane Stormwater Management Program<br>Spokane County Wastewater Facilities Plan<br>City of Spokane Integrated Clean Water Plan<br>City of Spokane Wastewater Facilities Plan (2014) |
| Schools   | Spokane Public Schools (District 81), Mead School District, and Cheney School District<br>See Maps CFU 8,9,10, and 11                     | Each school district maintains their own capital facility plan as needed.   |
| Solid Waste   | City of Spokane<br>Solid Waste Management   | Spokane County Comprehensive Solid Waste Management Plan of 2015<br>Citywide Six-Year Capital Improvement Program   |
| Water   | City of Spokane Water and Hydroelectric Services<br>See Map CFU 12 and 13   | Citywide Six-Year Capital Improvement Program<br>City of Spokane 2016 Water System Plan   |
| Transportation  | City of Spokane<br>Spokane County<br>WA State Department of Transportation<br>See Maps TR 1, 2, 3, 4, and 5                               | Transportation Chapter (Ch. 4) of the City of Spokane Comprehensive Plan<br>Citywide Six-Year Capital Improvement Program   |

### Explanation of Levels of Service (LOS) Standards

Levels of service (LOS) measure the quality and quantity of public facilities and services that are provided to the community, factors that significantly contribute to the community's quality of life. Service providers establish LOS to identify future capacities of capital facilities, projected deficiencies, and the necessary improvements to serve new growth while still maintaining service levels that will meet the desires of the community, state standards, and federal requirements.

Typically, LOS is expressed as a ratio of facility or service capacity to unit(s) of demand. Examples of LOS measures include the number of police officers per 1,000 people, the number of park acres per 1,000 people, and the number of gallons of water used per day per customer.

## Future Demand

As the LOS is based, for the majority of services, on population it is necessary to understand just how much the population of the City and UGAs may grow over the years. Per RCW 43.62.035 the Washington State Office of Financial Management (OFM) provides each county with a population projection range. The County chooses a population growth rate within this range and then allocates (or distributes) the population to the municipalities within its jurisdiction. The Spokane County Steering Committee of Elected Officials recommended that the OFM median 20 year population projection be used.

Spokane County has tentatively allocated for "initial planning purposes" a twenty year (to 2037) population growth of 20,859 new people to the City of Spokane.

The level of service standards and capacity analysis are based on population projections recommended to the Steering Committee of Elected Officials for Spokane County by the Planning Technical Advisory Committee (PTAC) and adopted by the Board of County Commissioners in June of 2016. The PTAC was comprised of planning professionals from Spokane County, cities within the County, the Spokane Regional Transportation Council (SRTC), and the Spokane Transit Authority (STA). The committee used information provided by the Washington State Office of Financial Management (OFM) to determine an appropriate population growth forecast to help predict the number of new users that may increase demand on existing facilities. Details of the committee's recommendation can be found in Appendix XX – Planning Technical Advisory Committee Population Forecast and Allocation.

The recommended forecast is based, in part, on OFM's Projections of the Resident Population for the Growth Management Medium Series, May 2012 which contains a high, medium, and low forecasted growth rate. The city's previous Comprehensive Plans utilized a higher growth rate which the city has historically not seen come to fruition. This has resulted in planning efforts that exceed the realized growth. The newly adopted growth rate forecasts a population that is smaller than what was used to inform the 2006 Plan resulting in facility and service capacity above what is needed to serve the forecasted population growth within our twenty year planning horizon.

The City of Spokane is planning to be able to accommodate a population increase of approximately 20,859 new people by the end of 2037. If the population increases according to these numbers, the total City of Spokane population will be 236,698 in 2037. For those service providers who have completed future planning prior to the adoption of these numbers, see those plans for information on the population on which they based their projections. Where possible (e.g. police) the information provided in this CFP utilizes the updated projections. Those service providers who used prior population projections accounted for higher growth than what has currently been adopted, therefore they can accommodate the now lower growth projections without additional services and/or capital facilities.

| Table CFU 2 - Population Estimates |                  |
|------------------------------------|------------------|
| Service Type                       | Service Provider |
| 2017                               | 215,839          |
| 2037 Population Forecast           | 236,698          |
| 2017-2037 Population Allocation    | 20,859           |

*Notes: Spokane County Planning and Technical Advisory Committee Population and Forecast Allocation. Report and recommendation to the Steering Committee of Elected Officials, adopted by County Commissioners June 2016.*

Table CFU 3, "Capital Facility Level of Service Standards" lists proposed capital facility levels of service.

| Table CFU 3 - Capital Facility Level of Service Standards |   |
|---|---|
| Fire and Emergency Medical Services                       | 11:00 min – non-emergency / non-life threatening - 90% of the time<br>8:30 min – emergency / potentially life-threatening -90% of the time<br>8:30 min – priority fire incident – 90% of the time<br>11:00 min – Effective Fire Force on Structure fires (16 personnel) – 90% of the time |
| Law Enforcement   | 1.5 officers per 1,000 residents  |
| Libraries   | .813 square feet per capita   |
| Parks   | Neighborhood – 1.28 acres per 1000 persons<br>Community – 1.61 acres per 1000 persons<br>Major - 3.09 acres per 1000 persons  |
| Recycling   | 4.33 collections per household per month  |
| Schools   | 1 teacher per 19 students   |
| Solid Waste   | 4.33 collections per household per month  |
| Stormwater  | 10 year design rainfall frequency for public right of way<br>Prevent flooding of property during a 25-yr 24-hour rainfall event<br>Prevent damage to buildings for a 100-year rainfall event  |
| Wastewater  | 100 gallons per capita per day  |
| Water   | Minimum water pressure of 45 pounds per square inch   |



## **II. FIRE AND EMERGENCY MEDICAL SERVICES**

The Spokane Fire Department (SFD) serves the City of Spokane with a full range of fire suppression and Emergency Medical Services (EMS), as well as prevention and educational activities. Map CFU 1, "2016 Fire Districts," shows the location of city fire stations staffed and maintained by the Spokane Fire Department. It also shows the boundaries of the fire agencies in Spokane County and the current (as of 2016) fire station locations throughout Spokane County. All of these agencies have mutual aid agreements to assist each other in major emergencies.

### **Emergency Medical Services (EMS)**

The fire department provides first response Emergency Medical Services (EMS) throughout the city for Basic Life Support (BLS) and Advanced Life Support (ALS). All firefighters assigned to the City of Spokane's 16 fire stations are cross-trained at the Emergency Medical Technicians (EMTs) level to provide a BLS function or trained to a paramedic level to provide ALS care. As of 2016, fifteen (15) SFD stations have paramedics assigned. It is anticipated that paramedic service will be added to Station 8 before the end of 2017 which would result in all SFD fire stations having paramedic service.

When someone calls 911 for medical help, the closest, most appropriate SFD unit is dispatched. SFD can respond in a number of different types of vehicles. SFD personnel may respond on a fire apparatus because they have multiple responsibilities – fire, rescue, and EMS, and might be called to another type of emergency at a moment's notice. If a patient needs advanced treatment, fire department paramedics can perform advanced life support functions, as well as administer IVs and medication. A private ambulance company is currently under contract with the City of Spokane to provide transportation of 9-1-1 patients to medical facilities.

### **Future Needs – EMS**

Approximately 87 percent of SFD's total calls for services are for EMS purposes. In 2015, 33,441 EMS incidents, including automobile accidents, occurred within the City limits. This percentage has been steadily rising since the mid-1980s, when 67 percent of the Fire Department's total calls were for EMS purposes.

In recent years, Non-Life Threatening (NLT) medical calls have been the fastest growing segment of SFD incident response. NLT calls and other EMS calls are increasing for a number of reasons including: an aging population; access to insurance through the Affordable Care Act (ACA); growing health care cost; perceived delays in access to physicians; reduction in funding for Mental Health patients; and many others. This increasing demand has caused SFD and other fire agencies across the U.S. to evaluate and implement nontraditional programs and response models to minimize the out of service time for larger, more critical firefighting apparatus (Engines & Ladders). Furthermore, jurisdictions are looking at ways to meet the greater NLT call volume demand in the most cost-effective manner that may not include traditional staffing models.

In 2008, SFD took a major step towards helping to link the most vulnerable in the community, to the existing and growing social services available, by creating the CARES (Community Assistance Response) Team. The CARES Team is a program within the SFD in conjunction with Eastern Washington University (EWU), which is in place to interface with citizens who have received a response from fire personnel and

are identified as needing social service or other support system assistance. Generally, the citizen needs help that is available through existing social services programs, but the individual was not able to access them through traditional means. In most cases, FD responders find these individuals feeling isolated or are in some crisis and do not know where to turn for help. Often, these citizens generate many 9-1-1 calls for aid. The CARES team is composed of EWU students who are majoring in the Social Work degree programs. These students meet their academic practicum requirements by serving the CARES Team as student Interns who work to help those in need and reduce the chance of repeat calls for service.

Based on recommendations of the “2013 Fire Task Team” report, Alternative Response Units (ARU) were placed in service in 2013 as a trial to help reduce the responses by SFD’s larger apparatus. This cooperative agreement between IAFF Local 29 and Fire Administration placed smaller SUV type vehicles with two personnel in the response system during peak incident periods (approximately 7:00 am – 7:00 pm) for response to primarily NLT incidents. The trial has shown positive results in reducing the number of responses by Engine and Ladder companies. The trial expires at the end of 2016, and future deployment plans will be discussed.

Because of the NLT call increase phenomena across Washington, legislative changes are being pursued to give SFD and other EMS providers, the ability to respond to 9-1-1 calls using alternative types of transportation as well as provide transport to alternative medical destinations (i.e.: Urgent Care, Clinics, etc). The traditional model of ambulances taking 9-1-1 callers to the Emergency Department on every incident, cannot be sustained in Spokane and most communities.

In 2015, SFD initiated an Integrated Medical System approach towards streamlining EMS oversight, training and quality assurance/improvement. Through an Inter-Local Agreement with the Spokane Valley Fire Department, SFD began providing coordination services to improve the EMS system in Spokane County. The Integrated Medical System approach will continue to develop and impact SFD’s involvement in how health care services are delivered in Spokane over the next decade.

Fundamental Health Care Education will be an important factor impacting future EMS needs. Increasing citizen participation in health care initiatives could help reduce the number of EMS needs in the future. Likewise, community involvement in learning Hands Only CPR and willingness to help those in need through the Pulse Point Mobile Application and other technology advancements can have a positive impact on the outcome of patient survivability and overall health system demands.

#### Level of Service (LOS)

The level of service for EMS is a function of call type, response time and call volumes. These, in turn, are dependent on the number and location of fire stations, the number of response units, and the number of firefighters available to respond.

In 2001, the Growth Management Steering Committee for Spokane County amended the interim regional minimum levels of service for emergency medical services to the following:

1. Urban areas shall be served by a state certified Basic Life Support (BLS) agency.
2. Urban areas should be served by:

- a. An operating Basic Life Support (BLS) unit within 5 miles; and
- b. An operating Advanced Life Support (ALS) unit within 6 miles or 10 minutes response time for those jurisdictions with urban areas in excess of 5,000 population; and
- c. BLS and ALS transport service.

Within the City of Spokane, the Fire Department's levels of service for Fire and EMS are as follows:

11:00 min – non-emergency / non-life threatening (90% of the time)

8:30 min – emergency / potentially life-threatening (90% of the time)

#### Need for Capital Facility Improvements

The Citywide Six-Year Capital Improvement Program provides information on the needed and planned capital improvements for fire protection and EMS services.

#### Proposed Facilities – EMS

The location of paramedic - equipped apparatus required within the next twenty years will depend on the location of additional population and demand for service. New units will likely be housed in either existing fire stations or in new fire stations, depending on demographics. It is anticipated that new ALS units will be achieved by staffing an existing BLS unit with additional personnel trained as paramedics or adding new companies with paramedics assigned. The assessment and use of Alternative EMS response unit utilization will be necessary to stabilize costs as EMS calls for service continue to rise.

As it becomes necessary to add additional response units, there is a cost associated with doing so. The approximate cost necessary to add additional units is as follows:

- ◆ 4 person company – 4 personnel per shift (4 x 4 = 16 personnel) ~ \$1,500,000 (2016 cost)
- ◆ 3 person company- 3 personnel per shift (3 x 4 shifts = 12 personnel) ~ \$1,200,000 (2016 cost)
- ◆ 2 person company – 2 personnel per shift (2 x 4 shifts = 8 personnel) ~ \$800,000 (2016 cost)
- ◆ Apparatus & Equipment (2016 costs):
  - Engine ~ \$630,000 + Equipment ~ \$90,000
  - Tillered Ladder ~ \$1,160,000 + Equipment ~ \$70,000
  - Alternative Response Unit ~ \$125,000 + Equipment ~ \$60,000

#### **Fire Protection Services**

The Washington Survey and Rating Bureau establishes a class of fire protection for an area, which is the basis for the insurance ratings charged by the insurance industry. The city currently has a Class 3 rating (on a scale of 1 to 10, with 1 being the best, thus lowest, insurance rates).

## Inventory of Existing Facilities and Apparatus – Fire Protection

The fire department utilizes sixteen (16) fire stations, all staffed on a full-time basis. Staffed front-line equipment includes thirteen (13) engines, two pumper/ladders, three ladders and one Attack unit. Additionally, numerous apparatus is cross-staffed by station personnel including: one heavy rescue, one hazardous materials unit, one technical rescue unit, two marine rescue units, eight brush units and one command/rehab vehicle. The Fire Department maintains a reserve apparatus fleet of five engines and one ladder. Table CFU 4, "Existing Facilities and Apparatus – Fire Protection," lists locations and square footage for each station.

| TABLE CFU 4 - EXISTING FACILITIES AND APPARATUS – FIRE PROTECTION |                                 |                                      |
|---|---------------------------------|--------------------------------------|
| Facility Name   | Address                         | Unit Capacity Size (square feet)     |
| <b>Buildings</b>  |                                 |                                      |
| Station 1   | 44 West Riverside Avenue        | 31,284                               |
| Station 2   | 1001 East North Foothills Drive | 8,110                                |
| Station 3   | 1713 West Indiana Avenue        | 8,110                                |
| Station 4   | 1515 W. 1st Ave                 | 12,821                               |
| Station 5   | 115 W. Eagle Ridge Blvd.        | 3,218                                |
| Station 6   | 1615 S. Spotted Road            | 5,015                                |
| Station 7   | 1901 East First Avenue          | 6,544                                |
| Station 8   | 1608 North Rebecca Street       | 8,110                                |
| Station 9   | 1722 South Bernard Street       | 8,110                                |
| Station 11  | 3214 South Perry Street         | 8,110                                |
| Station 13  | 1118 West Wellesley Avenue      | 8,110                                |
| Station 14  | 1807 South Ray Street           | 8,110                                |
| Station 15  | 2120 East Wellesley             | 6,724                                |
| Station 16  | 5225 North Assembly             | 8,110                                |
| Station 17  | 5121 West Lowell Road           | 8,110                                |
| Station 18  | 120 N. Lincoln Road             | 11,165                               |
| CCB (Combined Communications Building)                            | 1620 N. Rebecca                 | 21,200 Total Bld<br>SFD space 12,200 |
| Training Fieldhouse   | 1614 N. Rebecca                 | 26,126                               |
| Training Admin/ EOC.  | 1618 N. Rebecca                 | 17,000                               |
| Shop  | 1610 N. Rebecca                 | 21,754                               |
| Burn Building   | 1616 N. Rebecca                 | 3,215                                |
| <b>Total</b>  |                                 | (21 Buildings) 220,067               |
| Fire Apparatus  | Location                        | Number of Units                      |
| <b>Engines: Pumper/ Ladders; Attack Unit</b>                      |                                 |                                      |
| Front Line Engine   | Station 1                       | 1                                    |
| Front Line Engine   | Station 2                       | 1                                    |

| TABLE CFU 4 - EXISTING FACILITIES AND APPARATUS – FIRE PROTECTION |                   |                                  |
|---|-------------------|----------------------------------|
| Facility Name   | Address           | Unit Capacity Size (square feet) |
| Front Line Engine   | Station 3         | 1                                |
| Front Line Engine   | Station 4         | 1                                |
| Attack Unit   | Station 5         | 1                                |
| Front Line Engine   | Station 6         | 1                                |
| Front Line Engine   | Station 7         | 1                                |
| Front Line Engine   | Station 8         | 1                                |
| Front Line Engine   | Station 9         | 1                                |
| Pumper/Ladder   | Station 11        | 1                                |
| Pumper/Ladder   | Station 13        | 1                                |
| Front Line Engine   | Station 14        | 1                                |
| Front Line Engine   | Station 15        | 1                                |
| Front Line Engine   | Station 16        | 1                                |
| Front Line Engine   | Station 17        | 1                                |
| Front Line Engine   | Station 18        | 1                                |
| Reserve Engines   | Various Locations | 5                                |
| <b>Total</b>  |                   | 21                               |
| <b>Ladders</b>  |                   |                                  |
| Front Line Ladder   | Station 1         | 1                                |
| Pumper/Platform Ladder  | Station 2         | 1                                |
| Front Line Ladder   | Station 4         | 1                                |
| Reserve Aerial Ladder   | Fire Station      | 1                                |
| <b>Total Ladders</b>  |                   | 4                                |
| <b>Specialty Vehicles</b>   |                   |                                  |
| Battalion Chief   | Stations 1, 13    | 2                                |
| Rescue  | Station 9         | 1                                |
| Air Trailer   | Station 1         | 1                                |
| Hazardous Materials Unit  | Station 1         | 1                                |
| Decon Unit  | Station 1         | 1                                |
| Marine 2  | Station 2         | 1                                |
| Wildland Cache  | Station 3         | 1                                |
| Tech Rescue   | Station 4         | 1                                |
| Reserve Medic Units   | Stations 11, 13   | 2                                |
| Command/Rehab Vehicle   | Training          | 1                                |
| Marine 16   | Station 16        | 1                                |
| Salvage Cache   | Station 18        | 1                                |

| TABLE CFU 4 - EXISTING FACILITIES AND APPARATUS – FIRE PROTECTION |                                |                                  |
|---|--------------------------------|----------------------------------|
| Facility Name   | Address                        | Unit Capacity Size (square feet) |
| Brush Units   | Stations 6,7,8, ,11,14,15, ,17 | 8                                |
| ARU   | Stations 1, 3, 13              | 3                                |
| <b>Total Specialty Vehicles</b>                                   |                                | 25                               |
| <b>Total Fire Apparatus</b>                                       |                                | 50                               |

## Future Needs – Fire Protection

### Existing Demand

The fire department received 4,673 fire and miscellaneous. calls in 1999, or 21.3 percent of total emergency service calls received and in 2015 received 4,958 fire calls and miscellaneous calls or nearly 13.3 percent of total emergency service calls. The level of calls for service received from a specific area can be influenced by numerous factors such as population density, age of construction of the area and income.

### Level of Service (LOS)

The level of service for fire protection is a function of response time, station/unit call volumes and the minute to minute status of the overall response system. These, in turn, are dependent on: the number and location of fire stations; the number of fire apparatus units; the number of firefighters; traffic patterns and vehicle or pedestrian congestion; and the type of structure.

Fire stations are located to provide the best citywide coverage possible within reasonable response times. The fire department's ability to serve the community was greatly improved in 1989 when the public approved a bond issue that allowed fire stations to be relocated and built to accommodate multiple emergency units. The station design allowed the department to place various types of resources in fire stations based on analysis of prior calls for service.

Jurisdictions with urban areas shall, at a minimum, provide for the enforcement of the International Fire Code and conduct inspections.

### Need for Capital Facility Improvements

By Washington Survey and Rating Bureau (WSRB) requirements, any areas within the City limits that are more than five (5) road miles from a fire station, receive a 9A rating rather than the City's general WSRB rating. This provision has been modified since the last update of the Comprehensive Plan and those areas impacted, typically see insurance rate increases. Currently, most of the populated portions of the City limits are within five (5) road miles of a fire station. Additionally, during 2015, the City entered into an Automatic Aid agreement with adjacent fire agencies to the north, east and south of the city. This means the closest unit responds to the incident, regardless of the jurisdictional boundary where the incident is occurring. This agreement provides better overall coverage for the citizens of all the involved jurisdictions.

Additional fire stations beyond the 16 currently in service in the City of Spokane, will only likely be necessary if significant growth or annexations occur. Other than the impacts on insurance rates due to distance from fire stations (as outlined above), in broad terms, a new fire station is justified with a population increase of approximately 7,000 to 10,000 and/or 200 calls for service per year. The location, construction and staffing of new fire stations will not only be determined based on maintaining levels of service and the timing of annexations, but will also be dependent on the City's ability to fund such new capabilities.

If increased population density occurs within the existing city limits, additional engines and ladders will also need to be purchased, as well as staffed. These additional units and personnel would likely be housed in existing fire stations. Apparatus and equipment may be redistributed based on where the specifically increased concentrations of the population and service demands occur.

### **Proposed Facilities**

Additional Stations and Apparatus within Twenty Years:

1. No Stations are expected to be needed unless population density and incident volumes grow or annexations occur to trigger the need for additional stations. Land for future station locations may be acquired in growth areas if funding is available.
2. If fill-in growth occurs in the additional engines and additional ladders would have to be purchased and staffed.

### **Six-Year Financing Plan – Fire Protection**

The Citywide Six-Year Capital Improvement Program identifies the funding sources and projects necessary to maintain the proposed LOS at proposed growth rates over the next six years. Printed copies are available and the programs may be viewed online at [my.spokanecity.org](http://my.spokanecity.org).

### III. LAW ENFORCEMENT

#### Inventory of Existing Facilities – Law Enforcement

The Spokane Police Department (SPD) and the Sheriff's Office both reside in the county-owned City-County Public Safety Building (PSB) located on the Spokane County government campus. Both agencies rent additional space in nearby buildings to house expanding programs.

SPD and the Sheriff's Department have occupied the Public Safety Building jointly since 1970. SPD provides all records and property room services for both departments. The Sheriff's Department provides all identification, major crime processing, and evidence processing for both departments. The county, on a straight square foot basis, bills the Spokane Police Department for the space directly occupied. The joint use space such as the Records, Property, and Forensics Division are paid on calculations performed by the County Auditor formulated on 60 percent city expense and 40 percent county expense.

| TABLE CFU 5 - EXISTING FACILITIES – LAW ENFORCEMENT (EXCLUDING C.O.P.S. SUBSTATIONS) |                                |                    |
|--|--------------------------------|--------------------|
| Facility Name  | Location                       | Size (square feet) |
| Public Safety Building   | 1100 W. Mallon Avenue          | 60,425             |
| YWCA – Regional Domestic Violence Task Force   | 930 N. Monroe                  | 450                |
| Police Academy (without Range Area)  | 2302 N. Waterworks             | 13,500             |
| Gardner- Investigations  | 1427 W. Gardner                | 19,000             |
| Regional Evidence Facility   | 4010 E. Alki                   | 63,000             |
| North Precinct   | 5124 N. Market                 | 7,703              |
| Downtown Intermodal  | 221 W. 1st Ave Amtrack Station | 1,704              |
| South Precinct   | 2116 E. 1st St.                | 563                |
| Core Office Facilities (Public Safety Building, YWCA and Gardner)                    | Total Square Feet              | 79,875             |

The Spokane Police Department and community volunteers have also developed and staffed Community Oriented Policing Services Substations (see Map CFU 3, "C.O.P.S. Substations," for locations). Both private and public funding sources fund the C.O.P.S. Substations. Because of the varied funding sources and limited capital expense, the C.O.P.S. Substations are not included in the needs analysis for future capital facilities. Currently, the Spokane Police Department has 282 vehicles for commissioned officers, 13 motorcycles, 16 vehicles for non-commissioned employees, 28 new and inactive vehicles, 9 ATV/Trailer/Etc. vehicles/units and 5 motorcycles in reserve status. Eight of the vehicles/units have been flagged for disposal.

#### Future Needs – Law Enforcement

##### Existing Demand

The Regional Evidence Facility vehicle storage area is at capacity today. There is an immediate need to seek additional space for these storage needs.



The Spokane Police Department has an authorized strength of 311 commissioned officers, although vacancies, attrition, and budget constraints cause actual staffing to fall below authorized numbers. The

SPD also has 96 full-time civilians, 12 temporary or project employees, and 68 volunteers. All but a few of the 487 SPD employees work out of 79,875 square feet of combined core facility space (164 square feet per SPD employee).

### Level of Service (LOS)

The number of officers per one thousand city residents is a common method used to measure level of police service. It is not a good indicator, however, of the actual demand upon police services because the service population is regionally based. More than this, some areas of the city require more police service as they generate more calls for service than others do.

A ratio of 1.5 officers per thousand persons has historically been considered adequate for the City of Spokane. The 2016 LOS was 1.45. The average for cities over 100,000 population in Washington State is 1.8 officers per one thousand citizens.

The city can afford to maintain the proposed LOS of 1.5 officers per thousand residents over the next six years. There is more to police work than just policing; it also includes a well-proportioned number of civilian employees to keep things running smoothly. It has been suggested that the current LOS provided by civilian employees at approximately .33 civilian employees per police officer is the standard that should be carried forward. This need is also reflected in Table CFU 6.

### Future Demand

Table CFU 6 shows the number of officers needed over the next twenty years to maintain the LOS of 1.5.

| TABLE CFU 6 - LEVEL OF SERVICE – NEEDED LAW ENFORCEMENT OFFICERS |            |                                    |  |                                      |
|--|------------|------------------------------------|--|--------------------------------------|
| Year   | Population | Officers per 1,000 Residents (LOS) | Number of Officers Needed to Provide Adopted LOS | Number of Civilian Employees Needed* |
| Total Population 2017 City (Present)                             | 215,839    | 1.5                                | 324  | 107                                  |
| 2017-2037 (increase-City)  | 20,859     | 1.5                                | 31   | 10                                   |
| Total 2037 Population  | 303,106    | 1.5                                | 455  | 150                                  |

*\*The number of civilian employees per police officer is estimated to be close to .33. Including this category to the Comprehensive Plan is intended to reflect the actual numbers of employees, and their associated costs, with anticipated population growth.*

### Six-Year Financial Plan

The Citywide Six-Year Capital Improvement Program identifies the funding sources and projects necessary to maintain the proposed LOS at proposed growth rates over the next six years. Printed copies are available and the programs may be viewed online at [my.spokanecity.org](http://my.spokanecity.org).

## IV. LIBRARIES

### Inventory of Existing Facilities

Spokane Public Library (the "Library") currently has six branch libraries in the Indian Trail, Shadle, Downtown, South Hill, Hillyard, and East Side areas. Since their construction in the 1990s, these facilities have been inadequately maintained and are in dramatic need of updating due to rapid changes in technology, constant usage, and community need.

### Future Needs

#### Existing Demand

High-quality public education is provided through the downtown branch, two community branches, three neighborhood branches, a digital branch, and outreach to the business and nonprofit community, seniors and youth. We serve the educational needs of every citizen.

Early, adult and digital literacy is supported through our collection of resources. In addition to resource materials for self-directed education, branch libraries also offer their meeting rooms for use by the community. Technology and research assistance is also provided via professional staff to navigate an increasingly complex and evolving world of information. Clearly, the public library system plays a crucial role in the educational, social, economic, recreational, technological and cultural health of the community. In 2013, Spokane Public Library adopted a new mission statement to better meet the evolving needs of the community with a renewed commitment to "high quality education for all," and established strategic directions related to community success, library impact, and organizational innovations.

This mission dovetails with City of Spokane's strategic focus, as well as with local and national shifts in library service demands. The Library has embraced its role as an educational resource and has bolstered its physical and digital resources, programmatic offerings, and staffing to reflect this role.

#### Level of Service (LOS)

Spokane Public Library's Strategic Directions, developed in 2014, outline the Library's service priorities.

| 1. Empower our citizens to help our community succeed  |
|--|
| ◆ Goal: Inspire a community of readers   |
| ◆ Goal: Expand citizen access and knowledge of emerging literacies and technologies  |
| ◆ Goal: Be the resource for free learning opportunities for citizens of all ages so they can achieve their personal and professional goals |
| 2. Build partnerships for a greater impact on citizen's lives  |
| ◆ Goal: Be an engaged community partner  |
| ◆ Goal: Collaborate to expand access to community expertise for customers  |
| ◆ Goal: Meet customers and partners when and where they are with the information they want   |

3. Become an organization of growth and innovation
  - ◆ Goal: Remain relevant and vital through continuous learning
  - ◆ Goal: Transform our libraries to meet local needs of our customers and community
  - ◆ Goal: Share the library messages widely

In addition, their level of service standards are as follows:

|   | 1996    | 2014  | Recommended |
|---|---------|-------|-------------|
| Operating budget per capita               | \$33.80 | 42.68 | \$50.00     |
| Materials budget per capita               | \$4.56  | 4.24  | \$7.50      |
| Percent of operating budget for materials | 14%     | 10%   | 15%         |
| Square feet per capita                    | .671    | .671  | .813        |
| Circulation per capita                    | 10.5    | 10.14 | 10.5        |
| Unduplicated hours of operation per week  | 60      | 58    | 60          |

Spokane Public Library's Strategic Directions stress flexibility so their programs and level of service standards have room to evolve as customer needs change in the future.

### Future Demand

Increased service demand resulting from future population growth could be addressed either through construction of new facilities, creative outreach programs and satellite service points, or a combination of both.

### Need for Capital Facility Improvements

All of Spokane Public Library's facilities have been replaced with new buildings since 1991. Given an average life span of a library facility of 20 to 30 years, these facilities should not have to be replaced over the next 20 years. However, depending on how and where future growth and development occur, future population increases could require the expansion of existing facilities (at Indian Trail, for example) or construction of new facilities (perhaps in the Qualchan area).

As of 1998, all of Spokane Public Library's facilities were replaced with new buildings. Given an average life span of a library facility of 20 to 30 years, in 2015, Spokane Public Library conducted an extensive evaluation encompassing four aspects of library operations and capital:

- ◆ the system of library locations as they work together to serve the city;
- ◆ the Library's operations and customer experience, including the staffing structures that can maximize customer engagement and return on investment;
- ◆ SPL's technology platforms and technology-based opportunities; and

- ◆ the specific, physical facilities, their conditions, and how they can best accommodate current and future public demand.

In 2016, the Library Board of Trustees adopted a Facilities and Future Service Plan to lay the groundwork for delivering 21st century library services. In addition to many outstanding deferred costs, all six branches are in need of updating in order to continue to meet growing and evolving demand. The Library's 2016 Future and Facilities Study revealed that substantial upgrades are necessary throughout the system to meet the needs of the 21st century citizen. Additionally, the Shadle and South Hill libraries will need to undergo expansions. Since the South Hill library is effectively landlocked, this branch will need to be relocated in order to undergo the necessary expansion.

### Other Plans

Meeting level of service standards is also affected by fluctuating revenue levels. For example, in November of 1999, Washington voters passed Initiative 695. One of the consequences of this action was that the Library, which receives operating support from the City of Spokane, was required to cut back on services. Their decision was to reduce off-hour access to the main library downtown. In addition, they shifted branch library operating hours to match those of the downtown library, with the exception that some branch libraries remained open on Saturdays. Operating budgets through the early 2000s were cut or flat for many years. Consequently, open hours for branches were drastically reduced for neighborhood branches. In 2013, City of Spokane voters passed a levy lid lift that stopped reductions in service hours and extended hours through 2017. A good library system is accessible to the community, and it is important that library hours include morning, afternoon, evening and weekend hours to serve customer needs. Availability and convenience of hours for citizens is an essential component of meeting level of service standards.

### Proposed Facilities

Library facilities should either be in proximity to population centers or easily accessible by bicycle, bus, or private vehicle. If future development and population growth were to continue away from the city center and major corridors, the library would feel it necessary to build new facilities to serve these new areas.

Library operations would also be affected by growth patterns. Operations (utilities, security, minor contracts, etc.) and personnel costs would also increase.

### Six-Year Financial Plan

Over the next six years, all six branch libraries will need to undergo significant makeovers and infrastructure upgrades. This is estimated to cost from \$30-90 million, depending on the desires of the community. Information about planning related documents for the Spokane Public Library can be found at [www.spokanelibrary.org](http://www.spokanelibrary.org).

The Citywide Six-Year Capital Improvement Program identifies the funding sources and projects necessary to maintain the proposed LOS at proposed growth rates over the next six years. Printed copies are available and the programs may be viewed online at [my.spokanecity.org](http://my.spokanecity.org).

## **V. PARKS, RECREATION, AND OPEN SPACE FACILITIES**

The City of Spokane provides a system of local parks (neighborhood and community), major parks, and open space. The park system is managed by the Spokane Parks and Recreation Department with policy direction provided by the Spokane Park Board.

The current Parks and Recreation Department's Parks, Recreation, and Open Spaces Plan, Roadmap to the Future, offers a much more detailed picture of the park, recreation and open space system and what changes and improvements will be made in the future.

The current Parks, Recreation and Open Spaces Plan, Roadmap to the Future is hereby adopted by reference as a part of the Comprehensive Plan. Information about planning related documents for the Spokane Parks and Recreation Department can be found at [www.spokaneparks.org](http://www.spokaneparks.org).

### **Inventory of Park Lands**

The current Spokane Parks, Recreation, and Open Spaces Plan, Roadmap to Future, includes an inventory of each park and facility in the city. For a general location by park or facility type see Map CFU 5, "Parks".

### **Forecast of Future Park Needs**

#### **Level of Service (LOS)**

The city measures LOS by comparing the acres of parks per every thousand residents. See the current Parks, Recreation and Open Spaces Plan, Roadmap to the Future, for a LOS analysis.

The city does not measure LOS for conservation land, parkways, or trails. These park types are typically purchased and developed on an opportunity basis. The city seeks to purchase and designate conservation land each year. The primary funding source is the Conservation Futures Program, which is administered by Spokane County.

#### **Need for Capital Facility Improvements**

In order to maintain the existing LOS as the city grows over the next twenty years, the city will have to develop new parks. See the Citywide CIP for a list of park facility projects scheduled for the next six years as well as project funding sources.

#### **Six-Year Project and Financing Plan**

See the current Parks, Recreation, and Open Space Plan, Roadmap to the Future, for details on needed future capital facilities and for a LOS analysis.

The Citywide Six-Year Capital Improvement Program identifies the funding sources and projects necessary to maintain the proposed LOS at proposed growth rates over the next six years. Printed copies are available and the programs may be viewed online at [my.spokanecity.org](http://my.spokanecity.org).

## **VI. WASTEWATER MANAGEMENT**

### **Service Area**

The Riverside Park Water Reclamation Facility (RPWRF) (Previously known as the Spokane Advanced Wastewater Treatment Plant (SAWTP)) serves the city, portions of the urbanized un-incorporated county, and several other communities. The city serves these additional areas based on interlocal agreements, which are similar to contracts. Some of these agreements are for small amounts of capacity while others, like the agreement with Spokane County, are for ten million gallons per day. With the multitude of users, the RPWRF is a regional system. See Map CFU 6, "Sewer Service Area."

Because of existing agreements and the location, the RPWRF will most likely always be a regional system. . Spokane County Regional Water Reclamation Facility began operating in 2011. The current treatment capacity is 8 million gallons per day (MGD), but it can be increased in phases to 24 MGD.

### **Inventory of Existing Facilities**

#### **Sanitary Sewer and Stormwater Systems**

The sanitary sewer system doesn't consist of a treatment plant alone. The city operates and maintains over 470 miles of sanitary sewer lines and 400 miles of "combined" sanitary lines that connect the treatment plant with the service area. Where needed, lift stations or inverted siphons provide sanitary sewage service in locations that are too low. Over 350 miles of storm drain pipes, catch basins and drywells, and combined sewer overflow structures (CSOs) provide stormwater service. Map CFU 7, "Stormwater Facilities," shows the location of the major sanitary sewer and stormwater facilities.

The City of Spokane Wastewater Facilities Plan with Amendments<sup>1</sup> through 3 includes a detailed inventory and future needs assessment of the regional wastewater system. This long range planning document covers a fifty year period and currently describes the needs of the system until 2030.

The 2014 City of Spokane Combined Sewer Overflow (CSO) Plan Amendment amends the City's 2005 CSO Plan and is designed to reduce CSO events. This 2014 Plan Amendment, documents modifications to the City's CSO Program as a result of changes to applicable regulations, improvements in computer modeling tools, information about the actual performance of CSO storage facilities already built, implementation of the Spokane County Reclamation Facility, and other progress made on CSO control within the City. To consider future growth, the computer simulations of individual basins were based on 2030 growth conditions and varied basin by basin.

The City of Spokane Integrated Clean Water Plan builds from the City's CSO Plan Amendment (final submitted to Ecology March 2014) and Wastewater Facilities Plan Amendment No. 3 (final submitted to Ecology March 2014), integrating CSO projects, stormwater projects, and municipal wastewater treatment projects into an overall investment focused on water quality.

Table CFU 7 is an inventory of the sewer system.

| TABLE CFU 7 - INVENTORY OF EXISTING SEWER FACILITIES |             |       |
|--|-------------|-------|
| Facility Category                                    | Quantity    | Units |
| Treatment Plant                                      | 1           | each  |
| Sewage Lift Stations                                 | 29          | each  |
| Sanitary Collection System                           | 470         | miles |
| Storm Water Collection System                        | 350         | miles |
| Combined Sewer Collection System                     | 400         | miles |
| Inverted Siphons                                     | 14          | each  |
| Catch Basins and Drywells                            | Over 18,000 | each  |
| CSO Regulating Structures                            | 24          | each  |

## Future Needs

### Existing Demand and Capacity Summary

The RPWRF recycles approximately 34 million gallons of wastewater a day and returns the cleaned water to the Spokane River. The facility can handle peak flows, included combined sewer flows, up to 150 million gallons a day. Planned construction is based on projected growth within City, as well as Spokane County contribution of 8 MGD and the completed CSO Abatement Program, as described in Facility Plan Amendment No. 3. The collection system, CSO control, and RPWRF are all being designed for 2030 projected population.

Variable flow is water that infiltrates or inflows into the system and is not associated with sanitary sewer users. The city continues to make improvements to the sewer collection system to limit the amount of variable flow.

### Level of Service (LOS)

The proposed level of service (LOS) for sanitary sewage processing is 100 gallons per capita per day (GPCD). This means that the city must plan to be able to accommodate 100 gallons of sanitary sewage per day for every person in the service area. Although some citizens may generate less or more sanitary sewage, this is an accepted average that can be used for planning purposes.

The level of service (LOS) for stormwater is to design public right-of-way for a 10-year rainfall frequency, prevent flooding of property during a 25-yr 24-hour rainfall event, and prevent damage to buildings for a 100-year rainfall event.

### Six-Year Financial Plan

The Citywide Six-Year Capital Improvement Program identifies the funding sources and projects necessary to maintain the proposed LOS at proposed growth rates over the next six years. Projects include reductions in septic systems, CSO events, infiltration and inflow, and capital improvements to the RPWRF. Printed copies are available and the programs may be viewed online at [my.spokanecity.org](http://my.spokanecity.org).

## VII. SCHOOLS

There are three school districts operating within the current Spokane city limits. The vast majority of the City of Spokane is served by Spokane School District No. 81 (Spokane Public Schools). Cheney School District No. 360 serves some small corners in the southwest area of the city and the west plains. Mead School District No. 354 is generally located on Five-Mile Prairie and north of Lincoln Road. Depending on the placement of the City of Spokane's final urban growth boundary and annexations related to those new boundaries, more of the city might be served by these last two school districts, with the possible addition of the Nine-Mile Falls and West Valley school districts. (See Map CFU 11, "School Districts and Facilities.")

### Inventory of Existing Facilities

Spokane Public Schools operates thirty-four elementary schools, six middle schools and five high schools, in addition to several special schools, serving nearly 30,000 students each year. See Maps CFU 8, "Elementary School Boundaries," CFU 9, "Middle School Boundaries," and CFU 10, "High School Boundaries." In addition to the regular attendance center programs, the district is the sponsoring agency for the Spokane Area Skill Center (NEWTECH Skill Center), which serves students from Spokane Public Schools and nine neighboring school districts. Special learning centers like the Libby Center, Spokane Public Montessori, The Community School, The Enrichment Cooperative, On-Track, and before and after-school childcare programs such as Express, and an extensive summer school program, round out the district offerings. The district also offers preschool for low income and special education students at some sites.

| TABLE CFU 8 - INVENTORY OF EXISTING FACILITIES: SCHOOLS |                           |
|---|---------------------------|
| School  | Total Existing Enrollment |
| Elementary Schools                                      | 16,173                    |
| Middle Schools  | 3,992                     |
| High Schools  | 8,094                     |
| Other Buildings   | 1,678                     |
| <b>Total School Facilities</b>                          | <b>29,937</b>             |

### Existing Enrollment

Spokane Public Schools has a total full-time enrollment of nearly 30,000 individual students. This includes 1,678 students enrolled in special schools. The focus of these alternative schools ranges from programs for troubled youth to professional-technical training at the NEWTECH Skill Center.

Shifting enrollment between schools requires the School District to remain flexible. State mandated classroom size reduction in kindergarten through third grade, combined with slow and steady growth, is adding to the complexity of facility capacity issues. The district reacts to these fluctuations through busing, building additions, and use of "relocatables," which are portable buildings.



| <b>TABLE CFU 9 - INVENTORY OF EXISTING FACILITIES: SCHOOLS BUILDING SQUARE FOOTAGE</b> |                  |                 |              |                     |
|--|------------------|-----------------|--------------|---------------------|
| <b>School</b>  | <b>Permanent</b> | <b>Portable</b> | <b>Total</b> | <b>Site Acreage</b> |
| Elementary   | 1,715,198        | 61,904          | 1,777,102    | 214.41              |
| Middle   | 695,139          | 0               | 695,139      | 104.69              |
| High   | 1,319,728        | 31,344          | 1,319,728    | 143.59              |
| Other Buildings  | 515,666          | 0               | 547,010      | 63.27               |
| Total for All Buildings  | 4,245,731        | 43,248          | 4,338,979    | 525.96              |

### Existing Capacity

Currently the School District is facing a facility capacity challenge at the elementary level in two areas within the school district boundaries – the southern and northern most regions of the School District. To address this issue in the south area, the School District is adding an eight classroom addition to Mullan Road Elementary and making some minor boundary adjustments. To address the capacity issues in the northern area, the School District is building a new Linwood Elementary with more capacity. There will also be some boundary adjustment to address facility capacity issues at other elementary schools in the northern region. Another issue the district will be addressing is the state mandated K-3 classroom size reduction legislation. The School District is currently undertaking long range planning around to address this facility capacity challenge in the next bond cycle to be voted on in February 2021.

Enrollment has been slowly increasing in the School District, starting at the elementary level. Where the growth will occur has been difficult to predict due to the growth of apartments and multifamily developments in the city.

With future growth, the smaller class sizes and continuing programmatic changes, the School District will need to add classrooms (i.e., schools) to its inventory. The current estimate is a need for nearly 120 additional classrooms, possibly with additional elementary schools or middle schools.

The School District recently remodeled or replaced all five of its comprehensive high schools. A high school's capacity is measured more by total teaching stations than total enrollment. The district has capacity in its high schools.

### Future Needs –Spokane Public Schools

#### Existing Demand – Enrollment

There were nearly 30,000 students enrolled in Spokane Public Schools elementary, middle, and high schools in 2016.

#### Level of Service (LOS)

Spokane Public Schools describes their current level of service standard as, "educate all children who wish to attend public schools, between the ages of five years and 21 years who have not received a high school diploma or equivalent [and] educate handicapped children between the ages of three and five years."

For elementary schools, more specific level of service standards include: 500 to 625 students per school,

5 or more acres of land per school, and a student/teacher ratio in K-3 of 25 to 1 and a ratio of 28 to 1 in 4-6. The standard student/teacher ratio for middle and high school is 30:1. Students who live more than a mile from school may travel to school on district-approved buses. Bus service is also provided to those students whose school route has been declared unsafe by the district safety office or who participate in after-school activities.

### Future Demand – Enrollment Projections

Demographic shifts have a cyclical effect on projected enrollment. As the adults in a neighborhood age, the number of school children decreases. When older residents gradually give way to young families, the number of school children increases. Certain types of employment and higher income levels typically indicate a family with older children who will be phasing out of the school system relatively soon.

In addition to unique local phenomenon, Spokane Public Schools bases their enrollment projections on the cohort survival method. Since there is limited in-migration, births within the School District account for the bulk of growth. Birth numbers are based on enrollments in birth classes and are projected out five years to calculate the projected kindergarten enrollments

Shown in Table CFU 10 the projections are showing a slow and steady growth pattern. This does not however show the impact of classroom size reduction that is being projected by the state. This is planned to be fully implemented by 2018. This will drive a need for additional classroom needs at grades K-3. The projected classroom size reduction ratio of 20 to 1 teacher to students. This will leave a shortage of classrooms in our elementary schools of approximately 120 classrooms that will require additional construction of schools.

| TABLE CFU 10 - ENROLLMENT PROJECTIONS |              |               |             |        |
|---------------------------------------|--------------|---------------|-------------|--------|
| Year                                  | School Level |               |             |        |
|                                       | Elementary   | Middle School | High School | Total  |
| 16-17                                 | 16,801       | 4,294         | 8,394       | 29,490 |
| 17-18                                 | 16,950       | 4,224         | 8,391       | 29,583 |
| 18-19                                 | 17,077       | 4,370         | 8,244       | 29,691 |
| 19-20                                 | 17,032       | 4,621         | 8,209       | 29,862 |
| 20-21                                 | 17,028       | 4,743         | 8,303       | 30,074 |
| 21-22                                 | 16,983       | 4,707         | 8,520       | 30,209 |
| 22-23                                 | 17,113       | 4,540         | 8,777       | 30,429 |
| 23-24                                 | 17,155       | 4,458         | 9,001       | 30,614 |

*Projections from Spokane School District 81: Planning Capital Projects, April 2, 2014.*

### Plans of Other Providers

In order to sustain and improve overall community health, Spokane Public Schools makes their buildings and recreational facilities available to the public for use during non-school hours. Priority for scheduling and rental fee structure ranges over five classes: school district sanctioned activities, joint use agreements

and contracts, other educational institutions, civic and service use, and private interest groups. (See the Spokane Public School Board Policy Procedure Manual.)

## Proposed Facilities

Currently, the School District is in the third six- year bond cycle of a long-range facility improvement plan. The District is already starting preliminary bond planning for a 2021 election which will be implemented between 2021 and 2027. A list of projects has not been selected at this time and will be determined by the District's bonding capacity in 2021.

## Six-Year Financial Plan

### Six-Year Funding and Projects

In 2015, Spokane Public Schools successfully passed a \$145,000,000 million bond, which funds the following projects shown on Table CFU 11, "2015 Bond Projects." With bond interest income, a capital fund residual balance from 2009, and the estimated state matching funds the total funds of the 2015 bond will be \$209,425,000. The projects fall into the categories of: Major Construction Projects, Smaller School Improvements at All Schools, Technology Upgrades and Replacements, and Safety and Security Improvements.

| TABLE CFU 11 - 2015 BOND PROJECTS                        |                  |                |                 |
|--|------------------|----------------|-----------------|
| Bond Project   | Stage of Project | Project Budget | Completion Date |
| Adams – Limited Facility Improvements                    | Planning         | \$5,000,000    | 2021            |
| Franklin Modernization and Renovation                    | Design Phase     | \$25,725,000   | 2018            |
| Linwood Replacement                                      | Design Phase     | \$22,400,000   | 2020            |
| Wilson - Classroom addition                              | Planning         | \$4,500,000    | 2020            |
| Salk Middle School Replacement                           | 25 Percent       | \$36,000,000   | 2017            |
| Shaw Middle School Gymnasium Replacement and Master Plan | Planning         | \$13,600,000   | 2021            |
| Lewis and Clark – Classroom Addition                     | Planning         | \$4,500,000    | 2020            |
| North Central Commons and Classroom Additions            | 20 Percent       | \$18,600,000   | 2017            |
| Land Acquisitions  | In Process       | \$9,500,000    | 2021            |
| Portable/Classroom Additions                             | In Process       | \$9,000,000    | 2021            |
| District Annual School Projects                          | 20 Percent       | \$33,000,000   | 2021            |
| District Technology Improvements                         | 20 Percent       | \$23,000,000   | 2021            |
| Safety and Security Upgrades                             | 30 Percent       | \$4,000,000    | 2018            |
| Total  |                  | \$209,425,000  |                 |

## Capacity Balance

Spokane Public Schools knows that additional facility capacity will need to be generated to meet future needs. Excess capacity will not be generated, as it limits their eligibility for state matching funds to offset the cost of school construction. Table CFU 12, "Capacity Balance After 2015 Bond Projects," shows the capacity balance after completion of the 2015 school bond projects.

| TABLE CFU 12 - CAPACITY BALANCE AFTER 2015 BOND PROJECTS |  |                     |
|--|--|---------------------|
| Site   | Project  | Additional Capacity |
| Adams Elementary   | HVAC upgrades, window replacements and elevator addition | 0 students          |
| Franklin Elementary                                      | Modernization and replacement                            | 100 to 150 students |
| Linwood Elementary                                       | Replacement  | 100 to 125 students |
| Wilson Elementary  | Classroom addition                                       | 25 to 50 students   |
| Salk Middle School                                       | Replacement  | 75 to 100 students  |
| Shaw Middle School                                       | Gymnasium replacement and master planning                | 0 students          |
| Lewis and Clark High School                              | Classroom addition                                       | 0 students          |
| North Central High School                                | Commons and classroom addition                           | 100 to 150 students |
| Land Acquisitions  | Purchase land for growth and class size reduction        | Unknown             |
| Portable/Classroom Addition                              | To allow for growth and class size reduction             | Unknown             |
| Annual Capital   | Investments to the school sites                          | 0 students          |
| Technology   | Improve and update technology                            | 0 students          |
| Safety and Security                                      | Single point of entry at all sites                       | 0 students          |

## Elementary Schools

Spokane Public Schools continues to look ahead in anticipation of future growth and program needs that will impact the need for elementary schools. Their current standard of an elementary school is a capacity is 585 to 625 students. Programs for music, physical education, art, science and other special courses have increased the need for additional classrooms and specialty spaces. The district is also seeing a growth in special education. In the last two years, the School District has opened Spokane Public Montessori as a K-8 school.

The state has also been charged in fully funding basic education. In the McCleary decision, the Washington State Supreme Court found the legislators were not meeting that requirement. The state responded by implementing a goal of classroom size reduction in grades K-3 by 2018. This alone will bring about a need for additional classroom capacity in all of our elementary schools.

Spokane Public Schools is looking at many ways to address the need of growth and class size reduction in the next 20 years. They are studying many long range plans to address these upcoming needs at their elementary schools. The District would need to build seven to five additional elementary schools keeping their current grade configuration of K-6. If the District were to change the configuration to be K-5 and 6-8 middle schools, it could require one to two new elementary schools along with 3 additional middle schools looking twenty years ahead.

## Middle Schools

Spokane Public Schools currently has six middle schools with grade configurations of 7-8. One of the six, Salk Middle School, is currently under construction and will open for the 2017-18 school year. The old building will then be demolished. Shaw Middle School is also on the current 2015-2021 bond with a new

gymnasium to be constructed and master plan for the campus completed. This will allow the district to get an early start on the replacement of the school with passage of the 2021 bond. Middle schools slated to be replaced in the future include Glover, Sacajawea, and Shaw. Chase and Garry have had some major renovations during the past bonds.

The decision of how we address the needs at the elementary level will drive the need for adding new middle schools in the future. Currently, there is limited facility capacity in the District's middle schools. There will be a need for additional capacity in middle schools looking forward 20 years. The School District's current designs add capacity to middle schools with a standard capacity of 850 students.

## High Schools

Since passage of the 2003 bond, Spokane Public Schools has renovated all five of its comprehensive high schools. North Central High School will need additional modernization as part of the master campus improvement plan in the future to include renovation of 1980-era classrooms, administration center and site improvements. When renovating the high schools, the School District added capacity and replaced all relocatables that were located at the sites. High school athletic fields were also improved to new standards. There remains a need to replace two of the School District's alternative high schools in the coming future - On Track Academy and The Community School.

| TABLE CFU 13 - TWENTY-YEAR PROJECTS                                     |   |
|---|---|
| Scenario  |   |
| Scenario 1: Middle Schools<br>Include Only Grades 7-8<br>K-6, 7-8, 9-12 | NC Phase III renovation   |
|   | 5 existing elementary schools: Renovate/replace with new construction |
|   | 8 to 9 new elementary schools along with property                     |
|   | 3 existing middle schools: Renovate/replace with new construction     |
|   | Selected high schools: Additions                                      |
| <b>Estimated Total Cost</b>   | <b>\$650,000,000 - \$800,000,000</b>                                  |
| Scenario 2: Middle Schools<br>Include Grades 6-8<br>K-5, 6-8, 9-12      | 5 existing elementary schools: Renovate/replace with new construction |
|   | Selected high schools: Additions                                      |
|   | 1 to 2 new elementary schools: New construction/new sites             |
|   | 3 existing middle schools: Renovate/replace with new construction     |
|   | 3 new middle schools: New construction/new sites                      |
|   | \$570,000,000 - \$700,000,000   |
| <b>Estimated Total Cost</b>   | <b>\$570,000,000 - \$700,000,000</b>                                  |

## **VIII. SOLID WASTE**

The Solid Waste Management Department is responsible for the collection of solid waste and recyclables generated within the City of Spokane and the operation of disposal facilities that serve Spokane County. The City of Spokane administers and operates a broad range of solid waste management activities within the city and in Spokane County. They include:

- ◆ Collection of solid waste generated by residential and commercial customers in the city
- ◆ Operation of the Valley Transfer Station and the Colbert Transfer Station.
- ◆ Operation of the Northside Landfill.
- ◆ Collection of recyclables and yard waste from residential and commercial customers in the city
- ◆ Contract administration for the processing of recyclables collected in the City of Spokane.
- ◆ Operation of a moderate risk waste collection station at the Waste to Energy (WTE) Plant.
- ◆ Operation of transfer activities between the WTE Plant and a Regional Disposal Company
- ◆ Operation of transfer activities between the transfer stations, WTE Plant, Private Compost Facility, and recycling companies.
- ◆ Administration and permitting of medical waste haulers in the city.
- ◆ Illegal dumping inspections and cleanup for the city through the Department of Code Enforcement.
- ◆ Coordination with the Spokane Regional Health District and the City of Spokane on facility inspections and enforcement.

The information that follows in the rest of 5.12 Solid Waste is a general overview of the existing Solid Waste management system. The full details of the Solid Waste Management Plan and financing program are found in the Spokane County Comprehensive Solid Waste Management Plan of 2015 and the Citywide Six-Year Capital Improvement Program (CIP).

The Spokane County Comprehensive Solid Waste Management Plan of 2015 contains detailed descriptions of the Solid Waste system and interlocal agreements between the City of Spokane and surrounding jurisdictions that describe the Solid Waste Management system.

The Citywide Six-Year Capital Improvement Program contains the projects or programs, with descriptions of the proposed locations and capacities of the new or expanded capital facilities the City contemplates funding in the next six years. These projects and programs are incorporated herein, along with the financing plan for each of them found in the CIP. The projects and programs may change over time. Emergencies and unanticipated circumstances may result in allocating resources to projects not listed. This finance plan shows full funding for all improvements to existing facilities and for new or expanded facilities the City expects to need to serve the projected population through the six-year period covered

by the CIP. Additionally, the CIP contains funding for major maintenance and for other improvements that will both maintain and enhance the City's existing facilities.

## **General Inventory of Existing Facilities**

A detailed inventory of existing facilities and their capacity is contained in the Citywide CIP.

### **Service Area**

The City of Spokane provides collection of solid waste generated by residential and commercial customers in the City of Spokane. As stated earlier, the City of Spokane also administers and operates a broad range of solid waste management activities within the city and county.

### **Capacity**

The city has the ability to meet the present and future recycling and disposal needs. To accommodate future population growth, there will be a need to acquire additional solid waste apparatus and there may be a need for modifications to the WTE Plant. Specific alternatives and potential funding mechanisms are discussed in the Spokane County Comprehensive Solid Waste Management Plan of 2015.

## **Future Needs**

### **Existing Demand**

In 2000, city crews collected 66,052 tons of solid waste from residential customers and 72,903 tons from business and institutional customers. In 1996, the city began transitioning to a fully automated collection system for residential refuse. This system is now in place citywide. Recyclables are collected from residential customers in automated collection vehicles. Most refuse collected by the city is delivered to the WTE Plant and recyclables are delivered to a private intermediate processor. In 1997, the city began offering curbside collection of yard waste to residential customers. Further details on existing demand and levels of service are found in the Citywide CIP and the Spokane County Comprehensive Solid Waste Management Plan.

### **Capacity**

The city has the ability to meet the present and future solid waste disposal needs. Specific alternatives to accommodate future population growth and potential funding mechanisms are discussed in the Spokane County Comprehensive Solid Waste Management Plan (CSWMP), 2015. The CSWMP addresses the management and disposal of municipal solid wastes and moderate risk waste currently generated in Spokane County, identifies types and quantities of wastes currently generated in the county, discusses needs and opportunities for solid waste management, develops objectives for solid waste management, and proposes alternatives for management of these wastes.

## **Level of Service (LOS)**

Information regarding the existing and proposed solid waste level of service is provided below.

### **Existing LOS**

- ◆ Residential: 4.33 collections per household per month
- ◆ Commercial: As needed
- ◆ Recycling: 4.33 collections per household per month

- ◆ Yard/Food Waste: 4.33 collections per household per months of service (9 months)

### **Proposed LOS**

- ◆ Residential: 4.33 collections per household per month
- ◆ Commercial: As needed
- ◆ Recycling: 4.33 collections per household per month
- ◆ Yard/Food Waste: 4.33 collections per household per months of service (9 months)

## **Facility Improvements**

### **Collection System**

As growth occurs, the number of solid waste and recycling collection routes will increase. Additional trucks and other apparatus will be needed, as well as employees to drive the trucks and operate equipment. Other equipment, such as recycling carts, and dumpsters, will also have to be purchased as customers are added to the collection routes. In general, equipment needs and employees are funded by collection fees. Details on the needs of the collection system as growth occurs are found in the Citywide Six-Year CIP and the Spokane County Comprehensive Solid Waste Management Plan.

## **Financial Plan**

### **Funding and Projects**

The Citywide Six-Year Capital Improvement Program identifies the funding sources and projects necessary to maintain the proposed LOS at proposed growth rates over the next six years.



## **IX. WATER**

The City of Spokane Water and Hydroelectric Services Department provides potable water to the City of Spokane and several areas that are outside the Spokane city limits. A complete inventory, analysis of need, and Capital Facilities Plan is provided in the City of Spokane Water System Plan (2014).

### **Inventory of Existing Facilities**

#### **Service area summary**

The City of Spokane provides water service to approximately 208,916 residents in Spokane as well as to approximately 18,539 residents outside the Spokane City limits. The City of Spokane provides water to, and has interties with, several small purveyors plus Fairchild Air Force Base to provide them water during emergency situations. The Intertie Agreements between the City of Spokane and each purveyor dictate the conditions for providing water. The current retail service area is approximately 88 square miles. Map CFU 12, "Water Service Areas," identifies the current water service area.

#### **Facilities and Water Rights**

The City of Spokane's sole source of water is the Spokane Valley – Rathdrum Prairie Aquifer. The water system is comprised of 7 well stations that pump water from the aquifer, 25 booster pump stations, 34 storage reservoirs, and 1,000 miles of pipeline. The city's current average daily demand is approximately 58.6 million gallons per day (MGD) based on an average daily use of approximately 258 gallons per person per day.

The City of Spokane holds water rights to a Maximum Instantaneous Flow Rate of 241,100 gallons per minute (gpm). The Current Maximum Instantaneous Flow Rate is 195,570 gpm. Map CFU 13, "Water Facilities and Pressure Zones," identifies the location of various water facilities and pressure zones.

#### **Fire Flows**

Firefighting requires water at high flow rates and sufficient pressures for the time period necessary to extinguish the fire. A water system is required to have a supply, storage, and distribution system grid of sufficient capacity to provide firefighting needs while maintaining maximum daily flows to residential and commercial customers.

The City of Spokane typically requires designs for the water system to provide fire flows that exceed: standards established by the Insurance Service Office (ISO); standards administered by the Washington Survey and Rating Bureau (WSRB); minimum fire flows required by state law, set forth in Washington Administrative Code 248-57; and/or fire flows required by the fire district that has jurisdiction.

In 1999, The City of Spokane Water Department and the water system it operates were the subject of an extensive survey conducted by the WSRB. The results of this survey placed the Water Department and the water system in Class I. This rating, in conjunction with the Fire Department rating of Class III, brings with it a very good firefighting system, and with that, lower fire insurance rates for the citizens of Spokane.

## Capacity Summary

Table CFU 14, "Inventory of Capital Facilities: Water Supply," shows the city's existing water system facilities and corresponding capacities. The current pumping capacity of the water system is 282 MGD. This capacity is based on equipment nameplate data.

| TABLE CFU 14 - INVENTORY OF CAPITAL FACILITIES: WATER SUPPLY |                         |
|--|-------------------------|
| Facilities   | Capacity                |
| <b>Ground Water</b>  | <b>Pump Capacity</b>    |
| Spokane Valley-Rathdrum Prairie Aquifer                      | Estimated 624.6 MGD     |
| <b>Well Stations</b>   | <b>Station Capacity</b> |
| Well Stations-Total System Capacity                          | 282 MGD                 |
| <b>Booster Stations</b>                                      | <b>Station Capacity</b> |
| Total Booster Station Capacity                               | 212.85 MGD              |
| <b>Reservoirs and Storage</b>                                | <b>Storage Capacity</b> |
| Total Storage Capacity                                       | 106.34 MGD              |

## Forecast of Future Needs

### Existing Demand

The City's average daily water system demand in 2013 was 58.6 million gallons per day (MGD), which is a daily water demand of approximately 258 gallons per person per day based on a service area population of approximately 227,455 persons. The city's peak day water system demand in 2013 was 188 million gallons, which is 828 gallons per person.

### Level of Service (LOS) Standard

The City presently has seven well sites tapping into the aquifer for its water supply source. Ideal design practice recommends that the source of supply capacity be equal to the maximum day demand (MDD), allowing stored water to be used for the peaking requirements of the system. The total system pumping capacity is 282 MGD. The highest recorded MDD is 188 MGD.

Minimum LOS standards were established in the Countywide Planning Policies. According to these policies, distribution pipelines must be designed to deliver sufficient water to meet peak customer demands (peak hourly demand), this period occurring over a range of a few minutes to several hours. The flow rate must be provided at no less than 30 psi (pounds per square inch) at all points in the distribution system (measured at any customer's water meter or at the property line if no meter exists) except for fire flow conditions. By existing policy, the City of Spokane Water Department requires that the water system provide the specified LOS at a minimum pressure of 45 psi. Water pressures of at least 45 psi have proven more satisfactory in terms of meeting the water needs for most customers.

### Future Demand

It is recognized that the city is not the only water purveyor within the proposed UGA. If the City of Spokane should someday annex areas within the adopted UGA that are currently being served by other water purveyors, it is anticipated that these water purveyors will continue to serve the customers into the

foreseeable future. It is anticipated, however, that City of Spokane design standards will be implemented to govern the installation or replacement of water system facilities in these areas.

## **Proposed Facility Improvements**

This is a summary review of proposed water facility improvements. A detailed list of capital improvement projects is provided in the 2014 Comprehensive Water System Plan.

### **Source Improvements**

Source improvements refer to improvements at well stations. The improvements may entail upgrades and/or rehabilitation of existing facilities that are subject to aging equipment. Improvements may also include the construction of new well stations to accommodate growth, and/or provide redundancy for wellhead protection.

### **Booster Pump Stations**

Improvements to existing booster stations may require upgrades and/or rehabilitation of aging equipment. Improvements may also include the construction of new booster stations to accommodate growth. As an example, anticipated growth in the West Plains Pressure Zone will require construction of a new booster station as well as increasing the pumping capacity of two existing booster stations.

### **Storage System**

Improvements to the water and storage facilities are made to accommodate growth, hydraulic consistency within a pressure zone, or for redundancy.

Any project that requires a water system expansion and/or infrastructure infill to support new growth will be funded at the expense of the project proponent.

### **Pipelines**

Most of the system piping is in good shape. However, old large steel transmissions, cast iron pipe with leadite joints, and kalamein pipe are being replaced on a systematic basis.

### **Funding**

Facilities constructed to replace old worn out infrastructure will be paid for from the rate stabilization fee portion of the rate structure. Facilities constructed for growth will be paid for with a combination of general facility charges (hook up fees), developer funding, and cash reserves.

## **Six-Year Financial Plan**

To ensure current or improved levels of service to its customers, the City is following an aggressive improvement schedule. The Six-Year Citywide Six-Year Capital Improvement Program identifies the funding sources and projects necessary to maintain the proposed LOS at proposed growth rates over the next six years. Printed copies are available and the programs may be viewed online at [my.spokanecity.org](http://my.spokanecity.org).

## **X. PRIVATE UTILITIES**

### **Introduction**

The Growth Management Act (GMA) requires a utilities element consisting of the general location, proposed location, and capacity of all existing and proposed utilities, including, but not limited to, electrical lines, telecommunication lines, and natural gas lines.

The City of Spokane recognizes that planning for private utilities is the primary responsibility of the service providers. Regulations may place restrictions on the location and site development of the utilities and may require a public review process before utility facilities may be located.

Many private utilities are under directive by their licensing agency and franchise agreements to provide a specific level of service to their service area. In many instances, this regulating agency is the Washington Utility and Transportation Commission (WUTC). Services are provided on an "on demand basis." Any new development within a service provider's area must be served. Most service providers monitor development plans and try to build excess capacity into their facilities at the time of construction to allow for future demand.

Private utilities may be restricted by their environment. Competing districts or limited service areas may limit future expansion. For example, packaged sewage treatment plants may serve only the development for which they were originally intended. Water providers may be limited by the quantity of their water rights or surrounding providers. Telecommunication companies are not restricted by these types of limitations; however, they are regulated by the WUTC.

Map CFU 14, "Existing Electrical and Natural Gas Facilities," identifies the location of existing major utility transmission lines, substations, and other regional facilities in Spokane.

### **Utilities**

#### **Electricity**

Avista is the only private electricity provider within the City of Spokane. Other providers may be found in the surrounding area. In addition to Avista, the Bonneville Power Administration (BPA) owns transmission lines and substations on the outskirts of the city boundary which are interconnected to the Avista transmission system. Map CFU 14, "Existing Electrical and Natural Gas Facilities," indicates the current and future location of electrical transmission lines and substations in and around the City of Spokane. The Bonneville Power Administration (BPA) provides electricity from the federal power grid to Avista Utilities and some private businesses in the area. BPA has a number of substations in the area, which allow the power coming from Grand Coulee Dam and other locations on the grid to be stepped down to a level that is compatible with local needs.

With population growth, Avista anticipates increases in future system demands. Planning for future substation upgrades and new substations are forecasted periodically to adequately keep the correct capacity to meet demands of the increasing population. Enhancements include the installation of additional equipment, the replacement of existing equipment with larger capacity and other technological enhancements to facilitate improved system performance methodologies. In addition to enhancing existing substations, new substations are desired on the east and west sides of the downtown area within

the ten year planning horizon. Other new substation locations are being evaluated. Plans for rebuilding and constructing several new transmission lines are under consideration. New transmission line construction is primarily being considered on the outskirts of the city.

### Natural Gas

Map CFU 15, "Existing Electrical and Natural Gas Facilities," shows the location of transmission natural gas lines as well as Avista's natural gas distribution system in and around the City of Spokane. Existing gas service serves the majority of the city limits and urban growth areas in the City of Spokane. Avista identifies a strategic natural gas resource portfolio to meet customer demands over the next 20 years. Evaluations are completed to include peak weather conditions as well as normal/average conditions to meet customer demand forecasting. Construction projects of varying magnitude will happen each year as aging infrastructure is replaced and capacity is added to support future growth. The Spokane area and urban growth area is a part of the Washington/Idaho service territory.

| TABLE CFU 15 - UTILITY SERVICES: SPOKANE |  |  |  |
|--|--|--|--|
| Utility                                  | Provider                                   | Existing Capacity  | Planned Capacity   |
| Natural Gas                              | Avista Utilities                           | Within the WA service territory the average daily demand is 137,110 dekatherms.  | Within the WA service territory, the forecasted levels in 2035 is projected at 159,541 dekatherms. |
| Electrical                               | Avista Utilities<br>Inland Power and Light | Several internal and external company standards require adequate capacity to serve the expected customer demand. The summer peak load within the general city boundary in 2015 was 575 MW. | Planned capacity will be sufficient to meet the increase in customer demand.                       |

### Telecommunications

Telecommunications travel many paths throughout the city of Spokane; fiber optic, traditional telephone lines and cellular phones. Fiber optic lines provide another communication link and are replacing traditional telephone lines that can be found throughout the developed areas of the city. Cellular phones provide a third method of communication. Traditional telephone lines and wireless communication support towers can have a profound impact on the visual environment. The WUTC regulates a number of long distance and cellular phone companies in the Spokane area. The City of Spokane has Class "A" and "B" local telephone exchange services that are regulated by the WUTC. The WUTC defines a "Class B" telecommunications company as having less than 10,000 access lines. Communication by computer is a fast growing method of general communication and commerce, as well.

Cable television is provided by a private franchise for the City of Spokane. Because the franchise is held by a private company, it provides services on demand through its distribution system generally located on the same poles as traditional telephone lines. In addition, satellite television is increasingly providing competition to cable and free television.

The Spokane area is served by several cellular providers. Cellular calls are routed by a series of low-powered transmitting antennas through a central computer, which connects the call to its destination. Transmitting antennas are located at "cell sites", and their coverage areas are known as "cells." A network of strategically placed antennas allows a "handing off" of the signal as the carrier of the phone travels.

Capacity overload and cellular system expansion are in response to several factors: an increase in the number of customers residing within a designated area, a shift in traffic volumes affecting cellular users, or a record of service inadequacies, such as dropped calls or poor sound quality. In these cases, additional antennas are then planned with site selection influenced by topography and other engineering constraints.

## **MAPS**

|        |  |
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| CFU 2  | Police Patrol Areas                            |
| CFU 3  | C.O.P.S. Substations                           |
| CFU 4  | Library Sites and Service Areas                |
| CFU 5  | Parks  |
| CFU 6  | City of Spokane Sewer Service Area             |
| CFU 7  | City of Spokane Stormwater Facilities          |
| CFU 8  | Elementary School Boundaries                   |
| CFU 9  | Middle School Boundaries                       |
| CFU 10 | High School Boundaries                         |
| CFU 11 | School Districts and Facilities                |
| CFU 12 | Water Service Areas                            |
| CFU 13 | Water Facilities and Pressure Zones            |
| CFU 14 | Existing Electrical and Natural Gas Facilities |



October 12, 2016

Plan Commission Packet

# Shaping Spokane

2017 Update to the  
Comprehensive Plan

## Part IV

Open House  
Comment Log



# Shaping Spokane Participant Comment Log - October, 2016

| ID | Location                 | Comment Summary  | Related Policy | Staff Notes |
|----|--------------------------|--|----------------|-------------|
| 1  | Open House: Downtown     | Implement a parking program for scooters on sidewalks at bike racks.   |                |             |
| 2  | Open House: Downtown     | Stop urban sprawl, say no to developers.   |                |             |
| 3  | Open House: Downtown     | Concerned that combining similar policies from different chapter loses the context and nuance if the specific differences in policies as they apply to different values and goals. |                |             |
| 4  | Open House: Downtown     | Would like to see the river corridor 'used' more and not just protected.   |                |             |
| 5  | Open House: District 2   | Need to offer outreach and advertise about what makes Spokane great.   |                |             |
| 6  | Open House: District 2   | Homelessness issues  |                |             |
| 7  | Open House: District 2   | Where is aviation specifically mentioned in the comp plan?   |                |             |
| 8  | Open House: District 2   | Real estate agent praised the city's effort in this comp plan exercise.  |                |             |
| 9  | Open House: District 2   | Wife of a physician commented they struggle and may move because there is too much Medicaid in Spokane.  |                |             |
| 10 | Open House: Northeast    | Plant more native species and Ponderosa Pines specifically.  |                |             |
| 11 | Open House: Northeast    | Concerned about maintaining housing stock, both existing and historic.   |                |             |
| 12 | Open House: Northeast    | Concerned about absentee landlords and ownership.  |                |             |
| 13 | Open House: Northeast    | Landlords should be required to have a business license, then if house(s) not maintained, they lose their license.   |                |             |
| 14 | Open House: Northeast    | Eviction process is too slow.  |                |             |
| 15 | Open House: Northeast    | Effective mediation between tenant and landlord.   |                |             |
| 16 | Open House: Northeast    | Food Policy group would like more information in the social chapter.   |                |             |
| 17 | Open House: West Central | Taking the heart out to make a planning document.  |                |             |
| 18 | Open House: West Central | Infill perimeters, core or over whole city?  |                |             |
| 19 | Open House: West Central | Time sequence the light at Regal and Palouse so it stays green longer northbound in the a.m., and vice versa in the p.m.   |                |             |



October 12, 2016

Plan Commission Packet

# Shaping Spokane

2017 Update to the  
Comprehensive Plan

## Part V

Open House  
Survey Results

### Shaping Spokane Open House Survey Results - October, 2016

| Count | What sparked your interest? | How did you hear about this event?                       | Additional education sessions? | Ideas to implement the plan?                                       | Important challenges within 5 years?  |
|-------|-----------------------------|--|--------------------------------|--|---|
| 1     |                             | Community Assembly                                       |                                |  |   |
| 2     |                             | Spokesman Review   |                                |  |   |
| 3     |                             | email alert  |                                |  |   |
| 4     | Participant in update       | email alert  |                                |  | Frustration over the construction mess, increased demand/decreasing recharge of aquifer and Spokane River, Reigning in property crime, Housing/Health care/Transportation capacity and affordability, decaying bridges. |
| 5     | Neighborhood connections    | Neighborhood council & email alert                       |                                | Mobile grocery stores  | jobs  |
| 6     | Pedestrian issues           | Co-worker  | Yes                            | Make city more walkable  |   |
| 7     | Pedestrian issues           | Co-worker  | Yes                            | Make sidewalks more accessible, widen, remove poles, etc.          |   |
| 8     | Pedestrian issues           | email alert  | Yes                            |  |   |
| 9     | Learning about comp plan    | The City's Website / Agency                              |                                | Attempt to add more mid price range apartments.                    | Attracting and keeping 20-30 year olds here.  |
| 10    | Learning about comp plan    | The City's Website                                       | Yes                            |  | Traffic congestion  |
| 11    | Love this City              | The City's Website/Spokesman Review/Neighborhood Council | Yes                            |  | Real concern on affordable housing issues.  |
| 12    | Chair of NITNC              | email alert  | Yes                            | Core   | Blight - homes boarded up - incentives to revovate and use for low income.  |
| 13    |                             | Walked by WCCC   |                                | Match non-profits needing space to vacancies in community centers. | Communication and collaboration.  |

# Infill Development Project Summary Report and Recommendation

Spokane City Plan Commission  
Infill Development Steering Committee



October 6, 2016

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## Infill Development Steering Committee Members

Ben Stuckart, Council President  
Lori Kinnear, District 2, Liaison to Plan Commission  
Patricia Kienholz, Plan Commissioner  
Michael Baker, Plan Commissioner  
Mike Ekins, Interface Commercial Capital  
Kay Murano, Spokane Low Income Housing Consortium  
Darryl Reber, Inland Empire Residential Resources  
Michael Cathcart, Spokane Home Builders Association  
Asher Ernst, Infill Developer  
Evan Verduin, Make Architecture & Design  
David Shockley, Spokane Preservation Advocates  
Greg Francis, Plan Commission Community Assembly Liaison  
Kitty Klitzke, Futurewise  
Gail Prosser, Business Owner  
Andrew Rolwes, Downtown Spokane Partnership  
Patrick Rooks, Community Assembly Representative

## Former Members

Cindy Algeo, Spokane Low Income Housing Consortium  
Kathryn Burk-Hise, Spokane Preservation Advocates

# Problem Definition

## Purpose

By 2037, Spokane is projected to grow to a population of more than 236,000 by adding 20,000 new residents (Spokane County Planning Technical Advisory Committee, 2015, p. 9). The City's Comprehensive Plan supports locating these new residents closer to the city core and near designated centers and corridors by filling in and redeveloping vacant and underutilized land near these areas.

This project's purpose is to investigate what options the community has to effectively remove barriers and challenges for development on vacant land in the city core, consistent with the City of Spokane's adopted plans. This project seeks to answer the following question. What resources do we need to make **infill development** as viable to finance, design, build, occupy, and maintain as greenfield development is on the city's outer fringes?

Each year, Spokane experiences infill development – that is, new buildings on vacant spaces, both in built-up areas of the city, and in adjacent land that is designated for urban growth. This activity proves a local market demand exists for new homes and businesses built in close proximity to others. Is it occurring at the levels and in the locations expected by the City's Comprehensive Plan? Is development well-designed to allow higher intensities, without detracting from the character of the existing conditions? Does it offer housing that is affordable to the full variety of income levels, and is it built to sufficient quality for the population?

The most recent addition of infill development tools were created in 2012, following the work of an infill housing task force that met in 2008 and 2011. Those tools were adopted into code but were only minimally applied by the development community. One obstacle to encouraging and promoting these methods appears to be a lack of knowledge and/or confusion regarding how investors, developers, and the general public perceive how the development tools apply.

The city has limited available land and a growing population. Without the ability to provide new housing and business within the core of the city, growth would occur in a manner that results in sprawling development on the urban fringe – a condition which is costlier to the community to provide and maintain public infrastructure. When development is removed from proximity to jobs and services, it affects individual lives as well, resulting in decreased livability, increased travel time, and fewer transportation options.

The City's adopted goals regarding desired development patterns and infill are further described below in Section 2, Goals and Evaluation Criteria.

## Permit History

Permits issued by the City of Spokane may be tracked by location. The City's Comprehensive Plan focuses new growth around a number of centers and corridors. These areas are envisioned to have mixed-use development and significantly higher housing densities than other areas designated for commercial or residential uses. These areas are also likely to be surrounded by built-up areas, where any development will be essentially infill. Centers fall into categories of different scales: from smaller neighborhood and district centers, to larger employment centers and the Downtown regional center.

Project staff reviewed building permit data for new construction and various forms of residential and non-residential construction that indicated possible infill development, but excluding accessory structures such as garages or permits with valuations of less than \$100,000 (other than single-family homes). Over the ten-year

period from 2006 to 2015, there were 17 permits for selected categories of new construction issued Downtown (Table 1). Most of these were for non-residential buildings.

In other centers and corridors over the same period, 205 permits were issued for new construction. Of these, 94 permits were for detached or attached housing (such as townhomes) in centers.

Over the same time period of ten years ending in 2015, more than 5,200 housing units were permitted citywide (Table 2). (During most of these years, less than 100 residences were demolished in Spokane, with an average of about 60 per year over the last five years). In Downtown over the ten-year period, there were 55 dwelling units permitted, and 756 units in all other centers and corridors. About 3,000 units, or more than half of the total, were built farther than one-quarter mile from centers or corridors.

### Preliminary Inventories of Vacant and Underdeveloped Land

Spokane County and its cities use a regionally adopted methodology to conduct a Land Quantity Analysis (“LQA,” City of Spokane, 2015b). The LQA selection method excludes City owned property and other property needed for a public purpose. Also, the LQA considers any property with an assessed improvement value of \$500 or less to be vacant. For the purposes of sampling for the infill development project, parcels of land with assessed improvement values of \$25,000 or less were considered “vacant or underdeveloped,” using 2016 Spokane County Assessor data, and land in industrial areas was excluded from the analysis.

The modified selection process resulted in a parcel set and maps (Maps 2 through 5) showing the selected sites simply as various “development opportunities.” A number of positive characteristics were also applied to the sites. Parcels in the selection were assigned a combined score based on whether any portion was within a specified distance of the following features, with one point awarded for each feature:

- City of Spokane Water Distribution– Sites at least partially within 350 feet of water lines
- City of Spokane Sanitary Sewer– Sites at least partially within 350 feet of sewer lines
- Centennial Trail – Sites at least partially within one-quarter mile of the Trail
- City of Spokane Existing Bikeway – Sites at least partially within one-quarter mile of an existing bikeway
- City of Spokane Planned Bikeway – Sites at least partially within one-quarter mile of a planned bikeway
- Spokane Transit Authority’s Planned High Performance Transit Network – Sites at least partially within one-quarter mile of the following proposed routes:
  - G1 – Monroe/Grand-29th-Regal
  - G2 – Central City Line
  - G3 – Sprague
  - R1 – Division
  - B1 – Cheney (only west of the Plaza was selected)
  - B2 – I-90 East (only east of the Plaza was selected)
- Sites at least partially within Centers and Corridors

### Development Opportunities in Centers: Infill Sites

As stated above, centers fall into categories of different scales: from smaller neighborhood and district centers, to larger employment centers and the Downtown regional center.

The preliminary results of the trial development opportunities methodology, regarding present opportunities in centers and corridors, suggest that there are more than 220 acres of such vacant or undeveloped parcels within centers, about 60 acres of which is located Downtown with approximately 160 acres located in centers and corridors elsewhere in the city (Table 3).

The roughly 60 acres of identified vacant and underdeveloped properties located Downtown are contained on many separate parcels of various sizes. Six of these parcels are larger than 33,000 square feet, or approximately three quarters of an acre, offering relatively large-scale opportunities for multi-story new development. Ninety-three parcels are less than 5,000 square feet, offering smaller scale opportunities, and the remaining 192 parcels are between 5,000 and 33,000 square feet in size.

For the 160 acres located outside Downtown, within the city's other centers and corridors, there are 24 vacant and underdeveloped parcels, containing about 100 acres, that are each larger than 33,000 square feet. One hundred four parcels, encompassing roughly five acres, are smaller than 5,000 square feet, and 284 parcels, encompassing approximately 55 acres, are between 5,000 and 33,000 square feet.

### **Vacant and Underdeveloped Parcel Size Categories**

The different size categories are important to inform what type of development can be expected to occur. Sites less than 5,000 square feet in size may be the right size for some types of development in centers, such as attached housing or a small commercial uses. Also, these sites may be aggregated with adjacent property to build something more substantial.

Sites larger than 5,000 square feet, however, are probably sufficiently large to build any form of development permitted in that particular location. The largest buildings built near Downtown Spokane in recent years have reached 4 to 6 stories and consisted of multi-family residential buildings, mixed-use buildings, and commercial buildings. One recent example built over the last year in the Hamilton Corridor is the Matilda Building, east of Gonzaga University. This mixed-use building was built on 1.8 acres, utilizing four-story concrete construction in a zone with an allowed height of 55 feet.

### **Limitations and Further Study**

This information provides only a partial picture of development opportunities in centers and corridors. Further block-by-block analysis and field verification would be required to more accurately inventory the development opportunities. The Matilda Building site itself was not captured by the analysis because the value of previously existing improvements that were demolished during re-development caused assessed improvement value to exceed the \$25,000 selected threshold. It should be noted that there is a time lag between when changes are made to a given property, and when that change is reflected in the Assessor data. A different practice of comparing land value and assessed improvement value could potentially be applied to such larger sites to predict the presence of additional developable sites.

Another example of the method's limitations is evident on the enlarged view of the development opportunities map in the east portion of Downtown (Map 5), where many instances of additional infill space are shown adjacent to building footprints on partially developed property. In other areas of the city, large, partially developed parcels might also include areas for infill. These areas cannot be captured by the development opportunities method using assessed value of improvements alone because the portion of the parcel that has developed exceeds the \$25,000 threshold, regardless of the fact that a portion of the site is vacant and relatively unimproved. Conversely, many identified sites in centers and corridors may be unusable for development due to difficulties associated with the physical site, past uses, or other factors. Subarea planning in selected centers would provide more certain information.



## Development Opportunities Outside and Around Centers

The mapping study described above also found additional vacant and underdeveloped land indicating potential infill growth near centers and corridors in Spokane and its adjacent joint planning areas<sup>1</sup> within the urban growth area. Maps 2 through 5 display the positive characteristics of these lands described above, including proximity to zoned centers and corridors, and to public transit. More than 390 acres of vacant and underdeveloped land comprised parcels that were outside but at least partially within one-quarter mile of both the edges of centers and corridors, and of transit routes.

Large recent construction projects in such areas near Downtown include the 940 North Ruby Apartments, built on a 0.8-acre site in 2015. These apartments are a residential building, six stories high (5-over-1 construction), with parking on the main floor, in a zone with an allowed height of 150 feet. Nearby, the 315 West Mission Apartments were built this year on 0.8 acres. They are of three-story wood construction, in a zone with an allowed height of 150 feet. In another area near Downtown, both the residential and commercial portions of Kendall Yards continue to develop with three-story commercial and mixed-use buildings and a variety of single-family, attached housing, and multi-family residential buildings, reaching as high as four stories.

## Development Opportunities in Other Locations

More than 4,000 acres of additional vacant and underdeveloped land was found farther than one-quarter mile from the city's centers and corridors, both within the city and its adjacent joint planning areas within the urban growth area, using the 2016 assessed improvement value data. Of this land, about 25 percent is located on parcels that are at least partially within one-quarter mile of transit routes. Some of these sites will be infill opportunities, while others are "greenfield" sites, located in undeveloped areas.

Some additional land owned by agencies will become available for development by others over the planning horizon of the Comprehensive Plan. The City of Spokane is currently creating a disposition policy with the City Council for review of assets that would, potentially, result in some City-owned parcels becoming available for purchase. These parcels, of course, would be excluded from the analysis above because they are owned by the City and thus automatically excluded.

The project team reviewed housing density and parcel size in the Residential Single-family (RSF) zoning district. These maps (Maps 6 through 9) are provided for information. As described below, the Comprehensive Plan designates density depending on location, and for residential areas, often the Comprehensive Plan designates both maximum and minimum densities. The information may be useful for further inquiries into appropriate considerations for unique neighborhood context, while the challenge remains for much of the city and neighborhood subareas to achieve those designated densities for the efficient provision of services and infrastructure.

## Process and Stakeholder Input

### Steering Committee Members/Former Infill Housing Task Force Members

In early 2016, a subcommittee of four City Plan Commissioners met to discuss the project's process structure. In May, the subcommittee was expanded to include a designated project steering committee of 16 individuals, each representing professions or organizations that have interest in infill development. Two of

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<sup>1</sup> Joint planning areas are defined in the Countywide Planning Policies as "areas designated as Urban Growth Areas assigned to a city or town for future urban development but located in the unincorporated county where a coordinated planning process between the cities, towns and the County will be conducted" (Spokane County, 2011, p. 47).

these committee members formerly served as infill housing task force members in 2011. As an essential component of the project, the committee comprised a core group of dedicated stakeholder representatives to facilitate the development of constructive recommendations.

### **Focus Groups**

Six different focus groups, made up of a large number of stakeholder representatives, met with the steering committee members and Planning Services Department project staff in May and June 2016. These meetings enabled a series of focused discussion of issues that various functional groups of stakeholders have in common, though they may be distinct from other types of professionals or organizations. Attendance at each of the focus groups ranged between 15 and 24 stakeholders (not including project staff, steering committee members, and other interested members of the public), with interest areas focusing on finance and real estate; architecture and for-profit developers; non-profit developers; tiny housing; community organizations (including public agencies); and, neighborhood representatives. Four of the steering committee members attended all six focus group meetings.

Following the focus group meeting series, the steering committee participated in four workshops to develop preliminary recommendations. A number of recurring themes emerged at the focus group meetings and workshops. One of these themes was greater housing diversity, or the development of a variety of housing types, such as small single-family lots, attached housing (townhouses), clustering, manufactured housing, and “tiny” housing, for a mixture of family incomes and situations. The project participants identified the ability to separately own units in more locations in Spokane as a principal means of achieving more of these housing options.

Financial incentives and other partnerships, between the public and private sectors, and among agencies, was another theme. Participants supported continuing the City of Spokane’s existing target area incentive strategy as a means of encouraging infill. This strategy uses planning for revitalization and targeted areas in the city, such as Downtown, to support and enhance the development process in these areas.

The third major theme captured in the meetings was that of information brokering and public education. Participants identified a need for broader knowledge of where developable parcels are located, what resources are available to developers and the public, and how infill development can be successful and beneficial to the community.

Finally, a fourth major theme was neighborhood context. Each neighborhood values its individual character; impacts from higher intensity development may be perceived differently in different areas of the city. To improve infill development’s cohesion with neighborhood context, participants identified the use of more effective transition regulations and buffers, additional design standards, and enhanced communication between neighbors, developers, and the City to help improve design and maintain neighborhood character.

The steering committee’s recommendations were prepared based on the focus group meetings and workshops to assess the potential of new implementation measures using the goals and evaluation criteria described below. The recommendations suggest specific further actions based on the suggestions and major themes that the committee believes should be carried forward by the Plan Commission and staff. This report and recommendations provide these recommendations that include potential code amendments, education and promotion strategies, incentive programs, and areas for further study.

As prescribed in the Project Charter, recommendations from the infill development steering committee will be implemented under a separate process, with staff assignments, development timing, and Plan Commission workshop scheduling to be determined, based on further discussion about the scope of each recommendation.

**Public Open House and Online Survey**

An open house was held August 30, 2016, in Spokane City Hall. The steering committee presented 25 preliminary recommendations for public consideration and discussion. Project staff collected comments and conducted an online survey. The results of the open house and survey are attached in Appendix B, Public Participation.

**Plan Commission and City Council**

The Plan Commission and City Council will hold public workshops and hearings in September and October. These events will provide additional opportunities to receive and consider additional public comments.

# Goals and Evaluation Criteria

## Guidance from the Project Charter and Comprehensive Plan

City Planning Department staff, along with a subcommittee of the Plan Commission and others, met between January and April 2016 to discuss the mission and goals of the project.

The team's mission is to enable and promote quality infill development in a manner that meets adopted policies in the City's Comprehensive Plan and other defined criteria. This development should provide a desirable mixture of affordable housing options to people of all income levels (Comprehensive Plan Goals H1 and H2); preserve existing housing stock where appropriate (Policy H3); sustainably realize density objectives (Goal LU 3); be designed to maintain and encourage attractive neighborhood character (Policy DP 3.8); be consistent with the Comprehensive Plan, adopted neighborhood plans and subarea plans; and be consistent with existing neighborhood character, and/or the neighborhood character envisioned in adopted neighborhood plans.

The goals of the project are to:

1. Communicate and review today's development standards and tools with descriptive graphics to illustrate implementation potential;
2. Develop recommendations to increase clarity and effectiveness of existing residential infill regulations;
3. Explore opportunities to better promote and encourage infill housing development in desired locations through potential changes in policies, code amendments, education and promotion strategies, and/or incentive programs;
4. Evaluate what, if any, further changes are needed to implement the City's Comprehensive Plan policies, and neighborhoods' visions as reflected in adopted neighborhood and subarea plans, for development of vacant or underdeveloped lots and parcels within an already built-up area; and
5. Establish a system to monitor trends in permit counts and valuation by area, and evaluate performance relative to the economy.

Finally, the project was organized according to four distinct phases to address its implementation. The first phase is to communicate and review today's standards. The second phase is gathering stakeholder input. Third, the project would identify citywide opportunities, and fourth, the project would identify geographic- or location-specific opportunities. Accordingly, the committee's recommendations are arranged according to these last two phases, citywide and location based, to acknowledge and assist this phasing.

## Recommendation Impact/Feasibility Criteria

The project's purpose and desired communication outcomes from the public participation program (Appendix B) were used by groups within the committee in initial consideration during the workshops of the suggestions of the focus groups.

Impact is rated according to the following criteria:

- **How well does the recommendation address the infill project's purpose:**
  - Enable and promote quality development on vacant and underdeveloped lots and parcels in developed areas of the city and its urban growth area in a manner that:
    - Provides a desirable mixture of affordable housing options to people of all income levels, and sustainably realizes density objectives;
    - Is designed to maintain and encourage attractive neighborhood character;
    - Is consistent with the City of Spokane Comprehensive Plan, as well as adopted neighborhood plans and subarea plans; and,

- Is consistent with existing neighborhood character, and/or the neighborhood character envisioned in adopted neighborhood plans.
- **How well does the recommendation address one or more of the project's communication objectives:**
  - Produce useful documents to describe today's development standards and tools.
  - Increase public awareness of the infill tools and allowable development products.
  - Dialogue with stakeholders that results in productive recommendations to increase opportunities for development and new housing on vacant or underdeveloped sites in built-up areas.
  - Develop an easy-to-follow report and recommendations for future action based on the project's findings.
  - Develop a plan for monitoring the effectiveness of infill development strategies developed through this process.

Feasibility is rated according to these following criteria:

- **How likely is the recommendation to be accomplished/implemented?**
  - Financial feasibility: Does the recommendation require new financial investment? Will it be possible to fund it? How?
  - Operational & legal feasibility: Is the recommendation legally and practically feasible?
  - Political feasibility: Are there political considerations that would prevent the recommendation from being viable? Is it sustainable in the event of a major leadership change?
  - Social feasibility: Would the recommendation be supported by the public?
  - Community partners: Are there community partners who are willing/able to collaborate?

## City of Spokane Comprehensive Plan Policy

The City's Comprehensive Plan contains a land use plan map and policies to guide the City's activities in programming improvements, conducting business to form partnerships, and regulating development. A collection of relevant policies was prepared to assist in responding to the comments received in the focus group meetings. A portion of that list appears below. The full text of the City of Spokane's Comprehensive Plan may be found online:

[static.spokanecity.org/documents/business/resources/mostrequested/comp-plan-2015-full.pdf](http://static.spokanecity.org/documents/business/resources/mostrequested/comp-plan-2015-full.pdf)

The following five goals and their supporting and related policies are particularly relevant to the infill development project. These goals were used in guiding the discussions in the focus group meetings and work materials:

### H 1 AFFORDABLE HOUSING

**Goal: Provide sufficient housing for the current and future population that is appropriate, safe, and affordable for all income levels.**

Related Policies:

- H 1.16 Partnerships to Increase Housing Opportunities - *Create partnerships with public and private lending institutions to find solutions that increase opportunities and reduce financial barriers for builders and consumers of affordable lower-income housing.*

### H 2 HOUSING CHOICE AND DIVERSITY

**Goal: Increase the number of housing alternatives within all areas of the city to help meet the changing needs and preferences of a diverse population.**

Related Policies:

- H 2.3 Accessory Dwelling Units - *Allow one accessory dwelling unit as an ancillary use to single family owner-occupied homes in all designated residential areas as an affordable housing option.*
- H 2.7 Taxes and Tax Structure - *Support state consideration of property tax reform measures that provide increased local options that contribute to housing choice and diversity.*

### H 3 HOUSING QUALITY

**Goal: Improve the overall quality of the City of Spokane's housing.**

Related Policies:

- H 3.2 Property Responsibility and Maintenance - *Assist in and promote improved and increased public and private property maintenance and property responsibility throughout the city.*
- H 3.3 Housing Preservation - *Encourage preservation of viable housing.*

### DP 3 FUNCTION AND APPEARANCE

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

Related Policies:

- DP 1.4 New Development in Established Neighborhoods - *Ensure that new development is of a type, scale, orientation, and design that maintains or improves the character, aesthetic quality, and livability of the neighborhood.*
- 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.*
- DP 3.1 Parking Facilities Design - *Make aesthetic and functional improvements to commercial areas in order to improve their image, appeal, and sales potential.*
- DP 3.8 Infill Development - *Ensure that infill construction and area redevelopment are done in a manner that reinforces the established neighborhood character and is architecturally compatible with the surrounding existing commercial and residential areas.*

### 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.**

Related Policies:

- LU 1.3 Single-Family Residential Areas - *Protect the character of single-family residential neighborhoods by focusing higher intensity land uses in designated centers and corridors.*
- LU 1.4 Higher Density Residential Uses - *Direct new higher density residential uses to centers and corridors designated on the land use plan map.*
- LU 3.1 Coordinated and Efficient Land Use - *Encourage coordinated and efficient growth and development through infrastructure financing and construction programs, tax and regulatory incentives, and focused growth in areas where adequate services and facilities exist or can be economically extended.*
- 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.*
- LU 3.11 Compact Residential Patterns - *Allow more compact and affordable housing in all neighborhoods, in accordance with neighborhood based design guidelines.*
- LU 3.12 Maximum and Minimum Lot Sizes - *Prescribe maximum, as well as minimum, lot size standards to achieve the desired residential density for all areas of the city.*
- LU 4.1 Land Use and Transportation - *Coordinate land use and transportation planning to result in an efficient pattern of development that supports alternative transportation modes consistent with the*

*transportation chapter and makes significant progress toward reducing sprawl, traffic congestion, and air pollution.*

- TR 2.4 Parking Requirements - *Develop and maintain parking requirements for vehicles that adequately meet the demand for parking yet discourages dependence on driving.*
- TR 2.6 Viable Walking Alternative - *Promote and provide for walking as a viable alternative to driving.*
- TR 3.1 Transportation and Development Patterns - *Use the city's transportation system and infrastructure to support desired land uses and development patterns, especially to reduce sprawl and encourage development in urban areas.*

In addition to the policy text, the Land Use Plan Map of the Comprehensive Plan guides the location of development. This is important to what housing types are generally appropriate for development based on the location. For example, the highest densities possible with attached houses, according to The Housing Partnership (2003, p. 2) are about 22 units per acre. Center and Corridor designations in the Comprehensive Plan provide for mixed-use development and high-density housing, with units per acre constrained only by building height and floor area ratio, which varies according to the type of center (Spokane Municipal Code [17C.122.080](#)). The Comprehensive Plan targets 32 units per acre for housing in the core of neighborhood centers, such as the one at South Perry Street and 9th Avenue, and up to 22 units per acre at the perimeter (Policy LU 3.2). For employment centers such as the nearby center along Sprague Avenue, the Comprehensive Plan designates a core of 44 units per acre transitioning again to 22 units per acre at the perimeter.

### Other Adopted Policy

Subarea plans adopted as elements of the Comprehensive Plan by the City Council include the Fast Forward Spokane: Downtown Plan Update (2008). This subarea plan identifies several opportunity sites, interrelated strategies for different districts, and an overall complete streets model for implementation of a multi-modal transportation system Downtown.



Recommendation Priorities and Evaluation

The steering committee developed the following three groups of recommendation related to next-level planning efforts around infill development. The committee presents these for future research and planning efforts that will require further inquiry into the implementation methods, and identification of time and resources needed.

Each regulatory change proposed would require a separate, future public involvement process in addition to this recommendation by the subcommittee and acceptance by the Plan Commission and City Council.

The committee’s individual recommendations are evaluated below. Recommendations were considered a higher priority if they help implement more of the relevant goals and if they score high on the impact-feasibility matrix. Higher priorities were identified by groups within the committee using a set of criteria to that achieve both high impact and feasibility, as described at right. As a next step, further discussion is required to analyze the feasibility of each item evaluated here, as the Plan Commission, City Council, and identified agencies consider how or whether to implement these recommendations.

The evaluation matrices below are the committee’s recommendations arranged in three groups. The first group is assigned to those items for new processes ranked high-impact and high-feasibility. A second group of priority recommendations does not have both high impact and high feasibility. Finally, the third group regards adjustments or commitments to existing processes.

FEASIBILITY

HIGH

LOW

|  |   |
|--|---|
| Quick wins: “Low Hanging Fruit” with relatively small demands that may be worth pursuing | No Brainer – biggest bang for your buck |
| To be avoided: Difficult to implement with little impact, rarely worth pursuing.         | Tough, but worthwhile                   |

LOWIMPACTHIGH

Evaluation of impact and feasibility made use of the matrix above and the criteria described under the Goals and Evaluation Criteria section, above.

High Impact | High Feasibility Recommendations

New processes ranked high-impact and high-feasibility.

| Recommendation  | Lead Dept. or Agency, if Implemented     | Location | Notes   | Initial Steering Committee Evaluation                           |  |   |
|---|--|----------|---|---|--|---|
|   |  |          |   | Goals Implemented   | Impact <ul style="list-style-type: none"><li>Addresses project purpose/objective</li></ul> | Feasibility <ul style="list-style-type: none"><li>Likely to be accomplished</li></ul> |
| <b>Equal Ownership Opportunities C-7</b><br>Development regulations should provide equal opportunities for fee-simple divisions, owner and rental occupancy of individual higher-density housing units, such as attached housing and cottage housing, and accessory dwelling units. <ul style="list-style-type: none"><li><b>Unit Lot Subdivision for New Development C-3</b><br/>Amend unit lot subdivision policy to allow new development for separately owned units that do not directly front on a public street and that addresses lot coverage, more permissive setbacks, and allows alley-only, private driveway, or alternative access (like cluster developments) for project sites with frontage on a street.</li><li><b>Dimensional Standards C-8</b><br/>Review and update dimensional and other standards such as smaller lot sizes to support attached housing and more efficient use of land, provided the overall maximum density of the development does not exceed its designated density.</li></ul> | City of Spokane – Planning; City Council | Citywide | Dimensional standards should be made the same for fee-simple attached housing as for multi-family structures. Examples include allowing attached housing on the same lot width as multi-family housing in the Residential High-Density (RHD) zoning district. See SMC <a href="#">Table 17C.110-3</a><br><br>There is moderate feasibility for the dimensional standards aspect of this recommendation. | H 1 Affordable<br>H 2 Choice<br>DP 3 Function<br>LU 3 Efficient | High   | High  |

Definitions: Code Recommendations (“C”) are those that suggest changes to existing sections of Spokane Municipal Code.  
Programmatic Recommendations (“P”) are those that involve changes to existing or new programs, and may initiate new sections of Spokane Municipal Code.  
Improvement Recommendations (“I”) are identified improvements to include as projects in an appropriate Capital Improvement Program or Local Improvement District.



High Impact | High Feasibility Recommendations

New processes ranked high-impact and high-feasibility.

| Recommendation   | Lead Dept. or Agency, if Implemented  | Location  | Notes   | Initial Steering Committee Evaluation  |  |   |
|--|---|---|---|--|--|---|
|  |   |   |   | Goals Implemented  | Impact <ul style="list-style-type: none"><li>Addresses project purpose/objective</li></ul> | Feasibility <ul style="list-style-type: none"><li>Likely to be accomplished</li></ul> |
| <b>Utility Rates and Connection Fees P-11</b><br>Restructure utility rates and/or connection fees for multifamily development so that they do not favor single-family development over multi-family.   | City of Spokane – Planning/Utilities; City Council  | Citywide  |   | H 1 Affordable<br>H 2 Choice<br>LU 3 Efficient                                 | High   | High  |
| <b>Infill Development Education Campaign P-3</b><br>Prioritize the development and implementation of a robust Infill Development Education Campaign and Communication Plan that will increase awareness and understanding of the benefits of infill housing through consistent and ongoing communication with developers, property owners, and neighbors.<br><br>Include additional marketing tools to promote infill development and dispel myths regarding infill housing; and, develop presentation and education materials regarding infill housing and its role as a tool to development quality, attractive housing for all income levels. | City of Spokane Office of Neighborhood Services; Community, Housing and Human Services (“CHHS”) Affordable Housing Committee<br><br>Planning re: Code amendments and Affordable housing | Citywide  | A key component of the Education Campaign will be citizen involvement in the education process, and not only education by agency employees.   | H 1 Affordable<br>H 2 Choice<br>H 3 Quality<br>DP 3 Function<br>LU 3 Efficient | High   | High  |
| <b>Land Aggregation Entity P-7</b><br>Explore options to aggregate, hold, reuse, and/or resell existing and newly foreclosed, abandoned, and nuisance properties for better community use/benefit (e.g., a land bank).   | City of Spokane – Office of Neighborhood Service/Asset Management; City Council<br><br>Planning re: Code Change<br><br>Private Organization   | Citywide or Location-Specific   | A new or existing nonprofit organization or agency might assume the role of a land bank or similar entity. A different, regulatory tool to encourage assembly of land large enough to redevelop is graduated density zoning.  | H 1 Affordable<br>H 2 Choice<br>H 3 Quality<br>LU 3 Efficient                  | High   | High  |
| <b>Cottage Housing C-10</b><br>Cottage housing should allow for a portion of units with a higher maximum size and the ability to attach units and mix housing types.   | City of Spokane – Planning; City Council  | Residential Single Family (RSF) and Residential Agricultural (RA) Zones<br>Citywide | Minimum unit size is set by the International Building Code. SMC <a href="#">17C.110.350</a> currently limits all cottage units to a maximum of 1,000 square feet, including any attached garage, and units must be single, detached residences. <a href="#">Link</a> to zoning map | H 1 Affordable<br>H 2 Choice<br>LU 3 Efficient                                 | High   | High  |

Other Recommendations for New Processes

These items would not have both a high impact and high feasibility. These items are ranked starting with highest feasibility to identify the ‘low-hanging fruit’ actions that might be readily integrated into a work program.

| Recommendation  | Lead Dept. or Agency, if Implemented  | Location   | Notes   | Initial Steering Committee Evaluation                           |  |   |
|---|---|--|---|---|--|---|
|   |   |  |   | Goals Implemented   | Impact <ul style="list-style-type: none"><li>Addresses project purpose/objective</li></ul> | Feasibility <ul style="list-style-type: none"><li>Likely to be accomplished</li></ul> |
| <b>Housing Choices Gap Analysis P-4</b><br>Coordinate an analysis of gaps in housing choice with the intent of identifying tools, incentives, and code amendments necessary to encourage the development of housing forms that would reduce gaps in housing choice.                                 | City of Spokane Planning  | Citywide   |   | H 1 Affordable<br>H 2 Choice<br>H 3 Quality<br>LU 3 Efficient   | Moderate   | High  |
| <b>Land Management P-7d</b><br>Improve management of existing and newly foreclosed, abandoned, and nuisance properties through code enforcement and other measures.   | City of Spokane – Office of Neighborhood Service/Asset Management; City Council<br><br>Planning re: Code Change | Citywide   | This recommendation has a strong link to Land Aggregation Entity (P-7), which could offer more resources for cleanup of foreclosed properties. The City of Spokane (2016) Civil Enforcement Unit identified several measures to improve property management. <a href="#">Link</a> to white paper. Examples: <ul style="list-style-type: none"><li>Working with lenders/owners to clear title on properties</li><li>Pursuing nuisance abatement</li></ul>  | H 1 Affordable<br>H 2 Choice<br>H 3 Quality                     | Low  | High  |
| <b>Pocket Residential Development C-11</b><br>Pocket Residential Tool should be allowed outright in Residential Single-family (RSF) or with a conditional use permit rather than though a zoning change to Residential Single-family Compact (RSF-C).   | City of Spokane – Planning; City Council  | Residential Single-family (RSF) Zone<br>Citywide | <a href="#">Link</a> to zoning map  | H 1 Affordable<br>H 2 Choice<br>LU 3 Efficient                  | Moderate   | High  |
| <b>Transit-Oriented Parking Reductions C-5</b><br>Study reducing parking requirements for transit-oriented uses near bus routes with 15-minute weekday service.   | City of Spokane – Planning  | Near 15-Minute Weekday Transit Routes - Citywide | Currently, SMC <a href="#">17C.230.130</a> provides that the planning director may approve reducing the minimum spaces required, considering proximity to transit. Such approvals are conditioned upon the project contributing toward a pedestrian and transit supportive environment next to the site and in the surrounding area. Parking reductions related to proximity to this type of transit should be made standard, rather than at the director’s discretion.   | H 1 Affordable<br>H 2 Choice<br>DP 3 Function<br>LU 3 Efficient | Moderate   | High  |
| <b>Manufactured Homes C-15</b><br>Review and update the manufactured home age and minimum size standards on lots outside of a manufactured home park; and, explore modifications to local mobile home park size and ownership models.   | City of Spokane – Planning; City Council  | Citywide   | Current manufactured home regulations require that only new manufactured home units are allowed outside manufactured home parks. Only a unit comprised of two or more fully enclosed parallel sections each of not less than 12 feet wide by 36 feet long (864 SF). Roofing and siding material and roof pitch are regulated, with requirements to be set upon a permanent foundation and meet State energy code. Additional residential design standards may be warranted, but would be required to apply to all homes by State law. New manufactured home parks must be at least ten acres in size. SMC <a href="#">17C.345</a> . This recommendation should be closely linked to Design Standards C-2. | H 1 Affordable<br>H 2 Choice                                    | Moderate   | Low/Moderate  |
| <b>Defer Development Fees C-6</b><br>Explore paying development fees (all development fees – permits, connection, GFCs, etc.) at the end of the project instead of the beginning to assist by reducing the carrying cost (Note: define “end of project” and explore the timing of payment of fees). | City of Spokane – planning/Utilities/ City Legal; City Council  | Citywide   | <ul style="list-style-type: none"><li>Transportation impact fees currently can be deferred. This process should be looked at as an example to enacting this recommendation.</li><li><a href="#">Section 17D.075.040</a> C Assessment of Impact Fees</li></ul>   | H 1 Affordable  | High   | Low   |

Other Recommendations for New Processes

These items would not have both a high impact and high feasibility. These items are ranked starting with highest feasibility to identify the ‘low-hanging fruit’ actions that might be readily integrated into a work program.

| Recommendation   | Lead Dept. or Agency, if Implemented   | Location   | Notes  | Initial Steering Committee Evaluation  |  |   |
|--|--|--|--|--|--|---|
|  |  |  |  | Goals Implemented  | Impact <ul style="list-style-type: none"><li>Addresses project purpose/objective</li></ul> | Feasibility <ul style="list-style-type: none"><li>Likely to be accomplished</li></ul> |
| <b>Design Standards C-2</b><br>Create a committee of knowledgeable stakeholders who would facilitate the exploration of form-based, point-based or other system of menu options that extends design standards to all residential development types (including residential structures for which the predominant use/feature is a garage/shop). The development must comply with subarea plans and city design standards (Note: Encourage a committee of developers, designers and neighbors to facilitate the creation of a form-based, point-based or menu of options system). | City of Spokane – planning; City Council   | Citywide   | <p>The committee is divided on this recommendation, with some committee members believing that further study and analysis is needed on the underlined text and applicability to all residential development types.</p> <p>The City/council should set aside funds to hire a consultant to work holistically on a set of design standards for all residential units, from single family to multi-family, and centers and corridors design standards.</p> <p>This recommendation should be closely linked to Manufactured Homes C-15.</p>  | H 3 Quality<br>DP 3 Function   | Moderate   | Moderate  |
| <b>Foreclosure Properties P-7b</b><br>Find tools to make upside-down/foreclosure (zombie) properties available for re-use or redevelopment.  | City of Spokane – Office of Neighborhood Services (“ONS”); CHHS; City Council<br><br>SNAP (Spokane Neighborhood Action Partners) | Citywide   | <p>This recommendation has a strong link to Land Aggregation Entity (P-7), which could offer more resources for re-use or development of foreclosed properties. The City of Spokane (2016) Civil Enforcement Unit identified several measures to redevelop foreclosure and bank real estate owned properties. <a href="#">Link</a> to white paper. Examples:</p> <ul style="list-style-type: none"><li>GRIPS – a geographical real property information system to see scope and investment opportunities</li><li>Streamlining or expediting foreclosures</li><li>Public entity could acquire properties, give priority sales to neighbors, and credit documented landscaping and maintenance through partial lien forgiveness</li></ul>      | H 1 Affordable<br>H 3 Quality<br>LU 3 Efficient                                | High   | Low   |
| <b>Form Based Standards C-9</b><br>Enact a form-based strategy in appropriate locations, rather than standards for specific housing types.   | City of Spokane – Planning; City Council   | Likely Residential Areas near Downtown and Areas Near Centers - Citywide | <p>Form-based standards for established neighborhoods are usually prescriptive to the desired form of construction. This strategy could be implemented through subarea planning in residential neighborhoods to allow additional housing types, such as attached, duplex, triplex, etc., as well as small retail uses, as appropriate, that respond to the neighborhood context because their form or appearance is similar.</p> <p>Form based strategies could include:</p> <ul style="list-style-type: none"><li>Removing owner-occupancy requirement for accessory dwelling units</li><li>Creating a 4-12 Unit Building Multi-Family Zone in Transition Areas</li></ul> <p>This recommendation is less about use and more about form.</p> | H 1 Affordable<br>H 2 Choice<br>H 3 Quality<br>DP 3 Function<br>LU 3 Efficient | High   | Low - Moderate  |

Other Recommendations for New Processes

These items would not have both a high impact and high feasibility. These items are ranked starting with highest feasibility to identify the ‘low-hanging fruit’ actions that might be readily integrated into a work program.

| Recommendation  | Lead Dept. or Agency, if Implemented  | Location   | Notes   | Initial Steering Committee Evaluation                         |  |   |
|---|---|--|---|---|--|---|
|   |   |  |   | Goals Implemented   | Impact <ul style="list-style-type: none"><li>Addresses project purpose/objective</li></ul> | Feasibility <ul style="list-style-type: none"><li>Likely to be accomplished</li></ul> |
| <b>Financing Solutions P-10</b><br>To reduce barriers and encourage infill development, pursue strategies that mitigate the impact of low-value market areas on new development. Areas with large numbers of deteriorating houses can impact property appraisal of more well-kept homes and create barriers to new development.   | City of Spokane – CHHS/Planning/Code Enforcement; City Council<br><br>Neighborhood stakeholders | Likely Residential and/or Commercial Areas in Neighborhoods with Unusually Low Property Values | There are many potential tools available to combat the impact of low-value market areas, including, but not limited to, local target areas. The U.S. Department of Housing and Urban Development (HUD) may be a general funding source for many potential programs.<br><br>Code enforcement can impact appraisals as well – this needs to be connected/linked to any new programs impacting appraisals. | H 1 Affordable<br>H 2 Choice<br>H 3 Quality<br>LU 3 Efficient | High   | Moderate  |
| <b>Integrated Parking Strategy P-1</b><br>Develop an Integrated Parking Strategy for Downtown Spokane. This could include expanding City Parking Services role in parking, the development of publicly owned parking structures, offering incentives for the development of structured parking or integrated structured parking, and/or developing a coalition of interested parties.   | Downtown Spokane Partnership (“DSP”); City of Spokane   | Downtown   | Investigate potential to link to the Multiple Family Tax Exemption (C-14) recommendation and other strategies.<br>An integrated parking strategy is currently being pursued in the University District.   | H 1 Affordable<br>DP 3 Function<br>LU 3 Efficient             | High   | Moderate  |
| <b>Incentivizing Redevelopment of Existing Surface Parking and Underdeveloped Land P-2</b><br>Study the feasibility of creating a non-residential highest and best use taxation, or alternative use category other than undeveloped land, to address vacant lots, underdeveloped land, and surface parking lots Downtown.   | City of Spokane –City Council/Admin<br><br>Greater Spokane Incorporated; DSP                    | Downtown   | Types of parking taxes include commercial parking taxes, which apply to priced parking, and non-residential parking taxes, which apply to both priced and unpriced parking.<br><br>House bill HB2186 proposes to enable a non-residential parking tax statewide. <a href="#">Link</a> to House Bill   | H 1 Affordable<br>DP 3 Function<br>LU 3 Efficient             | Low  | Moderate  |
| <b>Pave Unpaved Streets &amp; Alleys near Centers I-1</b><br>Unpaved streets and alleys, specifically alleys near Centers and Corridors and the Targeted Incentive Areas, should be paved to encourage infill development. Local Improvement Districts (LIDs) are a revenue source for paving streets and alleys in any location – reconsider recent changes to the LID ordinance that set a higher threshold for approval of LIDs. | City of Spokane – Planning/Integrated Capital management; City Council                          | Areas around Centers, Corridors, and the Targeted Incentive Areas                              | <a href="#">Link</a> to zoning map; <a href="#">link</a> to interactive Target Area Incentives map<br><br>LID may be the only reliable source of revenue for unpaved streets and alleys. In order to impact targeted areas, consider a wholesale re-evaluation of LID program, including resetting locally adopted requirements to State levels.  | H 1 Affordable<br>H 2 Choice<br>H 3 Quality<br>LU 3 Efficient | High   | Moderate  |
| <b>Increased Code Enforcement Activities P-12</b><br>Increase the ability of code enforcement to respond to complaints and develop other possible solutions for code violations, degrading properties and unmaintained vacant land. Explore establishing proactive code enforcement and / or revising substandard building code as possible options with ONS working with the Community Assembly as a partner.                      | City of Spokane – ONS / Community Assembly  | Citywide   |   | H 3 Quality   | High   | Moderate  |



Recommendations to Ongoing Processes

These recommendations relate to adjustment to or continuation of an existing City of Spokane program or Spokane County process. The items may be monitored for effectiveness in enabling infill development.

| Recommendation  | Lead Dept. or Agency, if Implemented   | Location  | Notes  | Initial Steering Committee Evaluation                         |  |   |
|---|--|---|--|---|--|---|
|   |  |   |  | Goals Implemented   | Impact <ul style="list-style-type: none"><li>• Addresses project purpose/objective</li></ul> | Feasibility <ul style="list-style-type: none"><li>• Likely to be accomplished</li></ul> |
| <b>Developable Lands P-6</b><br>Produce and promote a developable lands inventory and map to assist developers in identifying sites with infill development potential and explore methodologies to capture data on availability of developable lands.   | City of Spokane – Planning/Info. Technology; Spokane County, cities                          | Citywide  | Available lands inventory is in process with Assoc. of Realtors and Spokane County. City of Spokane Planning Department is studying how to make existing data accessible to the public in 2016 via online mapping.   | H 2 Choice<br>H 3 Quality<br>LU 3 Efficient                   | High   | High  |
| <b>Targeting Infill Incentives C-1</b><br>Incentivize infill within and in close proximity (quarter-mile) of historically urban and urban core centers and corridors with current and new incentives. Continue to confine some incentives to or increase incentives in these areas and support the next phase of economic development and incentive work underway at the City.  | City of Spokane – Planning (Economic Development Team); City Leadership/Council              | Target Areas within and near Urban and Urban Core Centers and Corridors | <p>This recommendation should be strongly tied to both the Multiple-Family Tax Exemption C-14 and Targeted Investment Strategy P-5 recommendations. <a href="#">Link</a> to interactive Target Area Incentives map</p> <p>The committee would recommend reductions to or elimination of transportation impact fees in targeted areas.</p>  | H 1 Affordable<br>H 2 Choice<br>H 3 Quality<br>LU 3 Efficient | High   | High  |
| <b>Multiple-Family Tax Exemption C-14</b><br>Maintain and expand the Multiple-Family Tax Exemption to targeted qualifying sites. Expand the program through education. Explore extension of 12-year program to apply to workforce housing (i.e., household incomes above low-income) and consider using the City’s authority under MFTE to increase opportunities for mixed-income development based on area context. | City of Spokane – Planning; City Council   | Target Areas to Be Determined   | <p><a href="#">Link</a> to the map of the Multiple Family Tax Exemption Area - SMC <a href="#">08.15.030(E)</a></p> <p>Mayor’s Housing Quality Task Force discussed a recommendation that is opposite/more difficult.</p> <p>This recommendation should be strongly linked to both the Targeting Infill Incentives C-1 and Targeted Investment Strategy P-5 recommendations.</p> | H 1 Affordable<br>H 2 Choice<br>H 3 Quality<br>LU 3 Efficient | High   | High  |
| <b>Targeted Investment Strategy P-5</b><br>Continue to identify additional potential areas for development and incentivize development in those areas, such as the targeted investment areas.   | City of Spokane – Planning (Economic Development Team); City Council                         | Target Areas to Be Determined   | The targeted investment strategy should be strongly tied to both the Targeting Infill Incentives and Multiple Family Tax Exemption recommendations.  | H 2 Choice<br>H 3 Quality<br>LU 3 Efficient                   | High   | High  |
| <b>Pedestrian Infrastructure I-2</b><br>Increase and prioritize, when possible, public investments in streets to create walkable, safe public right-of-ways that conform to City standards and facilitate infrastructure in accordance with the City of Spokane’s (2015c) Pedestrian Master Plan “Pedestrian Priority Zones” and target areas (bike/pedestrian-related infrastructure).                               | City of Spokane – Integrated Capital Mngmnt, Engineering and Streets/ Interdepartment (LINK) | Pedestrian Priority Zones and Target Areas                              | This recommendation should be coordinated with work by the Plan Commission transportation subcommittee to review of Comprehensive Plan, Chapter 4, Transportation. This work should also be coordinated with the projects funded by the vehicle tab fees and selected by the Citizen’s Transportation Advisory Board.  | H 1 Affordable<br>H 2 Choice<br>H 3 Quality<br>LU 3 Efficient | Moderate   | High  |

Note: The committee recognized the need for the School District to identify and implement more efficient patterns of development and land use. However, it was agreed that such recommendation to the school district was outside of the purview of this sub committee’s role.

## References

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## Appendix A - Maps and Tables

**Table 1. Permits Issued in the City of Spokane, 2006-2015.**

**Description:** This table shows the City of Spokane's building permits data sorted and tallied by building class code and Center and Corridor zoning, within a quarter mile of Center and Corridor districts and summed across all zones citywide, including additional zones not listed in this table.

| Building Class Code  | <i>Center Type:</i> | Centers & Corridors<br>(CC1, CC2, CC3, CA, DT) |                        |                 |           |            | CC4<br>Transition | Total<br>Citywide |
|--|---------------------|--|------------------------|-----------------|-----------|------------|-------------------|-------------------|
|  |                     | Neighb.<br>Center                              | Dist.Ctr./<br>Ctxt. A. | Empl.<br>Center | Downtown  | Total      | Total             | All               |
| Detached, single-family residential unit (except manufactured homes) 101                                 |                     | 38   | 1                      | 2               | 1         | 42         | 1                 | 2,287             |
| Attached housing 102   |                     | 51   | 2                      | 0               | 0         | 53         | 0                 | 222               |
| Duplex 103   |                     | 0  | 8                      | 0               | 0         | 8          | 2                 | 79                |
| Multi-family residential building, 3 to 4 units 104  |                     | 1  | 1                      | 0               | 0         | 2          | 1                 | 18                |
| Multi-family residential building, 5+ units 105  |                     | 16   | 17                     | 1               | 1         | 35         | 1                 | 92                |
| Mixed-use (residential and commercial) 110   |                     | 0  | 1                      | 2               | 0         | 3          | 0                 | 8                 |
| Other commercial (includes industrial buildings) or residential (includes hotels and manufactured homes) |                     | 9  | 37                     | 19              | 15        | 80         | 0                 | 385               |
| <b>GRAND TOTAL</b>   |                     | <b>115</b>                                     | <b>67</b>              | <b>24</b>       | <b>17</b> | <b>223</b> | <b>5</b>          | <b>3,091</b>      |

Source: City of Spokane Permit Dataset (2006-2015)

Note: For the full names of the zones and Comprehensive Plan center types identified above, please see the applicable section below:

- [Spokane Municipal Code - Section 17C.122.020: Types of Centers/Corridors](#)
- [Spokane Municipal Code - Section 17C.122.030: Centers/Corridors – Official Zoning Map](#)
- [Spokane Municipal Code - Section 17C.123.030: Regulating & Street Section Plans](#)
- [Spokane Municipal Code - Section 17C.124.020: List of the Downtown Zones](#)

## Table 2. Housing Units Created in the City of Spokane, 2006-2015.

**Description:** Between 2006 and 2015, development in the city of Spokane created 5,203 housing units. (This does not account for several hundred residential demolitions during the same period.) The majority of the housing units created were in the single family (44.1%) and multi-family (38.5%) building class codes. Permits within a quarter-mile of Center and Corridor zones made up 44.4% of all new housing units. The combined total of attached housing, duplexes and 3 to 4 unit multi-family permits only added up to 8.9% of permits.

Spokane's projected population in 2017 is 215,839.<sup>1</sup> The projected population in 2037 is 236,698, a growth of 20,859 people.<sup>1</sup> Spokane's average household size is 2.3 persons.<sup>2</sup> To keep pace with the projected population growth Spokane's housing market needs to create 4,534 housing units every 10 years. If the city can maintain the current housing production rate reflected in the most recent ten-year average, then it would be on target to meet the projected housing needs. Continuing the current housing production rate will become more challenging over time as the most desirable vacant lands develop and only the marginal properties remain.

| Building Class Code  | Center Type: | Centers & Corridors<br>(CC1, CC2, CC3, CA1-4, DT) |                        |                 |               |            | CC4<br>Transition | Total<br>Citywide |
|--|--------------|---|------------------------|-----------------|---------------|------------|-------------------|-------------------|
|  |              | Nghb.<br>Center                                   | Dist.Ctr./<br>Ctxt. A. | Empl.<br>Center | Down-<br>town | Total      | Total             | All               |
| Detached, single-family residential unit (except manufactured homes) 101                                 |              | 36  | 1                      | 2               | 1             | 40         | 1                 | 2,297             |
| Attached housing 102   |              | 51  | 2                      | 0               | 0             | 53         | 0                 | 235               |
| Duplex 103   |              | 0   | 16                     | 0               | 0             | 16         | 4                 | 168               |
| Multi-family residential building, 3 to 4 units 104  |              | 4   | 4                      | 0               | 0             | 8          | 3                 | 62                |
| Multi-family residential building, 5+ units 105  |              | 199   | 332                    | 6               | 51            | 588        | 6                 | 2,006             |
| Mixed-use (residential and commercial) 110   |              | 0   | 57                     | 39              | 0             | 96         | 0                 | 321               |
| Other commercial (includes industrial buildings) or residential (includes hotels and manufactured homes) |              | 2   | 4                      | 1               | 3             | 10         | 0                 | 114               |
| <b>GRAND TOTAL</b>   |              | <b>292</b>  | <b>416</b>             | <b>48</b>       | <b>55</b>     | <b>811</b> | <b>14</b>         | <b>5,203</b>      |

Source: City of Spokane Permit Dataset (2006-2015)

Note: For the full names of the zones and Comprehensive Plan center types identified above, please see the applicable section below:

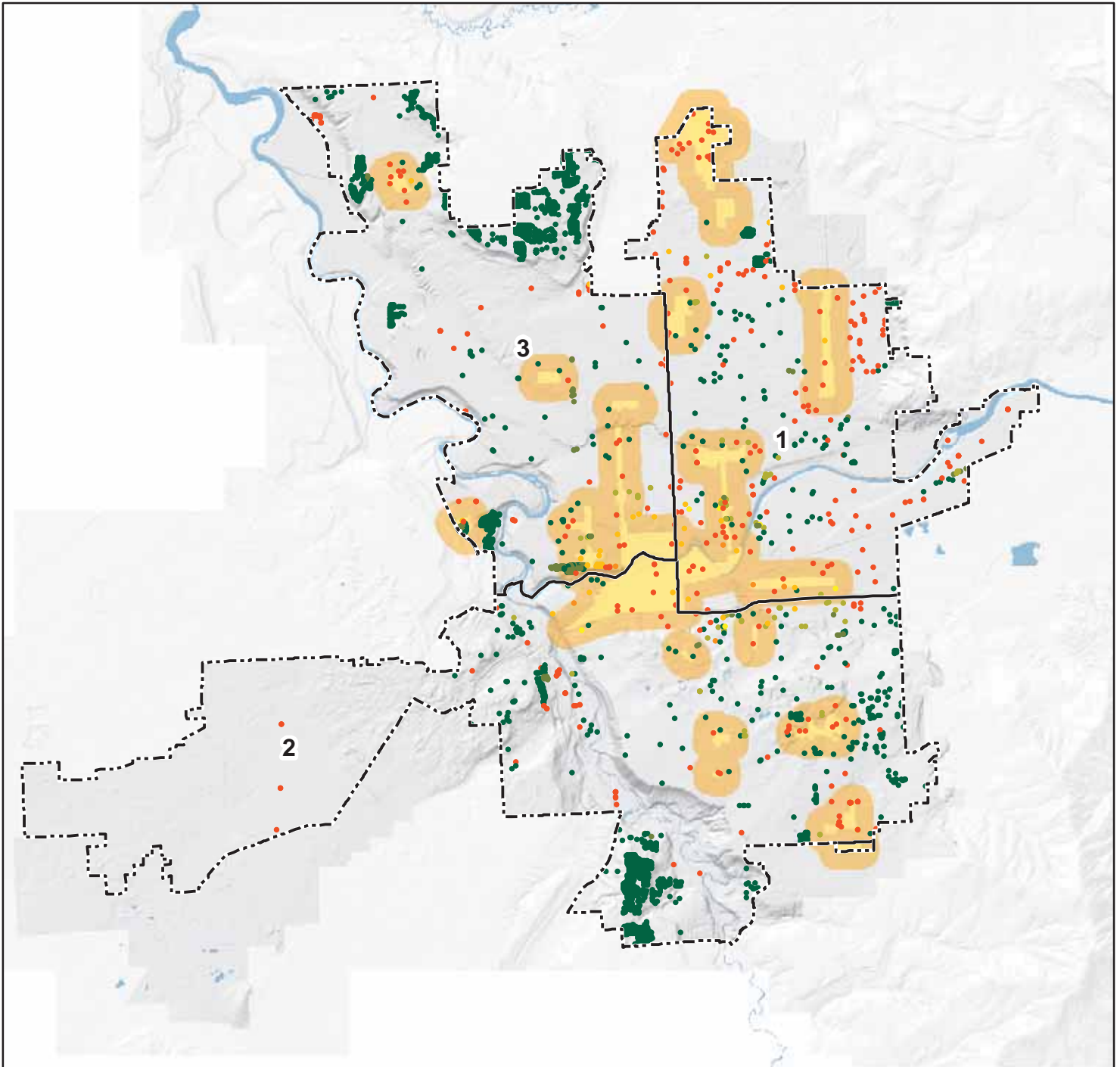
- [Spokane Municipal Code - Section 17C.122.020: Types of Centers/Corridors](#)
- [Spokane Municipal Code - Section 17C.122.030: Centers/Corridors – Official Zoning Map](#)
- [Spokane Municipal Code - Section 17C.123.030: Regulating & Street Section Plans](#)
- [Spokane Municipal Code - Section 17C.124.020: List of the Downtown Zones](#)

<sup>1</sup> Spokane County Planning Technical Advisory Committee (2015) - Population Forecast and Allocation

<sup>2</sup> American Community Survey 1-year (2015) estimates



# Map 1: New Building Permits by Building Class



## Legend

### New Buildings Permits 2006-2015

#### Building Class

- Single family house Detached (2,287)
- Single family house Attached (222)
- Apartment building 2 units (Duplex) (79)
- Apartment bldg. 3 and 4 units (18)
- Apartment bldg. 5 or > units (92)
- Mixed Use (8)
- Commercial Development/ Manufactured Housing (385)

- City of Spokane
- CC Zones
- CC Zones .25 Mile Buffer

Source: City of Spokane  
141 Building Permits Dataset

0 0.5 1 2 3 Miles



**THIS IS NOT A LEGAL DOCUMENT:**  
The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.



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Print date: 09/30/2016

A-3

### Table 3. Development Opportunities: Vacant and Underdeveloped Land by Zoning Type and Scale.

**Description:** Privately owned land in the city of Spokane with 2016 assessed improvement values less than \$25,000. Please note these data are preliminary and numbers will change as the data are refined. The method for selection and display is under review. Additional features that may affect development potential include, without limitation, the presence of wetlands, geologically hazardous areas, and other critical areas; vested portions of subdivisions not yet completed; additional industrial land; and public land that may be developed or become available for private development. The purpose is to demonstrate the possible range of occurrences of the selected sites based on discussions with steering committee members and stakeholders.

| Zoning Group  | Factor       | Small-Scale Opportunities<br>(Lot < 5,000 square feet) | Mid-Scale Opportunities<br>(In Between) | Large-Scale Opportunities<br>(Lot > 33,000 SF) | TOTAL |
|---|--------------|--|---|--|-------|
| Residential:<br>RA, RSF   | Parcel Count | 684  | 2,694                                   | 320  | 3,698 |
|   | Acre Total   | 44   | 633                                     | 1,810  | 2,487 |
| Residential:<br>RTF, RMF, RHD   | Parcel Count | 206  | 504                                     | 60   | 770   |
|   | Acre Total   | 14   | 104                                     | 320  | 438   |
| Commercial:<br>O, OR, NR, CB, GC  | Parcel Count | 268  | 707                                     | 81   | 1,056 |
|   | Acre Total   | 20   | 167                                     | 164  | 351   |
| Centers:<br>CC1, CC2, CA1-3   | Parcel Count | 76   | 218                                     | 7  | 301   |
|   | Acre Total   | 5  | 42                                      | 17   | 63    |
| Transition Areas:<br>CC4, CA4   | Parcel Count | 2  | 10                                      | 0  | 12    |
|   | Acre Total   | 0.17   | 2                                       | 0  | 2     |
| Downtown:<br>DTC, DTG, DTS, DTU   | Parcel Count | 93   | 192                                     | 6  | 291   |
|   | Acre Total   | 7  | 45                                      | 9  | 62    |
| Other   | Parcel Count | 4  | 14                                      | 7  | 25    |
|   | Acre Total   | 0.29   | 3                                       | 46   | 49    |
| Centers: CC3 Overlay<br>(ALL ZONES - These<br>Parcels Are Included<br>in Other Areas) | Parcel Count | 28   | 66                                      | 17   | 111   |
|   | Acre Total   | 2  | 15                                      | 85   | 102   |

Source: Spokane County Assessor Parcel Dataset (2016)

Notes: One acre is equal to 43,560 square feet.

For the full names of the zones identified above, please see the applicable section below:

- [Spokane Municipal Code - Section 17C.110.020: List of the Residential Zones](#)
- [Spokane Municipal Code - Section 17C.120.020: List of the Commercial Zones](#)
- [Spokane Municipal Code - Section 17C.122.020: Types of Centers/Corridors](#)
- [Spokane Municipal Code - Section 17C.123.030: Regulating & Street Section Plans](#)
- [Spokane Municipal Code - Section 17C.124.020: List of the Downtown Zones](#)

## Table 4. Development Opportunities: Vacant and Underdeveloped Land by Neighborhood Council Area.

**Description:** Privately owned land in the city of Spokane and its Urban Growth Area - Joint Planning Area with 2016 assessed improvement values less than \$25,000. Please note these data are preliminary and numbers will change as the data are refined. The method for selection and display is under review. Additional features that may affect development potential include, without limitation, the presence of wetlands, geologically hazardous areas, and other critical areas; land that is part of a future phase of a vested subdivision; additional industrial land; and public land that may be developed or become available for private development. About 20 parcels are not shown from the data displayed in Table 1, possibly due to the selection method. The purpose of this table is to approximately show the distribution of infill opportunity sites across Spokane's Neighborhood Council areas.

| Neighborhood Council Area                                    | Parcel Count | Parcel Acreage | Total Nhood Council Area (Acres) | % of Total Area Selected |
|--|--------------|----------------|----------------------------------|--------------------------|
| Audubon/Downriver  | 113          | 25             | 1,644                            | 1.5%                     |
| Balboa/South Indian Trail                                    | 54           | 79             | 1,254                            | 6.3%                     |
| Bemiss   | 136          | 31             | 916                              | 3.4%                     |
| Browne's Addition  | 33           | 5              | 177                              | 3.0%                     |
| Chief Garry Park   | 103          | 20             | 1,957                            | 1.0%                     |
| Cliff-Cannon   | 200          | 40             | 836                              | 4.8%                     |
| Comstock   | 84           | 58             | 1,186                            | 4.9%                     |
| East Central   | 673          | 124            | 2,567                            | 4.8%                     |
| Emerson/Garfield   | 331          | 48             | 1,190                            | 4.0%                     |
| Five Mile Prairie  | 337          | 155            | 1,025                            | 15.1%                    |
| Grandview/Thorpe   | 342          | 420            | 1,152                            | 36.5%                    |
| Hillyard   | 191          | 249            | 1,719                            | 14.5%                    |
| Latah/Hangman  | 444          | 737            | 3,591                            | 20.5%                    |
| Lincoln Heights  | 511          | 140            | 1,925                            | 7.3%                     |
| Logan  | 235          | 39             | 1,305                            | 3.0%                     |
| Manito/Cannon Hill   | 42           | 5              | 630                              | 0.8%                     |
| Minnehaha  | 82           | 19             | 542                              | 3.5%                     |
| Nevada/Lidgerwood  | 343          | 191            | 3,288                            | 5.8%                     |
| North Hill   | 171          | 23             | 1,393                            | 1.7%                     |
| North Indian Trail   | 392          | 432            | 1,999                            | 21.6%                    |
| Northwest  | 91           | 88             | 2,402                            | 3.7%                     |
| Peaceful Valley  | 98           | 9              | 154                              | 5.7%                     |
| Riverside  | 257          | 49             | 633                              | 7.8%                     |
| Rockwood   | 225          | 65             | 763                              | 8.5%                     |
| Southgate  | 82           | 60             | 1,387                            | 4.3%                     |
| West Central   | 241          | 64             | 1,015                            | 6.3%                     |
| West Hills   | 285          | 159            | 7,521                            | 2.1%                     |
| Whitman  | 38           | 5              | 330                              | 1.5%                     |
| <b>SUBTOTAL</b>  | <b>6,134</b> | <b>3,341</b>   | <b>44,504</b>                    | <b>7.5%</b>              |
|  |              |                |                                  |                          |
| <b>Unincorporated UGA<br/>(Selected Joint Planning Area)</b> | <b>807</b>   | <b>1,219</b>   | <b>10,037</b>                    | <b>12%</b>               |
| <b>GRAND TOTAL</b>   | <b>6,941</b> | <b>4,560</b>   | <b>54,541</b>                    | <b>8.4%</b>              |

Source: Spokane County Assessor Parcel Dataset (2016)

Note: For a map of neighborhood council boundaries, please visit  
<https://my.spokanecity.org/neighborhoods/councils/>



Map 2  
Development Opportunities  
Council District 1

Legend

- City of Spokane
- City Council District
- Neighborhood

Development Opportunities

Positive Characteristics\*

- 0
- 1
- 2
- 3
- 4
- 5
- 6
- 7

Joint Planning Area† - Development Opportunities

Positive Characteristics\*

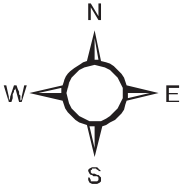
- 0
- 1
- 2
- 3
- 4
- 5

†Joint planning areas are defined in the Countywide Planning Policies as “areas designated as Urban Growth Areas assigned to a city or town for future urban development but located in the unincorporated county where a coordinated planning process between the cities, towns and the County will be conducted” (Spokane County, 2011, p. 47).

- \*Positive Characteristics:
- Within 350 feet of water service.
  - Within 350 feet of sewer service.
  - Within 1/4 mile of the Centennial Trail.
  - Within 1/4 mile of existing Neighborhood Greenways/Shared Paths
  - Within 1/4 mile of planned Neighborhood Greenways/Shared Paths
  - Within 1/4 mile of near-term High Performance Transit
  - Within 1/4 mile of zoned Centers or Corridors (Including Downtown)

*NOTE: This analysis is based on Assessor data not including industrial or City owned properties that are available for development. Additional factors that may affect development potential include, without limitation, the presence of wetlands, geologically hazardous areas, and other critical areas; and vested portions of subdivisions not yet completed.*

0 1 Miles



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Map 3  
Development Opportunities  
Council District 2

Legend

- City of Spokane
- City Council District
- Neighborhood

Development Opportunities

Positive Characteristics\*

- 0
- 1
- 2
- 3
- 4
- 5
- 6
- 7

Joint Planning Area† - Development Opportunities

Positive Characteristics\*

- 0
- 1
- 2
- 3
- 4
- 5

†Joint planning areas are defined in the Countywide Planning Policies as “areas designated as Urban Growth Areas assigned to a city or town for future urban development but located in the unincorporated county where a coordinated planning process between the cities, towns and the County will be conducted” (Spokane County, 2011, p. 47).

- \*Positive Characteristics:
- Within 350 feet of water service.
  - Within 350 feet of sewer service.
  - Within 1/4 mile of the Centennial Trail.
  - Within 1/4 mile of existing Neighborhood Greenways/Shared Paths
  - Within 1/4 mile of planned Neighborhood Greenways/Shared Paths
  - Within 1/4 mile of near-term High Performance Transit
  - Within 1/4 mile of zoned Centers or Corridors (Including Downtown)

*NOTE: This analysis is based on Assessor data not including industrial or City owned properties that are available for development. Additional factors that may affect development potential include, without limitation, the presence of wetlands, geologically hazardous areas, and other critical areas; and vested portions of subdivisions not yet completed.*



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Map 4  
Development Opportunities  
Council District 3

Legend

- City of Spokane
- City Council District
- Neighborhood

Development Opportunities

Positive Characteristics\*

- 0
- 1
- 2
- 3
- 4
- 5
- 6
- 7

Joint Planning Area† - Development Opportunities

Positive Characteristics\*

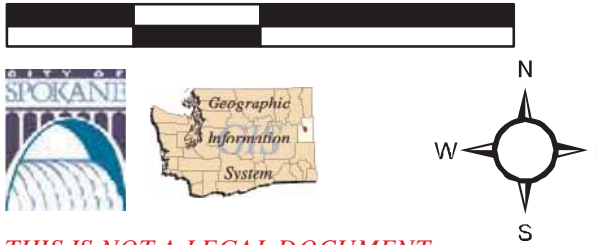
- 0
- 1
- 2
- 3
- 4
- 5

†Joint planning areas are defined in the Countywide Planning Policies as “areas designated as Urban Growth Areas assigned to a city or town for future urban development but located in the unincorporated county where a coordinated planning process between the cities, towns and the County will be conducted” (Spokane County, 2011, p. 47).

- \*Positive Characteristics:
- Within 350 feet of water service.
  - Within 350 feet of sewer service.
  - Within 1/4 mile of the Centennial Trail.
  - Within 1/4 mile of existing Neighborhood Greenways/Shared Paths
  - Within 1/4 mile of planned Neighborhood Greenways/Shared Paths
  - Within 1/4 mile of near-term High Performance Transit
  - Within 1/4 mile of zoned Centers or Corridors (Including Downtown)

*NOTE: This analysis is based on Assessor data not including industrial or City owned properties that are available for development. Additional factors that may affect development potential include, without limitation, the presence of wetlands, geologically hazardous areas, and other critical areas; and vested portions of subdivisions not yet completed.*

0 1 2 Miles



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Map 5  
Development Opportunities  
Downtown Spokane

Legend

- Downtown Boundary
- Steering Committee Align Central City Line

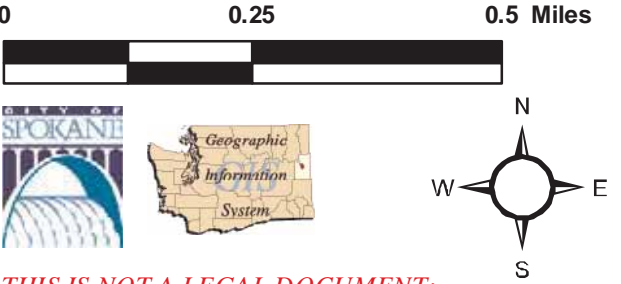
Development Opportunities

Positive Characteristics\*

- 0
- 1
- 2
- 3
- 4 (145 Parcels)
- 5 (18 Parcels)
- 6 (81 Parcels)
- 7 (30 Parcels)

- \*Positive Characteristics:
- Within 350 feet of water service.
  - Within 350 feet of sewer service.
  - Within 1/4 mile of the Centennial Trail.
  - Within 1/4 mile of existing Neighborhood Greenways/ Shared Paths
  - Within 1/4 mile of planned Neighborhood Greenways/ Shared Paths
  - Within 1/4 mile of near-term High Performance Transit
  - Within 1/4 mile of zoned Centers or Corridors (Including Downtown)

NOTE: This analysis is based on Assessor data not including industrial or City owned properties that are available for development. Additional factors that may affect development potential include, without limitation, the presence of wetlands, geologically hazardous areas, and other critical areas; and vested portions of subdivisions not yet completed.



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## Table 5. Housing Units by City Council District - 2010.

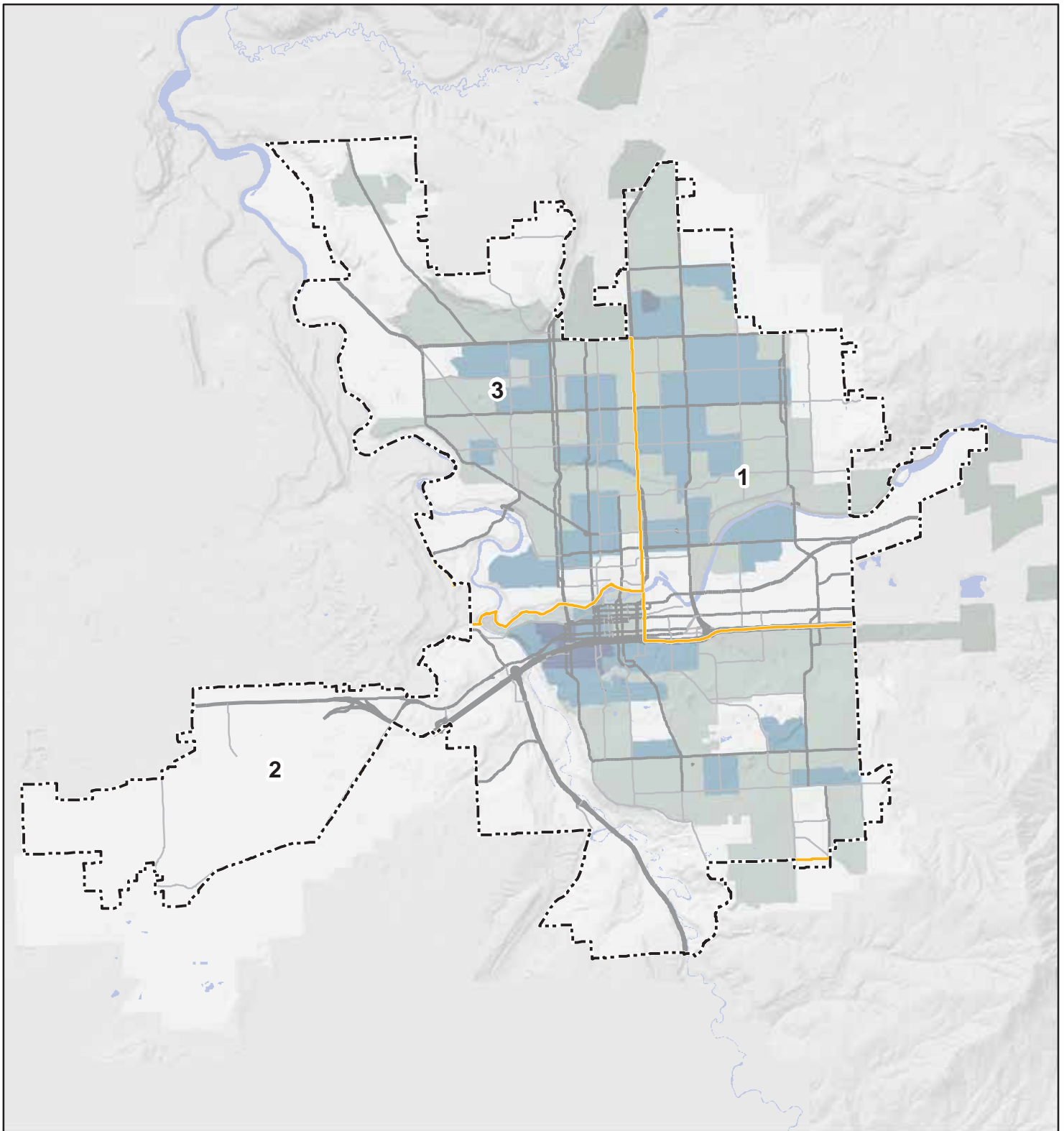
**Description:** 2010 US Census Data were used to calculate housing units and population at the block level. Some block groups were located both inside and outside the city of Spokane. All block or block groups with more than 50% of their area within the city were included. Block and block groups were split into units per acre categories of less than 2, 2-4, 5-8, and greater than 8 units per acre. Additionally the block level map (Map 7) adds the 9-12 and 12 or more units per acre to account for higher achieved densities at the block level.

Downtown Spokane block groups hold the majority of the highest unit per acre category with the exception of one block group in the Nevada / Lidgerwood neighborhood. The areas surrounding Downtown to the north in Council District 3 and east in Council District 1 are less than 2 units per acre as a result of Kendall Yards not being developed yet (North) and a large quantity commercial uses northeast of Downtown. Council District 1 has the highest housing density with 2.6 units per acre. Although District 2 includes Downtown, it has the lowest housing density with 1.8 units per acre. This is a result of several factors: Council District 2 has the largest land area; the undeveloped areas near the airport affect the density; and steep slopes and floodplain areas along Latah Creek limit development.

| City Council District # | Housing Units Per Acre | Total Housing Units | Population Per Acre | Total Population | Total Land Area (Acres) |
|-------------------------|------------------------|---------------------|---------------------|------------------|-------------------------|
| 1                       | 2.59                   | 30,750              | 6.05                | 71,665           | 11,853                  |
| 2                       | 1.80                   | 35,064              | 3.64                | 70,715           | 19,434                  |
| 3                       | 2.31                   | 29,699              | 5.37                | 69,101           | 12,869                  |

Source: U.S. Census (2010)





**MAP 6**  
**HOUSING UNITS PER ACRE**  
**CENSUS BLOCK GROUP**

Print date: 9/30/2016

**Legend**

- City of Spokane
- City Council District

**Units per acre**

- 2 or less
- 2-4
- 5-8
- 8 or more

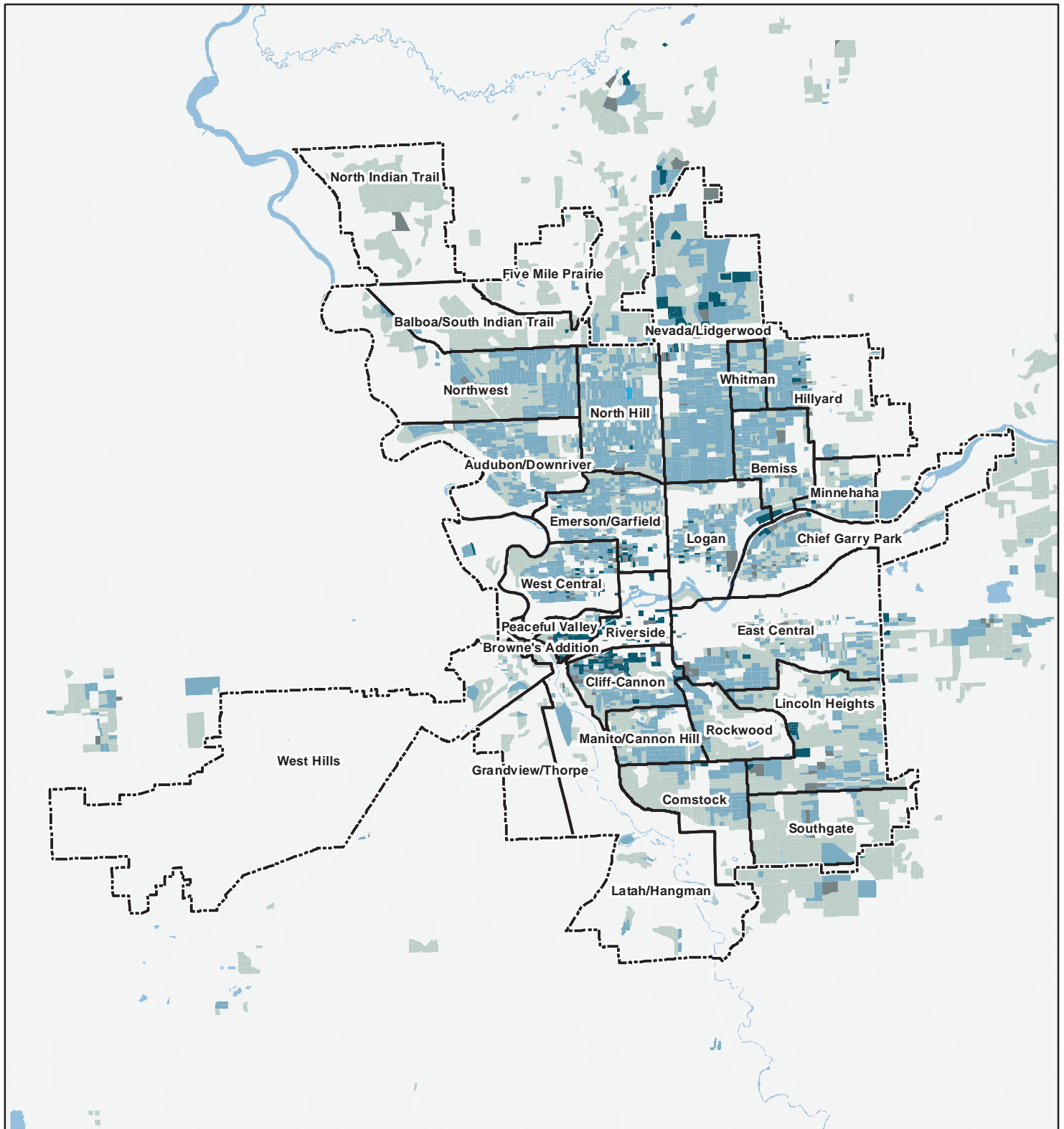
149

Source: US Census  
2010 Data

0 0.5 1 2 3 Miles



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# MAP 7 HOUSING UNITS PER ACRE CENSUS BLOCK

Printed by: oakkari

Print date: 9/30/2016

Infill Develop  
Steering Committee Report and Recommendation

## Legend

City of Spokane

Neighborhood

## Units per Acre

2 or less

2-4

5-8

9-12

12 or more

0 0.5 1 2 3 Miles



**THIS IS NOT A LEGAL DOCUMENT:**  
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## Table 6. Median Parcel Size – Residential Single-family Zoning District by Neighborhood Council Area.

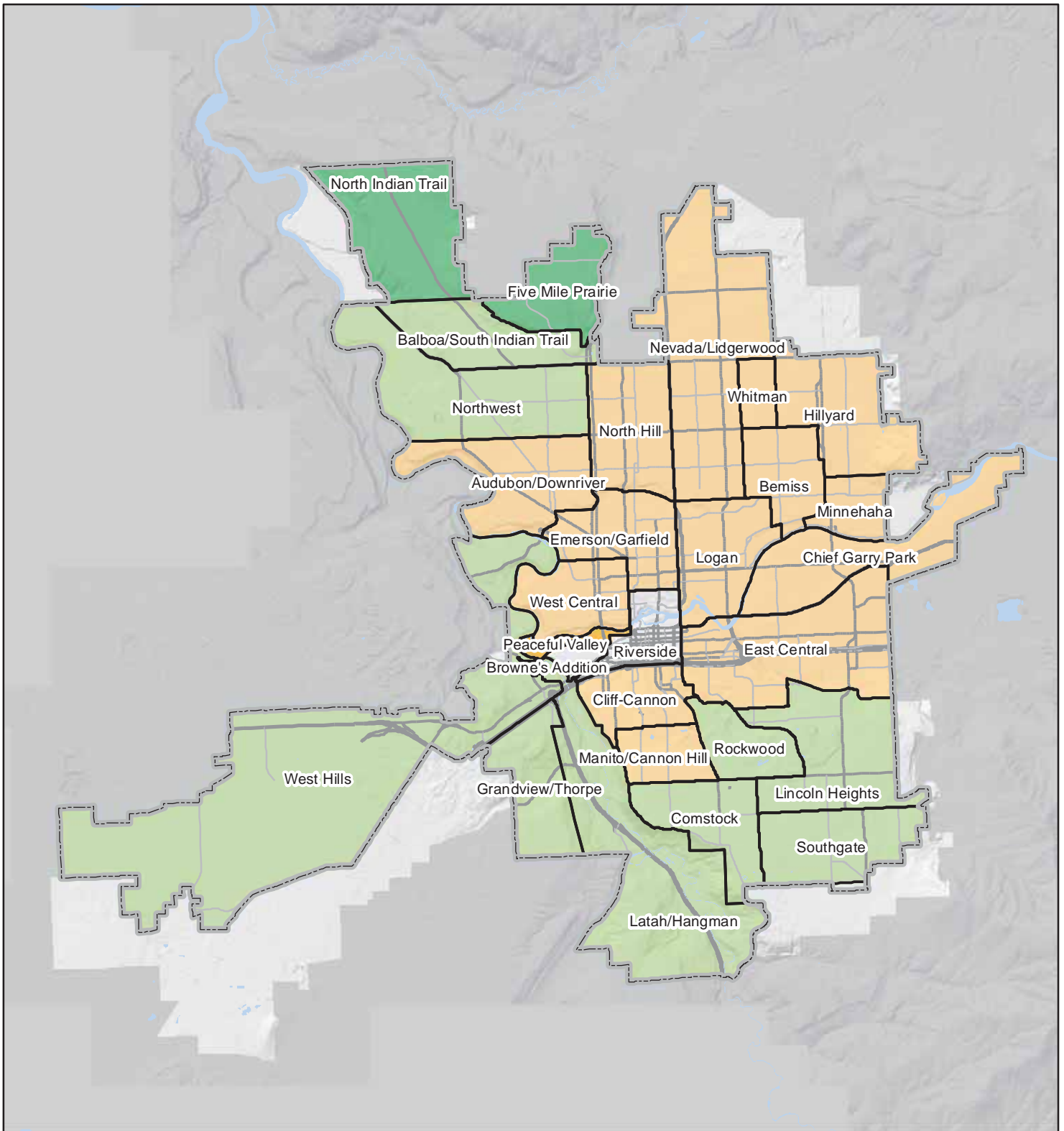
**Description:** The Median RSF Parcel Size maps (Maps 8 and 9) and table below illustrate the breakdown in parcel size across Spokane's 28 neighborhood councils. Parcels were sorted by the following categories: **Orange** | Below 5,000 square feet (sf), **Tan** | 5,000-7,200 sf, **Green** | 7201 – 11,000 sf and **Dark Green** | greater than 11,000 sf. Parcels with less than \$25,000 assessed improvement value and parcels over 33,000 square feet were removed to more accurately analyze developed lands.

Generally, all of the neighborhoods closer to downtown core were in the 5,000-7,000 sf median parcel size range. Neighborhoods further from the core fell within the larger median size categories. Maximum and minimum sizes for new lots created are specified under [Spokane Municipal Code - Section 17C.110.200: Lot Size](#). Peaceful Valley has the smallest median RSF parcel size of 3,746 sf considerably below the standard minimum lot size of 4,350 sf. North Indian Trail has the largest median parcel RSF size of 11,334 sf which is slightly above the maximum lot size of 11,000 sf.

| Neighborhood Council Area | RSF Average Parcel Area (Acres) | RSF Median Parcel Area (Acres) | RSF Average Parcel Area (SF) | RSF Median Parcel Area (SF) |
|---------------------------|---------------------------------|--------------------------------|------------------------------|-----------------------------|
| Peaceful Valley           | 0.124                           | 0.086                          | 5,397                        | 3,746                       |
| West Central              | 0.144                           | 0.133                          | 6,255                        | 5,798                       |
| Nevada/Lidgerwood         | 0.154                           | 0.137                          | 6,713                        | 5,968                       |
| Emerson/Garfield          | 0.145                           | 0.138                          | 6,316                        | 5,998                       |
| Whitman                   | 0.156                           | 0.143                          | 6,787                        | 6,247                       |
| North Hill                | 0.156                           | 0.144                          | 6,804                        | 6,255                       |
| Bemiss                    | 0.158                           | 0.148                          | 6,874                        | 6,460                       |
| Hillyard                  | 0.174                           | 0.149                          | 7,588                        | 6,490                       |
| Audubon/Downriver         | 0.171                           | 0.149                          | 7,440                        | 6,499                       |
| Logan                     | 0.153                           | 0.152                          | 6,647                        | 6,612                       |
| Cliff-Cannon              | 0.174                           | 0.155                          | 7,584                        | 6,747                       |
| East Central              | 0.174                           | 0.155                          | 7,575                        | 6,756                       |
| Manito/Cannon Hill        | 0.170                           | 0.155                          | 7,423                        | 6,774                       |
| Chief Garry Park          | 0.165                           | 0.163                          | 7,179                        | 7,096                       |
| Minnehaha                 | 0.176                           | 0.163                          | 7,667                        | 7,096                       |
| Lincoln Heights           | 0.204                           | 0.172                          | 8,895                        | 7,475                       |
| West Hills                | 0.229                           | 0.177                          | 9,971                        | 7,732                       |
| Northwest                 | 0.194                           | 0.179                          | 8,442                        | 7,797                       |
| Comstock                  | 0.215                           | 0.187                          | 9,378                        | 8,150                       |
| Latah/Hangman             | 0.235                           | 0.196                          | 10,241                       | 8,546                       |
| Grandview/Thorpe          | 0.233                           | 0.214                          | 10,154                       | 9,339                       |
| Southgate                 | 0.235                           | 0.231                          | 10,237                       | 10,062                      |
| Rockwood                  | 0.266                           | 0.232                          | 11,570                       | 10,106                      |
| Balboa/South Indian Trail | 0.248                           | 0.233                          | 10,820                       | 10,163                      |
| Five Mile Prairie         | 0.259                           | 0.255                          | 11,299                       | 11,086                      |
| North Indian Trail        | 0.281                           | 0.260                          | 12,227                       | 11,334                      |
| Browne's Addition         | No RSF                          | No RSF                         | No RSF                       | No RSF                      |
| Riverside                 | No RSF                          | No RSF                         | No RSF                       | No RSF                      |

Source: Spokane County Assessor Parcel Dataset (2016)

Note: One acre is equal to 43,560 square feet.



# Map 8 Median Parcel Size Residential Single-family (RSF) Zoning District by Neighborhood Council Area

Printed by: oakkari

Committee Report and Recommendation

## Legend

- City of Spokane
- Neighborhood

## Median RSF Parcel Size

- No RSF
- Less than 5,000 SF
- 5,000 - 7,200 SF
- 7,201 - 11,000 SF
- Greater than 11,000 SF

Note: Parcels with less than \$25,000 improvement value and parcels over 33,000 square feet were removed to more accurately analyze developed lands.

Source: Spokane County Assessor Parcel Dataset

0 0.5 1 2 3 Miles

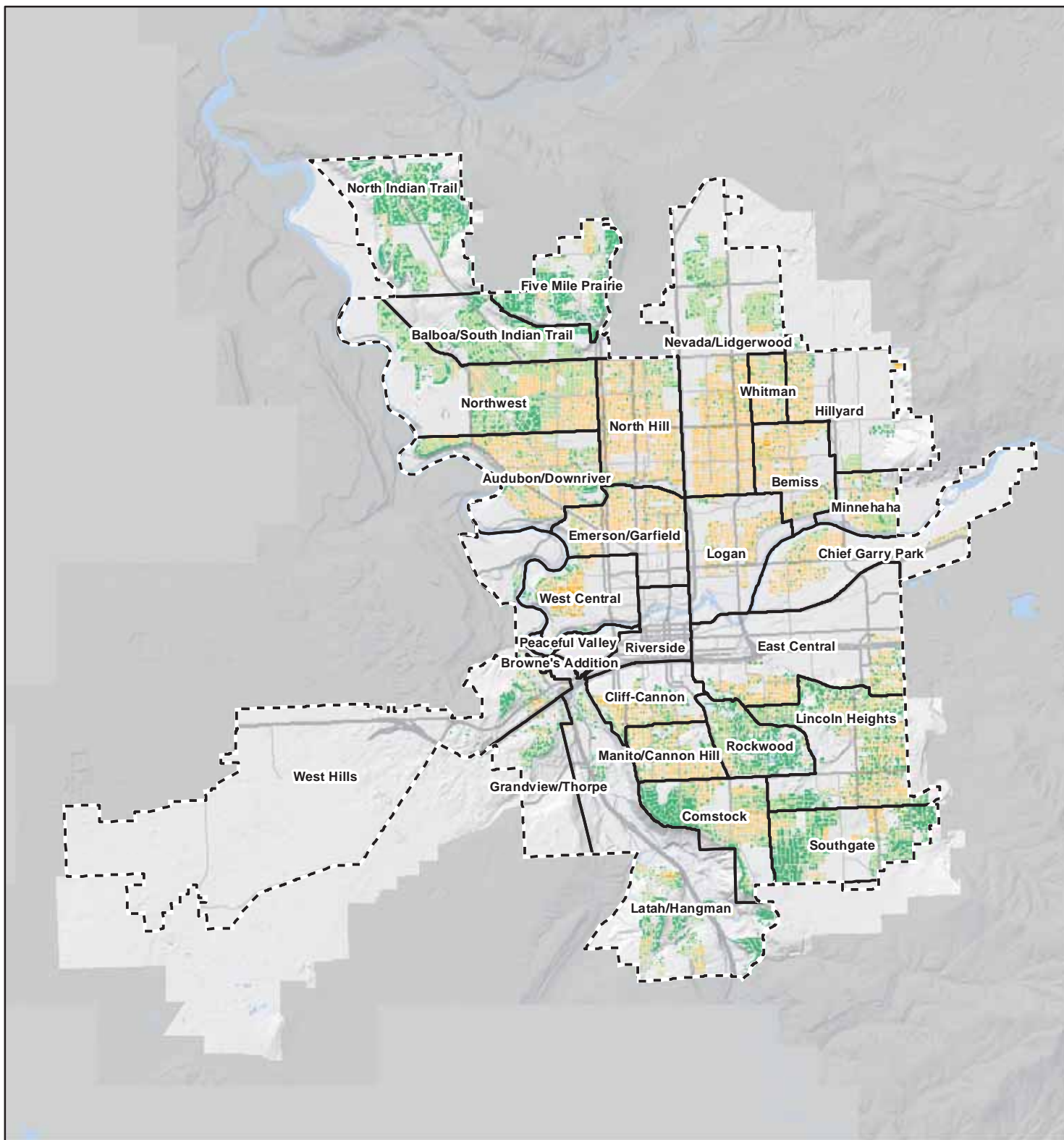


A-14



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# **MAP 9** **PARCEL SIZE IN** **RESIDENTIAL** **SINGLE-FAMILY (RSF)** **ZONING DISTRICT**

## **Legend**

- City of Spokane
- Neighborhood

## **RSF Parcel Size**

- Less than 5,000 SF
- 5,001 - 7,200 SF
- 7,201 - 11,000 SF
- Greater than 11,000 SF

Source: Spokane County Assessor Parcel Dataset

Note: Parcels with less than \$25,000 improvement value and parcels over 33,000 square feet were removed to more accurately analyze developed lands.

0 0.5 1 2 3 Miles



A-15



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# Appendix B

## Public Participation

### Infill Development Public Participation Program

Available Online:

[static.spokanecity.org/documents/projects/infill-housing-strategies-infill-development/public-participation-program-and-meeting-schedule.pdf](http://static.spokanecity.org/documents/projects/infill-housing-strategies-infill-development/public-participation-program-and-meeting-schedule.pdf)

### Appendix B Contents

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**Table 7. City of Spokane Infill Development Project Meetings.**

| Meeting  | Date                         | Purpose  |
|--|------------------------------|--|
| Plan Commission Special Meeting  | January 7, 2016              | Briefing   |
| Plan Commission Workshop   | January 13, 2016             | Briefing   |
| Joint City Council and Plan Commission Study Session                   | January 14, 2016             | Briefing   |
| Plan Commission Infill Housing Subcommittee                            | January 27, 2016             | Preliminary Scoping  |
| Plan Commission Workshop   | March 23, 2016               | Update   |
| Plan Commission Infill Housing Subcommittee                            | April 7, 2016                | Scope, Schedule and Status                                   |
| Plan Commission Infill Housing Subcommittee                            | April 19, 2016               | Charter Acceptance   |
| Plan Commission Workshop   | April 27, 2016               | Charter Acceptance   |
| Focus Group 1: Finance/Real Estate                                     | May 17, 2016                 | Stakeholder Input  |
| Focus Group 2A: Architecture/Development                               | May 17, 2016                 | Stakeholder Input  |
| Focus Group 3: Tiny Housing  | May 23, 2016                 | Stakeholder Input  |
| Focus Group 2B: Non-Profit Development                                 | May 24, 2016                 | Stakeholder Input  |
| Focus Group 4: Community Organizations                                 | June 7, 2016                 | Stakeholder Input  |
| Plan Commission and Infill Development Steering Committee Walking Tour | June 13, 2016                | Tour Portions of Kendall Yards and West Central Neighborhood |
| Focus Group 5: Neighborhood Council Representatives                    | June 30, 2016                | Stakeholder Input  |
| Joint City Council and Plan Commission Study Session                   | July 14, 2016                | Briefing   |
| Infill Development Steering Committee Workshop #1                      | July 20, 2016                | Develop Preliminary Recommendations                          |
| Infill Development Steering Committee Workshop #2                      | August 9, 2016               | Develop Preliminary Recommendations                          |
| Infill Development Steering Committee Workshop #3                      | August 11, 2016              | Develop Preliminary Recommendations                          |
| Infill Development Steering Committee Workshop #4                      | August 25, 2016              | Develop Preliminary Recommendations                          |
| Public Open House  | August 30, 2016              | Public Input on Preliminary Recommendation                   |
| Infill Development Steering Committee Recommendation Meeting           | September 13, 2016           | Develop Final Recommendations                                |
| Infill Development Steering Committee Continued Recommendation Meeting | September 22, 2016           | Develop Final Recommendations                                |
| Plan Commission Workshop   | September 28, 2016           | Public Hearing Preparation                                   |
| Plan Commission Hearing  | October 12, 2016             | Recommendation to City Council                               |
| City Council Hearing   | October 31, 2016 (tentative) | Decision on Resolution to Accept Recommendation              |
| Infill Development Steering Committee Status Update                    | TBD April 2017               | Benchmarking Implementation                                  |

**Table 8. Finance and Real Estate Focus Group - May 17, 2016.**

| Participant                       |            | Affiliation                                   |
|-----------------------------------|------------|---|
| Chris                             | Batten     | RenCorp Realty & Plan Commission              |
| Marcy                             | Bennett    | Banner Bank                                   |
| Todd                              | Beyreuther | Plan Commission                               |
| Jack                              | Kestell    | Kestell Company Realtors                      |
| Judith                            | Olsen      | Impact Capital                                |
| Patricia                          | Sampson    | Century 21 Beutler & Associates               |
| Chris                             | Siemens    | Windermere                                    |
| Brad                              | Stevens    | Washington Trust                              |
| Tom                               | Thoen      | Wells Fargo                                   |
| Frank                             | Tombari    | Banner Bank                                   |
| <b>Steering Committee Members</b> |            |   |
| Michael                           | Cathcart   | Spokane Home Builders Association             |
| Mike                              | Ekins      | Interface Commercial Capital                  |
| Greg                              | Francis    | Community Assembly Liaison to Plan Commission |
| Patricia                          | Kienholz   | Plan Commission                               |
| Kitty                             | Klitzke    | Futurewise                                    |
| Gail                              | Prosser    | Business Owner                                |
| <b>City Staff</b>                 |            |   |
| Omar                              | Akkari     | City of Spokane Planning and Development      |
| Nathan                            | Gwinn      | City of Spokane Planning and Development      |
| Lisa                              | Key        | City of Spokane Planning and Development      |
| Melissa                           | Owen       | City of Spokane Planning and Development      |

Sources: Meeting sign-in sheets and staff notes.



**Table 9. Architecture and Development Focus Group - May 17, 2016.**

| Participant                       |            | Affiliation                                   |
|-----------------------------------|------------|---|
| Todd                              | Beyreuther | Plan Commission                               |
| Matthew                           | Collins    | Uptic Studios                                 |
| Steve                             | Edwards    |   |
| Jim                               | Frank      | Greenstone                                    |
| Armando                           | Hurtado    | HDG   |
| Jim                               | Kolva      |   |
| Paul                              | Kropp      | Southgate Neighborhood/Neighborhood Alliance  |
| Ryan                              | Leong      | SRM Development                               |
| Chris                             | Morlan     | Morlan Architect                              |
| Chris                             | Olson      | Nystrom Olson                                 |
| Ron                               | Wells      | Wells and Company                             |
| Joel                              | White      | Spokane Home Builders Association             |
| <b>Steering Committee Members</b> |            |   |
| Michael                           | Cathcart   | Spokane Home Builders Association             |
| Asher                             | Ernst      | Small Lot Developer                           |
| Greg                              | Francis    | Community Assembly Liaison to Plan Commission |
| Patricia                          | Kienholz   | Plan Commission                               |
| Kitty                             | Klitzke    | Futurewise                                    |
| Gail                              | Prosser    | Business Owner                                |
| David                             | Shockley   | Spokane Preservation Advocates                |
| Evan                              | Verduin    | Make Architecture & Design                    |
| <b>City Staff</b>                 |            |   |
| Omar                              | Akkari     | City of Spokane Planning and Development      |
| Nathan                            | Gwinn      | City of Spokane Planning and Development      |
| Lisa                              | Key        | City of Spokane Planning and Development      |
| Melissa                           | Owen       | City of Spokane Planning and Development      |

Sources: Meeting sign-in sheets and staff notes.

**Table 10. Tiny Housing Focus Group - May 23, 2016.**

| Participant                       |            | Affiliation                                   |
|-----------------------------------|------------|---|
| Todd                              | Beyreuther | Plan Commission                               |
| Robert                            | Cochran    | Manufactured Housing Communities of WA        |
| Keith                             | Kelley     | Kelley Developments                           |
| Scott                             | Kusel      | Contractor                                    |
| Mark                              | Mansfield  | University District                           |
| Tom                               | Robinson   | Off the Ground                                |
| Karen                             | Stratton   | Spokane City Council                          |
| Don                               | Swanson    | Salem Lutheran Church                         |
| Kathy                             | Thamm      | Community Minded Enterprises                  |
| <b>Steering Committee Members</b> |            |   |
| Cindy                             | Algeo      | Spokane Low Income Housing Consortium         |
| Michael                           | Cathcart   | Spokane Home Builders Association             |
| Greg                              | Francis    | Community Assembly Liaison to Plan Commission |
| Patricia                          | Kienholz   | Plan Commission                               |
| Kitty                             | Klitzke    | Futurewise                                    |
| Gail                              | Prosser    | Business Owner                                |
| <b>City Staff</b>                 |            |   |
| Nathan                            | Gwinn      | City of Spokane Planning and Development      |
| Lisa                              | Key        | City of Spokane Planning and Development      |
| Melissa                           | Owen       | City of Spokane Planning and Development      |

Sources: Meeting sign-in sheets and staff notes.

**Table 11. Non-Profit Development Focus Group - May 24, 2016.**

| Participant                       |          | Affiliation   |
|-----------------------------------|----------|---|
| Lee                               | Arnold   | Secured Investment Corp                               |
| Brian                             | Jennings | Spokane Housing Authority                             |
| Amber                             | Johnson  | SNAP  |
| Paul                              | Kropp    | Southgate Neighborhood/Neighborhood Alliance          |
| Dave                              | Roberts  | Spokane Housing Ventures                              |
| Chris                             | Venne    | East Central (ECCO)                                   |
| Mark                              | Wilson   | Community Frameworks                                  |
| <b>Steering Committee Members</b> |          |   |
| Cindy                             | Algeo    | Spokane Low Income Housing Consortium                 |
| Michael                           | Baker    | Century 21 Beutler & Associates, Plan Commission      |
| Michael                           | Cathcart | Spokane Home Builders Association                     |
| Greg                              | Francis  | Community Assembly Liaison to Plan Commission         |
| Patricia                          | Kienholz | Plan Commission                                       |
| Gail                              | Prosser  | Business Owner  |
| Darryl                            | Reber    | Inland Empire Residential Resources                   |
| <b>City Staff</b>                 |          |   |
| Rob                               | Crow     | City of Spokane Community, Housing and Human Services |
| Nathan                            | Gwinn    | City of Spokane Planning and Development              |
| Lisa                              | Key      | City of Spokane Planning and Development              |
| Sheila                            | Morley   | City of Spokane Homeless Programs                     |
| Melissa                           | Owen     | City of Spokane Planning and Development              |
| Melora                            | Sharts   | City of Spokane Community, Housing and Human Services |
| Paul                              | Trautman | City of Spokane Community, Housing and Human Services |

Sources: Meeting sign-in sheets and staff notes.

**Table 12. Community Organizations Focus Group - June 7, 2016.**

| Participant                       |              | Affiliation                                      |
|-----------------------------------|--------------|--|
| Todd                              | Beyreuther   | Plan Commission                                  |
| Tara                              | Brown        | East Spokane Business Association                |
| Heleen                            | Dewey        | Spokane Regional Health District                 |
| Curt                              | Fackler      | Five-Mile Prairie                                |
| Keith                             | Kelley       | Kelley Developments                              |
| Jim                               | Kolva        |  |
| Mark                              | Mansfield    | University District                              |
| Julie                             | Oliver       | Spokane Regional Clean Air Agency                |
| Karl                              | Otterstrom   | Spokane Transit Authority                        |
| Keith                             | Riddle       |  |
| Julie                             | Shepard Hall | Garland Business District                        |
| Juliet                            | Sinisterra   | DSP  |
| Larry                             | Swartz       | Citizen At Large                                 |
| Kathleen                          | Weinand      | Spokane Transit Authority                        |
| <b>Steering Committee Members</b> |              |  |
| Cindy                             | Algeo        | Spokane Low Income Housing Consortium            |
| Michael                           | Baker        | Century 21 Beutler & Associates, Plan Commission |
| Michael                           | Cathcart     | Spokane Home Builders Association                |
| Greg                              | Francis      | Community Assembly Liaison to Plan Commission    |
| Patricia                          | Kienholz     | Plan Commission                                  |
| Kay                               | Murano       | Spokane Low Income Housing Consortium            |
| Gail                              | Prosser      | Business Owner                                   |
| Andrew                            | Rolwes       | Downtown Spokane Partnership                     |
| Patrick                           | Rooks        | Community Assembly                               |
| <b>City Staff</b>                 |              |  |
| Omar                              | Akkari       | City of Spokane Planning and Development         |
| Nathan                            | Gwinn        | City of Spokane Planning and Development         |
| Lisa                              | Key          | City of Spokane Planning and Development         |
| Melissa                           | Owen         | City of Spokane Planning and Development         |
| Tami                              | Palmquist    | City of Spokane Planning and Development         |

Sources: Meeting sign-in sheets and staff notes.

**Table 13. Neighborhood Council Reps. Focus Group - June 30, 2016.**

| Participant                       |              | Affiliation                                   |
|-----------------------------------|--------------|---|
| Barb                              | Biles        | Emerson/Garfield Neighborhood Council         |
| Mike                              | Brakel       | West Central Neighborhood Council             |
| Karen                             | Carlberg     | West Hills Neighborhood Council               |
| Mary                              | Carr         | Manito/Cannon Hill Neighborhood Council       |
| Terry                             | Deno         | North Indian Trail Neighborhood Council       |
| David                             | Eagle        | Chief Garry Park Resident                     |
| Jen                               | Hansen       | East Central Neighborhood Council             |
| David                             | Harris       | Audubon/Downriver Neighborhood Council        |
| Gregory                           | Johnson      | Cliff-Cannon Neighborhood Council             |
| Gretchen                          | McDevitt     | Comstock Neighborhood Council                 |
| Kathy                             | Miotke       | Five-Mile Prairie Neighborhood Council        |
| Mary                              | Moltke       | Peaceful Valley Neighborhood Council          |
| Julie                             | Shepard Hall | Garland Business District                     |
| Anna                              | Vamvakias    | Chief Garry Park Neighborhood Council         |
| <b>Steering Committee Members</b> |              |   |
| Cindy                             | Algeo        | Spokane Low Income Housing Consortium         |
| Michael                           | Cathcart     | Spokane Home Builders Association             |
| Greg                              | Francis      | Community Assembly Liaison to Plan Commission |
| Patricia                          | Kienholz     | Plan Commission                               |
| Gail                              | Prosser      | Business Owner                                |
| Patrick                           | Rooks        | Community Assembly                            |
| <b>City Staff</b>                 |              |   |
| Omar                              | Akkari       | City of Spokane Planning and Development      |
| Nathan                            | Gwinn        | City of Spokane Planning and Development      |
| Lisa                              | Key          | City of Spokane Planning and Development      |
| Melissa                           | Owen         | City of Spokane Planning and Development      |

Sources: Meeting sign-in sheets and staff notes.

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|-----|-----------|---------------------------------------|------------------------------|---|--|--|--|
| 2   | 1/14/2016 | Joint Plan Comm./CC Study Session     | Neighborhood goals           | LU 3.11 - Compact Residential Patterns, LU 3.12 - Maximum and Minimum Lot Sizes, H 2.3 - Accessory Dwelling Units, DP 6.5 - Accessory Dwelling Unit Compatibility | Use targets for balance with historical preservation and all other things neighborhoods are looking for  |  |  |
| 3   | 6/7/2016  | Individual                            | Parking                      |   | A parking development authority is used in other cities (Portland, Missoula) and may reduce costs of private projects by providing parking to new projects   |  |  |
| 4   | 1/7/2016  | Individual                            | Accessory Dwelling Units     |   | Accessory Dwelling Units: Investigate removing owner occupancy requirement?  | Development of certified landowner program?  |  |
| 5   | 1/13/2016 | Individual                            | Fire suppression sprinklers  | LU 2.1 - Public Realm Features  | Sprinklering adds \$18,000 in 6-unit building, while single-family development is exempt. Does this incentivize single-family residences?  |  |  |
| 6   | 1/27/2016 | Individual                            | Incentives                   |   | Point-based system to award deviations from design standards for multifamily projects rated on criteria such as walkability and floor area ratio. The developer demonstrates how goals are met through the project. Allow tradeoffs, for example, a flat roof. |  |  |
| 7   | 1/7/2016  | Individual                            | Tiered approach              |   | Consider a two-tiered system to focus infill on the more historic urban core and preserve suburban character (Moran Prairie, Southgate)  |  |  |
| 8   | 1/14/2016 | Individual                            | Project focus                |   | Identify changes that can be implemented   |  |  |
| 9   | 3/31/2016 | Current Planning Staff                | Transitional Sites           | LU 3.12 - Maximum and Minimum Lot Sizes, LU 4.1 - Land Use and Transportation   | Transitional site standards should apply to RSF and RTF lots with a rear line abutting the commercial districts identified. Currently it restricts it to side yards. Another idea is to extend to sites side borders of RMF/RHD                                |  |  |
| 10  | 1/7/2016  | Plan Comm. Subcommittee               | Neighborhood assessment      |   | Concurrent with redesign of North Monroe Street, assess neighborhood and allow more up-to-the-curb options near that corridor  |  |  |
| 11  | 1/7/2016  | Plan Comm. Subcommittee               | Tiny homes                   |   | Pre-manufactured tiny homes should be a separate discussion. Should be called "smaller" homes.   |  |  |
| 12  | 3/23/2016 | Individual                            | Attached Housing in RSF zone | TR 3.1 - Transportation and Development Patterns, TR 3.3 - Walking and Bicycling-Oriented Neighborhood Centers  | The side yard requirement should not be doubled in this circumstance because it decreases the overall number of units that could be put onto a site and misses an opportunity to subtly increase density.  |  |  |
| 13  | 6/8/2016  | Emerson-Garfield Neighborhood Council | Compatibility                | TR 2.6 - Viable Walking Alternative, TR 3.1 - Transportation and Development Patterns, TR 3.3 - Walking and Bicycling-Oriented Neighborhood Centers               | Apartments go in where a house burned down, replacing few illicit actors with many. No front lawn, no back lawn.   |  |  |
| 14  | 6/8/2016  | Emerson-Garfield Neighborhood Council | Neighborhood Notification    | H 3.1 - Housing Rehabilitation, H 3.2 Property Responsibility and Maintenance   | How are neighbors and the neighborhood council notified when new infill projects are built?  |  |  |
| 15  | 5/17/2016 | Focus Group: Arch. / For Profit Dev.  | Accessory Dwelling Unit      | LU 3.11 - Compact Residential Patterns, LU 3.12 - Maximum and Minimum Lot Sizes, H 2.3 - Accessory Dwelling Units, DP 6.5 - Accessory Dwelling Unit Compatibility | Accessory dwelling units should allow for Frontage on an alley and lot division.   | Lot division of a similar form, such as an alley house, could be achieved in medium- and high-density zones with pocket residential development. Potential issues with utility easements across property lines depending on where access to water/sewer are located on/to parcels. | Pocket residential is not available in the RSF zone where over 90% of the accessory dwelling units would be located. If you allow the creation of the units then why would you limit them to rental use only? Accessory units will never add significantly to the housing stock unless subdivision is permitted. |

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| 16  | 5/17/2016 | Focus Group: Arch. / For Profit Dev. | Cottage Housing    |                                | Cottage housing does not allow for fee simple lots<br><br>Workshop Note: H Change Existing to Existing / Future                  | Unit lot subdivision 17G.080.065 allows fee-simple divisions on existing cottage housing sites. Divisions may be possible for some units with public street frontage. See Comment 21  | The problem is that Unit Lot subdivision is restricted to projects that have already been constructed. It provides no value to new constructed projects. What rationale exists for allowing cottage housing as rentals but not home ownership?   |
| 17  | 5/17/2016 | Focus Group: Arch. / For Profit Dev. | Cottage Housing    |                                | Cottage Housing square footage limitation is an issue, and inability to attach units or mix housing types on cottage sites       | The size of house is limited to provide for smaller homes in neighborhoods in exchange for the ability to cluster and provide additional units. Without this limit, the nature of cottage housing would be similar to conventional development except for the additional units. If attached units are incorporated, then size limits and other standards might be required to preserve single-family scale. Do smaller homes fit in the context to which they are being sited? In some cases larger units may fit the scale and character of a neighborhood better than small structures. | There is no need to allow density in excess of 10 units per acre in the RSF zone. The problem with the cottage ordinance is it requires units so small they are dysfunctional. A density limit of 10 Du/acre is sufficient and there is no need to size limitation. The cottage ordinance will never serve a useful purpose with the size limitations and inability to plat the lots. You are either serious about infill development or you are not.  |
| 18  | 5/17/2016 | Focus Group: Arch. / For Profit Dev. | DSP                | LU 2.1 - Public Realm Features | Expand Downtown Spokane Partnership to support pedestrian amenities such as landscaping, trash receptacles, street cleaning etc. | These tasks are already within DSP's purview. FYI – the DSP conducts analysis on areas with consideration of expansion of the downtown Business Improvement District. The DSP has not expanded into some areas because lower value/lower density areas don't generate enough revenue to cover the costs of services provided.   | If residential housing is going to happen at significant levels in Downtown it will require streetscape improvements. Private investment in downtown housing will be very limited without capital investment in public streets and walkability.  |
| 20  | 5/17/2016 | Focus Group: Arch. / For Profit Dev. | Land Use Code      |                                | Need clarity and consistency in code. Convoluted code / not user friendly  | See Comment 27. What specific examples of user-friendly codes might be helpful for review? Form-based codes/Transect-based codes?   | Rather than making the simple changes to the zone dimensional standards to allow a wider range of housing options the staff has resorted to special purpose code sections like "Cottage Housing", "Unit Lot Subdivision", and "Pocket Residential". Each of these special purpose ordinances create confusion and are so restrictive in application they are of little value. However, they are frequently used as example of progress in urban infill when they in fact are rarely used. The simple answer is less restrictive dimensional standards that are not suburban in character. If you want urban development you need to allow urban development and not impose suburban development standards. |

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| 21  | 5/17/2016 | Focus Group: Arch. / For Profit Dev. | Land Use Code                              |   | Land use code encourages rental housing over ownership in middle density housing products.  | Two examples cited are: (1) requiring a minimum front lot line on a public street for divisions of individual units for new cottage housing sites, and (2) larger minimum lot width requirements for attached houses (one unit per lot), where alley parking is not provided, than for other housing types: in Residential Multifamily (RMF) and Residential High-Density (RHD) zones, 36-foot minimum lot width requirements with street curb cuts for attached houses vs. 25-foot minimum lot widths for multifamily, detached, or duplex development. However, attached housing is allowed on 16-foot-wide lots if alley parking is provided and no street curb cut. Are there other specific code issues, or is this a loan product and housing options issue, or all of the above? | It is the combination of dimensional requirement for lot width, frontage on a public street, site coverage and so on, which do not impact MF development (where there is not need for lot creation) but severely limit home ownership of the identical physical product where lot creation is necessary. Staff is simply overcomplicating a very simple issue. |
| 22  | 5/17/2016 | Focus Group: Arch. / For Profit Dev. | Life Safety Requirements on Dead-End Roads |   | <p>In areas where more than 30 units are served beyond the gridded street system, infill development might be challenged by the International Fire Code Appendix D requirement to provide units with sprinklers or that a second access would need to be constructed. This exacerbates the problem of infill for areas that might otherwise have adequate fire protection but are not located on a through street.</p> <p>Workshop Note: L Perceived low impact</p> | Fire suppression sprinklers have become less expensive and easier to maintain than in past years. Are areas on through streets a primary concern for infill?  | This is not a significant issue to urban infill development. Very few infill projects will exceed 30 units and if they do fire sprinklers will be a minor issue. Supply is severely limited by regulatory impediment.  |
| 23  | 5/17/2016 | Focus Group: Arch. / For Profit Dev. | Lot size                                   | LU 3.12 - Maximum and Minimum Lot Sizes, LU 4.1 - Land Use and Transportation | Minimum Lot sizes are too large to support attached housing. Need to allow smaller platting to increase density. Min lot sizes are not conducive to urban environments. Currently they are suburban geometry. Start building for the millennial generation's needs rather than maintaining the status quo   | Density is governed by the Comprehensive Plan designation. Pocket residential development 17C.110.360 allows for divisions with no defined minimum on qualifying sites. Unit lot subdivision 17G.080.065 allows divisions with no minimum size on existing developed attached and cottage housing sites.  | This statement in staff notes is a perfect example of how staff uses special purpose ordinance to say “we don’t have an urban infill regulatory problem”. These special purpose ordinances are so restrictive in application to be of very little value. If these ordinances actually worked we wouldn’t need urban infill committees.                         |
| 26  | 5/17/2016 | Focus Group: Arch. / For Profit Dev. | Mapping                                    |   | Build a more accurate mapping of parcels with infill development potential  | What are weaknesses of existing systems? What are examples of existing maps and databases that could be utilized by developers and individuals to locate potential infill sites in other communities? Spokane Site Selector (selectspokane.com) allows options for a query based search of some available parcels in the city. Alternatively, real estate agents can assist in locating sites.  | I don’t believe data base mapping is a significant issue. The Scout system is very effective for anyone looking for infill parcels.  |
| 27  | 5/17/2016 | Focus Group: Arch. / For Profit Dev. | New Zoning                                 |   | Other communities use vehicles like Town Center codes (Sammamish, WA) in order to efficiently implement adopted plans by designating the desired development forms. Liberty Lake Specific Area Plan overlay districts allow for creation of own zoning designations within project area.  | The City of Spokane provides for a similar process under the Planned Unit Development provisions, however land uses are still tied to the underlying zoning. Liberty Lake Specific Area Plan establishment requires a comp plan amendment and/or rezone.  | The Liberty Lake system is far more effective than the City PUD ordinance. The City PUD ordinance is so limiting that since it was changed and made more restrictive in 2006 it has been rarely used.  |



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| 28  | 5/17/2016 | Focus Group: Arch. / For Profit Dev. | Pedestrian Improvements | TR 3.1 - Transportation and Development Patterns, TR 3.3 - Walking and Bicycling-Oriented Neighborhood Centers                                      | <p>Increase public investment in streets to create walkable, safe, beautiful public right-of-ways that facilitate further downtown housing development</p> <p>Workshop Note: Quick Win<br/>Public investment in pedestrian spaces spurs further infill development in surrounding neighborhoods. H<br/>Public investment in pedestrian spaces spurs further infill development in surrounding neighborhoods.</p> | Local Improvement District?  | LID is of limited value.  |
| 29  | 5/17/2016 | Focus Group: Arch. / For Profit Dev. | Pedestrian Improvements | TR 2.6 - Viable Walking Alternative, TR 3.1 - Transportation and Development Patterns, TR 3.3 - Walking and Bicycling-Oriented Neighborhood Centers | Pedestrian Traffic Engineering and retrofitting streets with pedestrian amenities needs to become more of a focus in the Streets Dept.   | Complete Streets? Turning radii impacting pedestrian crossing distances?   | Narrowing street sections and using bump-outs to narrow street pedestrian crossings.  |
| 30  | 5/17/2016 | Focus Group: Arch. / For Profit Dev. | Property Appraisal      | H 3.1 - Housing Rehabilitation, H 3.2 Property Responsibility and Maintenance   | Infill properties undervalued in areas with distressed sales   | How can this be helped? This is not just distressed sales, but large areas across the city of Spokane with lower property and improvement values (primarily lower income and high rental-tenure areas of town. Consider HUD designations as possible solutions to address appraisal issues in low value and hard to market area. | Many urban neighborhoods have been trapped in a cycle of disinvestment that has driven down the physical character of the neighborhood and property values. Regulatory barriers have played a role in limiting private investment in these neighborhoods. It is vitally important that land use regulations not only do not create barriers to investment but actually encourage and support private investment. There are tow roles government can play: (1) private public investment in these neighborhoods, and (2) remove regulatory barriers to investment. |
| 31  | 5/17/2016 | Focus Group: Arch. / For Profit Dev. | PUD                     | DP 2.2 - Zoning and Design Standards  | Planned Unit Development ordinance changes in 2006 are not flexible enough   |  | The 2006 changes severely limited the flexibility of the PUD ordinance and essentially ended its use as a development tool.   |
| 32  | 5/17/2016 | Focus Group: Arch. / For Profit Dev. | RSF Zoning              | LU 1.3 - Single-Family Residential Areas, DP 1.4 - New Development in Established Neighborhoods   | New low density single family housing zoning designation should be created to protect single family neighborhoods outside the city core  | All homes in the city limits are in the city – how does this fact impact single family homes and the desire for regulations that maintain a more suburban standard?  | It does not appear that the staff understands the issue. Suburban NIBBY attitudes are used as an excuse for not allowing more flexible urban development standards. If more flexible standards can be created for a “Urban Residential” zone as a way around then it is better than doing nothing.  |
| 33  | 5/17/2016 | Focus Group: Arch. / For Profit Dev. | RSF Zoning              | LU 1.4 - Higher Density Residential Uses  | <p>New higher density single family housing zoning designation should be created to create denser more walkable neighborhoods near the city core</p> <p>Workshop Note: L Perceived low impact</p>  | If neighborhoods near the city limits have readily available services, why would these not be candidates for higher densities as well?   | The city needs to decide what it wants. Since suburban land is less expensive and easier to development it will continue to absorb the large majority of new residential investment. If it is already zoned MF then of course MF development is appropriate. The comprehensive plan for the City supports infill development and higher density comp plans changes in suburban location would be contrary to this intent.   |
| 34  | 5/17/2016 | Focus Group: Arch. / For Profit Dev. | Transitional Sites      |   | More thoughtful transitional zoning is needed near higher density zones  | For what goal/purpose?   |   |

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| 35  | 5/17/2016 | Focus Group: Arch. / For Profit Dev. | Utility costs         |  | Utility rate structure favors single family  | Which utility rates specifically? What documents or code sections apply? Sewer has been an expressed issue for multifamily in the past.   | Every dwelling unit ERU is charged the same, whether MF or single family. MF water and sewer consumption is documented at a lower rate mainly due to less landscaping and smaller family size. The fee for MF should be about 60% of that for a SF unit. This policy has been adopted in Liberty Lake for example.    |
| 36  | 5/17/2016 | Focus Group: Arch. / For Profit Dev. | Infill Overlay        |  | Develop neighborhood zoning overlays that govern design neighborhood standards / allow for some flexibility within those standards. Consider tailoring codes for older residential neighborhoods, for example, Rockwood.   | Missing Middle Housing; form-based/transect-based code.   | Staff appears to be using pushback from lower density suburban neighborhoods (Rockwood, Comstock, Moran Prairie, Five Mile and Indian Trail) as a justification for restricting urban infill development. If the only way around this is the creation of an “urban residential” zone then that is what should happen. |
| 37  | 5/17/2016 | Focus Group: Arch. / For Profit Dev. | Single-Family         | LU 1.4 - Higher Density Residential Uses, LU 3.2 - Centers and Corridors, LU 3.3 - Planned Neighborhood Centers  | Design zoning code to reflect the trajectory of development you would like to see rather than attempting to create niche development tools based on suburban zoning patterns. Close-in areas near the urban core are key. Strategic locations where there is high connectivity - for example, north of Gonzaga | What are other key areas where higher density make sense?   | Identified centers and corridors located in our close in neighborhoods, Downtown and the U District.  |
| 38  | 6/7/2016  | Focus Group: Community               | Best Use              |  | Grocery store, increased density in Kendall Yards were lost opportunities<br><br>Workshop Note: High impact city wide.   | The Grocery Store has been announced in Kendall Yards called My Fresh Market. The store should open next spring.  | Very high frequency transit service exists at adjacent signalized intersection  |
| 39  | 6/7/2016  | Focus Group: Community               | Business Requirements | TR 2.6 - Viable Walking AlternativeTR 3.1 - Transportation and Development Patterns, TR 3.3 - Walking and Bicycling-Oriented Neighborhood Centers  | Businesses in centers require improved walkable areas in adjacent residential areas  | Any new buildings are required to bring street frontages up to current design standards. These standards include street trees and other pedestrian amenities.                   | Pedestrian improvements improve access to/from transit facilities   |
| 40  | 6/7/2016  | Focus Group: Community               | Business Requirements | TR 2.6 - Viable Walking AlternativeTR 3.1 - Transportation and Development Patterns, TR 3.3 - Walking and Bicycling-Oriented Neighborhood Centers  | Quality of sidewalks, more city investment in infrastructure: Public investment has snowball effect: Community values neighborhood<br><br>Workshop Note: Combine with #98  | The Streets Levy passed by Spokane Voters in 2014 has helped fund roadway improvements that will improve the quality of our city's streets and sidewalks between 2015 and 2035. |   |
| 41  | 6/7/2016  | Focus Group: Community               | Demographic Shift     |  | Empty nesters, aging family members with health challenges - on the cusp of the need for major housing changes - difficult to address in an infill development scenario as opposed to greenfield   |   | Access to existing transit network important as population ages   |
| 42  | 6/7/2016  | Focus Group: Community               | Deregulation          | DP 3.8 - Infill Development, ED 7.4 - Tax Incentives for Land Improvement, ED 7.5 - Tax Incentives for Renovation  | Undeveloped sites are already challenging to develop: adding additional layer of regulations is not helpful  |   |   |
| 43  | 6/7/2016  | Focus Group: Community               | Downtown Infill       | H 3.1 - Housing Rehabilitation, H 3.2 - Property Responsibility and Maintenance, ED 7.4 - Tax Incentives for Land Improvement, ED 7.5 - Tax Incentives for Renovation                                  | What are owners willing to do? Why aren't they making investments in housing? A few lynchpin properties: Fire Code, Building Code elevator requirements. Ask surface parking lot owners why they aren't building housing across from Riverfront Park   |   | All properties in area bounded by Washington, Monroe, Spokane Falls, and 2 <sup>nd</sup> are all within ¼-mile radius of transit center   |
| 45  | 6/7/2016  | Focus Group: Community               | Housing Quality       | H 3.1 - Housing Rehabilitation, H 3.2 - Property Responsibility and Maintenance, H 3.5 - Housing Goal Monitoring, ED 7.4 - Tax Incentives for Land Improvement, ED 7.5 - Tax Incentives for Renovation | Housing quality inventory: what are causal factors? How do we target housing quality improvement so that infill lots will provide a return on investment?  |   |   |

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| 46  | 6/7/2016 | Focus Group: Community                             | Infill               | LU 1.3 - Single-Family Residential Areas, LU 1.4 - Higher Density Residential Uses, DP 1.4 - New Development in Established Neighborhoods  | Marry context-sensitive design and higher-level design standards to density bonuses.   | Policy PRS 1.4 Open Space Areas provides for bonuses for connected open spaces.  |  |
| 47  | 6/7/2016 | Focus Group: Community                             | Infill               | DP 6.4 - Accessory Land Uses, DP 6.5 - Accessory Dwelling Unit Compatibility   | Paint a vision for the development concepts we want to encourage   |  |  |
| 48  | 6/7/2016 | Focus Group: Community                             | Infill Pilot Program |  | More aggressive public-private approach as a pilot: Put together neighborhood group, designers, integrated design lab: Requests of "show us where" instead let's get to a demonstration project. Tax incentives to do.               | Brownfield/CDBG combination funding. Could explore as part of demonstration project. Staff discussion: Need to understand what specific action is recommended. Land bank, public development authority, or other quasi-public entity might be appropriate examples.                                  |  |
| 50  | 6/7/2016 | Focus Group: Community                             | Infill               |  | Comprehensive Plan definition of "infill" may be limiting: expansion of definition to include "densification in appropriate geographic areas"  |  |  |
| 51  | 6/7/2016 | Focus Group: Community                             | Infill Pilot Program |  | Procure more palatable regulations through RFP process?  |  |  |
| 52  | 6/7/2016 | Focus Group: Community                             | Infill Pilot Program |  | Blank slate: empty project with no regulations   | Specific for catalyst sites. Could earmark HOME funds.   |  |
| 53  | 6/7/2016 | Focus Group: Community                             | Infill Pilot Program |  | Former fire station at Adams and First, redeveloping with a Combined Sewer Overflow tank, is an opportunity for a pilot project  | The City is looking at opportunities with each tank for appropriate development (need to educate)  | Site served by four STA routes (within one block); along planned Central City Line route |
| 54  | 6/7/2016 | Focus Group: Community                             | Infill Pilot Program |  | What could one of the neighborhoods that wants more density, retain historic character of neighborhood: Ideal for pilot project? Could co-locate   | Staff discussion: Is a new form requested that isn't identified in our code already, such as mansion apartments containing multiple units? Near-Downtown neighborhoods?  |  |
| 55  | 6/7/2016 | Focus Group: Community                             | Information          |  | Behoove the City to do research - tip of hat to younger entrepreneurs. Helpful for City to go the extra mile: Take onus off developer: Making regulations clearer: Potential examples of what might fit where: Illustrative examples |  |  |
| 56  | 6/7/2016 | Focus Group: Community, North Hill Neighb. Council | Inventory            |  | A developable lands inventory would help developers identify where development can occur   |  |  |
| 57  | 6/7/2016 | Focus Group: Community                             | Law Enforcement      |  | New foreclosure procedure: opportunity to provide for police right of access   | Staff discussion: Any foreclosed home is supposed to be registered with the City of Spokane. Need to verify and educate what is under current code? Heather Trautman would be main contact.  |  |
| 58  | 6/7/2016 | Focus Group: Community                             | Multi-Family         | LU 1.3 - Single-Family Residential Areas, DP 2.2 - Zoning and Design Standards, DP 2.3 Design Review Process, DP 2.4 - Design Guidelines, DP 2.5 - Special District and Neighborhood Design Guidelines, DP 7.1 - Design Guidelines in Neighborhood Planning, DP 7.2 - Neighborhood Involvement in the City Design Review Process | Should multifamily development be allowed along arterials? How they fit into neighborhoods: geographically specific design standards   | Comprehensive Plan Policy LU 1.3 directs higher density residential uses to centers and corridors. Upzoning along arterials generally may lead to disinvestment as speculation prolongs development: example: houses or vacant lots along arterials. Opportunity to address through form-based code? |  |
| 59  | 6/7/2016 | Focus Group: Community                             | Multi-Family         | LU 1.3 - Single-Family Residential Areas, LU 1.4 - Higher Density Residential Uses   | Focus around centers and corridors, access to groceries, avoiding Spokane's "food deserts," mixed-income, affordable, smaller units  | Create opportunities for smaller developments, mixed housing types, and mixed ownership  |  |

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| 60  | 6/7/2016 | Focus Group: Community                             | Multi-Family              | LU 1.3 - Single-Family Residential Areas, LU 1.4 - Higher Density Residential Uses, H 1.7 - Socioeconomic Integration, DP 1.4 - New Development in Established Neighborhoods, DP 2.2 - Zoning and Design Standards, DP 2.3 Design Review Process, DP 2.4 - Design Guidelines, DP 2.5 - Special District and Neighborhood Design Guidelines, DP 7.1 - Design Guidelines in Neighborhood Planning, DP 7.2 - Neighborhood Involvement in the City Design Review Process | North Indian Trail: the multifamily doesn't fit the form of the neighborhood   | Goals of affordable housing and socioeconomic integration exist in the housing component of the comp plan<br>See Comment #281   | Future planned transit improvements along corridor support increased density                     |
| 61  | 6/7/2016 | Focus Group: Community                             | Parking                   | TR 2.4 - Parking Requirements, DP 3.10 - Parking Facilities Design   | More available parking needed related to conceived businesses in the area  | Consolidating parking within public parking lots could reduce inefficiencies in parking and preserve land for development   |  |
| 62  | 6/7/2016 | Focus Group: Community                             | Parking                   | TR 2.4 - Parking Requirements, DP 3.10 - Parking Facilities Design, H2.7 - Taxes and Tax Structure   | Surface parking in downtown is lucrative: highest and best taxation or alternative use category other than undeveloped land: eliminating advantage of accessibility of parking may be double-edged sword because of the continued need for additional parking supply | A non-residential parking tax (NRPT) tends to support strategic planning objectives by encouraging pricing of parking, which encourages reductions in vehicle traffic and encourages property owners to reduce inefficiently used space. As a result, it encourages more compact, accessible, multi-modal land-use patterns and reduces sprawl. Its cost burden is more evenly distributed rather than concentrating financial burdens in downtown areas and large educational and medical centers. Existing state law does not authorize cities or counties to impose an NRPT. | Reduction in supply of parking could encourage transition to alternative modes of transportation |
| 64  | 6/7/2016 | Focus Group: Community                             | Planned Unit Developments | LU 3.12 - Maximum and Minimum Lot Sizes  | Biggest PUD regulation change was opportunity to allow reduction in overall density.   |   |  |
| 65  | 6/7/2016 | Focus Group: Community                             | Planned Unit Developments |  | Amendments to the PUD ordinance might provide more flexibility for problematic small infill sites with 1/4 mile of centers. Demonstration sites. Permits run concurrently.   | What types of amendments would allow for increased flexibility?   |  |
| 66  | 6/7/2016 | Focus Group: Community                             | Pocket Residential        |  | Pocket residential needed to achieve densities to make investment worthwhile. Condominium option is increasingly difficult by insurance and State regulatory requirements.   |   |  |
| 67  | 6/7/2016 | Focus Group: Community                             | Property Values           |  | Research the effect of the investment in Kendall yards on the value of homes in the neighborhood?  |   |  |
| 68  | 6/7/2016 | Focus Group: Community; West Hills Neighb. Council | Public Services           |  | More infill equals more stress on public services: some neighborhoods do not receive as much activity as others: better neighborhood policing  | Sprawling developments put more stress on public services than infill housing because most of the public services are already in place.<br>Staff discussion: May be a perception issue. Opportunity for education, police response time analysis?   | Generally easier to provide transit service to infilled areas than new developments on periphery |
| 69  | 6/7/2016 | Focus Group: Community                             | Railroads                 |  | Railroad has only one officer and is not responsive to complaints about activity underneath downtown viaducts  | Staff discussion: The public should be able to call police.   |  |

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| 70  | 6/7/2016  | Focus Group: Community       | Single-Family                 | H 2.1 - Distribution of Housing Options  | Comprehensive Plan values single-family residential; encourages sneaking density into single-family   | The comprehensive plan limits density to between 4 and 10 units per acre within the single family zones. Only the cottage housing tool allows for any increased density. Cottage housing allows 12 units per acre. The Comprehensive Plan promotes housing choice and diversity, throughout the Housing chapter specifically. |   |
| 71  | 6/7/2016  | Focus Group: Community       | Targeted Incentive Areas      | ED 7.4 - Tax Incentives for Land Improvement, ED 7.5 - Tax Incentives for Renovation   | City should identify potential areas for development and incentivize development in those areas.  | The City of Spokane has several target areas where incentives and increased public investment are prioritized. These areas include Downtown, East Sprague, Kendall Yards, The Yard, University District and West Plains.  | These are generally areas already well served by frequent transit service   |
| 72  | 6/7/2016  | Focus Group: Community       | Transition Areas near Centers |  | Quarter-mile from centers is limiting: First 600 feet from transit is ideal for commercial uses   | The ¼ mile was designed to be a walkable distance to focus development and create more viable centers.  |   |
| 73  | 6/7/2016  | Focus Group: Community       | Transition Areas near Centers | TR 2.6 - Viable Walking AlternativeTR 3.1 - Transportation and Development Patterns, TR 3.3 - Walking and Bicycling-Oriented Neighborhood Centers  | One mile concentric circles: Capture area still bikeable and walkable if environment is right: Expansion of transition areas for centers and corridors. Focus on developing transition zones in concert with commercial development in the centers. Study the walking environment: commercial activity/active frontage/locations where people are most likely to walk. More walkable sites leads to more walking.<br><br>Workshop Note: It is a high priority to stay within the ¼ mile radius. | The intent to the ¼ mile radius is to focus and build the walkable environment in close proximity to centers rather than dispersing they by diluting the impact of incentives over a larger area.   |   |
| 74  | 6/7/2016  | Focus Group: Community       | Transition Areas near Centers | LU 1.4 - Higher Density Residential Uses   | Reality of the business case for small neighborhood businesses: need to provide density and rooftops if we want to encourage  |   |   |
| 75  | 6/8/2016  | Focus Group: Community       | Higher Density                | LU 3.3 Planned Neighborhood Centers, DP 1.4 - New Development in Established Neighborhoods, DP 2.2 - Zoning and Design Standards, DP 2.3 Design Review Process, DP 2.4 - Design Guidelines, DP 2.5 - Special District and Neighborhood Design Guidelines | West Central is a Peninsula (No arterial through traffic) that will require higher density than single family homes to support neighborhood center businesses.  | A large portion of West Central is currently zoned for multifamily dwellings. Speaks to the neighborhood planning process for location, boundaries, size, and mix of land uses.   | Monroe, Maple/Ash, Broadway E of Maple all served by high-frequency transit; western part of neighborhood served half-hourly  |
| 76  | 6/9/2016  | Focus Group: Community       |                               | H 2.1 - Distribution of Housing Options, DP 3.8 - Infill Development   | Our zoning code need to be less suburban and not one size fits all urban single family housing should different than suburban single family housing   |   |   |
| 77  | 5/24/2016 | Focus Group: Non Profit Dev. | Accessory Dwelling Unit       |  | Utilities or infrastructure renewal often impede multiple coordinated Accessory Dwelling Units providing elder cottages/factory-built homes.  |   |   |
| 78  | 5/24/2016 | Focus Group: Non Profit Dev. | Accessory Dwelling Unit       | DP 6.4 - Accessory Land Uses, DP 6.5 - Accessory Dwelling Unit Compatibility   | Deploying Accessory Dwelling Units as a system of affordable rentals means maintenance costs dispersed with multiple buildings to maintain.   |   |   |
| 79  | 5/24/2016 | Focus Group: Non Profit Dev. | Affordable Housing            |  | A local housing levy is a local mechanism to support affordable housing programs  |   | Both Thurston County and City of Vancouver have a housing levy on the fall ballot.<br><a href="http://www.theolympian.com/news/local/article81819602.html">http://www.theolympian.com/news/local/article81819602.html</a> |



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| 80  | 5/24/2016 | Focus Group: Non Profit Dev. | Affordable Housing | LU 3.12 - Maximum and Minimum Lot Sizes   | Target areas in subarea plans are incredibly useful. Targeted areas for improving quality of affordable housing. Identify both new construction and rehabilitation.   |  | The City has many target areas to choose from. Council TIPs, Centers & Corridors, and subarea plans. There is a need to select a limited number of areas to avoid diluting efforts among a multitude of target areas.   |
| 81  | 5/24/2016 | Focus Group: Non Profit Dev. | Appraisal          |   | Difficult to build new infill in historic neighborhoods due to appraisal costs that can't support construction costs.   | Consider HUD-designated Community Revitalization Areas as possible solutions to address appraisal issues in low value and hard to market area. Other solutions might include additional federal loan insurance for multi-family projects supplied by HUD in renewal areas ( <a href="http://portal.hud.gov/hudportal/HUD?src=/hudprograms/mmhiliura">http://portal.hud.gov/hudportal/HUD?src=/hudprograms/mmhiliura</a> ), and alternative tax credit calculations for additional funding of development costs in Difficult Development Areas ( <a href="http://www.danter.com/TAXCREDIT/dda.htm">http://www.danter.com/TAXCREDIT/dda.htm</a> ). | The Multifamily program is active. The Single Family program and Supplemental Loan program are not active.<br><br>I believe that the tax credit Difficult to Develop Areas applies to maximum per-unit credit allocation and only for rental housing.<br><br>If the City or partners can improve and then sell vacant houses in low-value neighborhoods then area-wide house values may increase. |
| 82  | 5/24/2016 | Focus Group: Non Profit Dev. | Bonds projects     |   | Bonds projects cost requires economy of scale   |  |   |
| 84  | 5/24/2016 | Focus Group: Non Profit Dev. | Cottage Housing    |   | Inability to subdivide cottages is an obstacle to ownership. Condos difficult under current State regulations   | While there is no prohibition on subdividing cottages at cottage housing sites, the code requires a minimum front lot line on a public street for divisions of individual units new cottage housing sites  |   |
| 85  | 5/24/2016 | Focus Group: Non Profit Dev. | Cottage Housing    |   | Time and effort issue to doing small number of units versus multifamily 50+ units; economy of scale is a big issue. Development community not willing to do smaller development, when often the minimum number of funders is five or six. |  |   |
| 88  | 5/24/2016 | Focus Group: Non Profit Dev. | Cottage Housing    | DP 1.4 - New Development in Established Neighborhoods, DP 2.2 - Zoning and Design Standards, DP 2.3 Design Review Process, DP 2.4 - Design Guidelines, DP 2.5 - Special District and Neighborhood Design Guidelines | Blend different tools on cottage sites, such as multiple unit structures, in appropriate zones  | Multi unit building could be made to look like a single-family building.   |   |
| 90  | 5/24/2016 | Focus Group: Non Profit Dev. | Cottage Housing    |   | Pocket residential going to require as much time and effort   |  |   |
| 91  | 5/24/2016 | Focus Group: Non Profit Dev. | Cottage Housing    |   | Neighborhood opposition to cottage housing is a challenge.  |  |   |
| 92  | 5/24/2016 | Focus Group: Non Profit Dev. | Cottage Housing    |   | Challenges with sites or infrastructure add costs   |  |   |
| 93  | 5/24/2016 | Focus Group: Non Profit Dev. | Deferred Fees      |   | Fees paid at the end of the project instead of beginning would assist because of reduced carrying cost  | City's Incentives 2.0, when funded, will provide fee waivers for defined affordable housing. Staff discussion: Could Section 108 loans, Community Development Financial Institutions loans, other tools assist?  |   |
| 94  | 5/24/2016 | Focus Group: Non Profit Dev. | Funding Scores     |   | Funding sources targeted for low-income scored based on impact to those projects  | Need clarification: is a solution identified?  |   |
| 95  | 5/24/2016 | Focus Group: Non Profit Dev. | Housing Quality    | H 3.1 - Housing Rehabilitation, H 3.2 - Property Responsibility and Maintenance, H 3.5 - Housing Goal Monitoring  | Problem with seriously deteriorated housing stock   |  |   |
| 96  | 5/24/2016 | Focus Group: Non Profit Dev. | Information        |   | Maps that identify locations within centers and corridors - GIS analysis  | Integrate with Site Selector ( <a href="http://www.selectspokane.com">www.selectspokane.com</a> ) /Multiple Listing Service/Zillow?  |   |

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| 97  | 5/24/2016 | Focus Group: Non Profit Dev. | Information                        |   | Find tools to make upside-down/foreclosure (zombie) properties available for redevelopment.  | Link to land banking. (See also #104, 139)   |   |
| 98  | 5/24/2016 | Focus Group: Non Profit Dev. | Infrastructure                     |   | Incomplete infrastructure in alleys or on neighborhood peripheries--investment through CDBG<br><br>Workshop Note: Combine with #40   |  |   |
| 99  | 5/24/2016 | Focus Group: Non Profit Dev. | Integrated Housing                 |   | Socioeconomic integration difficult due to blending competitive funding sources that drive low-income projects as opposed to mixed-income. Housing Finance Commission policy focuses all subsidy on the lowest income: antithetical to integrated housing  | Some funding currently available for potential strategy: see focus group notes (right).  | Spokane's HOME Multifamily Housing Program funds can fund affordable housing development for only a portion of a rental property allowing non-HOME units to be market rate housing. |
| 101 | 5/24/2016 | Focus Group: Non Profit Dev. | Integrated Housing                 | H 2.1 - Distribution of Housing Options               | Mandatory inclusive housing regulations would create greater obstacle to infill; only works when housing prices are incredibly tight   | Adopted policy supports inclusion of low-income affordable housing in all development. Opportunity to encourage through incentives?  | If the City offers a development incentive (such as density bonus) then it may be a fair exchange if the public receives some affordable units in that project.                     |
| 102 | 5/24/2016 | Focus Group: Non Profit Dev. | Integrated Housing                 |   | Joint ventures with profit/non-profit  |  |   |
| 103 | 5/24/2016 | Focus Group: Non Profit Dev. | Integrated Housing                 |   | Incentives for mixed-use and/or x% of affordable units   | Floor Area Ratio Bonuses currently exist, including 25% affordable units within Centers and Corridors. Spokane Municipal Code - Section 17C.122.090: Public Amenities Allowing Bonus FAR | If the City offers a development incentive (such as density bonus) then it may be a fair exchange if the public receives some affordable units in that project.                     |
| 104 | 5/24/2016 | Focus Group: Non Profit Dev. | Land Banking/Foreclosed Properties |   | First in line for foreclosed properties, hold and resell for better community use, can be self-sustaining over time. Examples: Michigan. What is City doing to manage its inventory of property - existing foreclosure properties? Land bank would offer more resources for cleanup of foreclosed properties | A disposition policy is being created with City Council, but not approved yet, to address City parcels   |   |
| 106 | 5/24/2016 | Focus Group: Non Profit Dev. | Middle-income rents                |   | Downtown develops high-income and low-income housing. Need subsidized rents to cover cost for mid-income   | Which types of funding could support middle income subsidized housing?   |   |
| 107 | 5/24/2016 | Focus Group: Non Profit Dev. | Mixed Use                          |   | Pent-up desire for mixed use, particularly among millennials   |  |   |
| 108 | 5/24/2016 | Focus Group: Non Profit Dev. | NIMBYism                           |   | Strong factor - intimidating, takes longer, costs more - need to do education  |  |   |
| 109 | 5/24/2016 | Focus Group: Non Profit Dev. | Nuisance Abatement                 |   | Give Code Enforcement some real teeth, starting with boarded up homes and derelict properties. Strategically coordinate enforcement efforts with change in ownership?  |  | I believe that Code Enforcement already boards vacant and unsecured buildings. More research needed in ways to compel a change in ownership if non-responsive owner.                |
| 110 | 5/24/2016 | Focus Group: Non Profit Dev. | Nuisance Abatement                 |   | Once a complaint is given, ongoing follow-up with properties   | The reason for a mark of low feasibility for this targeted and specific action is the time commitment required of city staff to follow -up at greater frequency.                         |   |
| 111 | 5/24/2016 | Focus Group: Non Profit Dev. | Nuisance Abatement                 |   | Community Assembly - is there interest in strengthening code enforcement? Active follow-up on code complaints  | This comment appears directed to the community assembly rather than the city. Refer to staff comment in # 110.   |   |
| 112 | 5/24/2016 | Focus Group: Non Profit Dev. | Parking                            | DP 3.12 - Transit Use and Transportation Alternatives | More paved surface, treat storm water - obstacle to get critical mass. Many don't know about administrative parking reduction opportunity. More incentive along high-performance transit with ridership. Commute Reduction program, etc.   |  |   |



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| 113 | 5/24/2016 | Focus Group: Non Profit Dev. | Property Aggregation         |   | Graduated density zoning to allow greater density on larger property aggregation (e.g. after 10th parcel, or 1 acre) - perhaps along transit corridors |   |                   |
| 114 | 5/24/2016 | Focus Group: Non Profit Dev. | CSO Tanks                    |   | Combined sewer overflow tanks for affordable housing > air rights or 99 year lease 1st & Adams, Riverside & Lee  | The addition of buildings adds significant costs at CSO sites, and social justice issues for some uses. The City is looking at opportunities with each tank for appropriate development (need to educate). CHHS contacted nonprofit affordable housing developers who were not interested in developing above CSO tanks due to perceptions and site challenges.                                 |                   |
| 115 | 5/24/2016 | Focus Group: Non Profit Dev. | Public-Private Partnership   |   | City contacts developers as part of its targeted investment projects   | Information could not only be made available to developers, but some jurisdictions create a public sector-developer liaison for this purpose.   |                   |
| 116 | 5/24/2016 | Focus Group: Non Profit Dev. | Rehabilitation               | H 3.1 - Housing Rehabilitation, H 3.2 - Property Responsibility and Maintenance | City is reluctant to target rehab funds - first come first served  | CHHS Single Family Rehabilitation program is first-come first-served except priority for any East Sprague Targeted investment pilot homeowner. Little homeowner interest in the E Sprague TIP despite door-to-door outreach. Targeting funding also requires motivated homeowner to produce a home repair project.  |                   |
| 117 | 5/24/2016 | Focus Group: Non Profit Dev. | Rental Rehabilitation        | H 3.1 - Housing Rehabilitation, H 3.2 - Property Responsibility and Maintenance | City has not been interested in rental rehab or exterior rehab   | The Single Family Rehabilitation program can repair 2 – 4 unit rental properties if one unit is the owner's primary residence (considered a single-family home). HOME funds are available to repair multifamily rental properties although complex HUD requirements discourage small projects. CDBG-funded pilot rehab program for 1-8 unit rentals terminated in 2013 due to lack of interest. |                   |
| 118 | 5/24/2016 | Focus Group: Non Profit Dev. | Spokane Community Land Trust |   | A land trust owns the land rather than the improvements. Don't condo or co-op, so difficult to get traction and financing.                             |   |                   |
| 119 | 5/24/2016 | Focus Group: Non Profit Dev. | Multi-Family                 |   | Tax incentives have led to the development that is now occurring   |   |                   |
| 120 | 5/24/2016 | Focus Group: Non Profit Dev. | Vacant Buildings             |   | Underutilized spaces in centers, corridors and downtown (Ridpath and Otis). Old Hostess Factory - Ripe for redevelopment                               |   |                   |
| 121 | 5/24/2016 | Focus Group: Non Profit Dev. | Vacant Buildings             |   | Issue with redevelopment of existing in scale - 25-30 units minimum  | Related to soft costs commonly associated with funding resources. Smaller projects are not as attractive or as cost effective. Land banking could help consolidate properties for larger development  |                   |
| 123 | 5/24/2016 | Focus Group: Non Profit Dev. | Development                  |   | Make infill easier than greenfield: what are incentives that could help make it pencil??   | Expand the ability to use these tools in appropriate zones to address economy of scale?   |                   |
| 125 | 5/24/2016 | Focus Group: Non Profit Dev. | Information                  |   | Promotional, marketing tools. More training.   | What type of promotional and marketing tools would be helpful? What type of training. Additional information required.  |                   |
| 126 | 5/24/2016 | Focus Group: Non Profit Dev. | Development                  |   | Identifying a gap in housing choice may identify tools to make more flexible.  |   |                   |

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| 127 | 5/17/2016 | Focus Group: Realtor / Finance | Affordable Housing                |                | Affordable housing has negative connotations   | Opportunity for better definition and education. GMA requires that cities and counties have affordable housing policies – those that encourage the availability of affordable housing to all economic segments of the population. What do our partners think can be done to change the negative connotation around “affordable” housing?  | - Maybe research an area, like the cottage housing project south of the Southeast Blvd crossover, to see if there have been any negative changes in the market values of area real estate housing values, notable changes in crime statistics for the area and any negative impacts of increased traffic flows in the neighboring area. Assuming the results may negate the negative assumptions by the NIMBY's . |
| 128 | 5/17/2016 | Focus Group: Realtor / Finance | CSO Tanks                         |                | CSO Tanks should allow for development over them / air rights<br><br>Workshop Note: L Considerable issues see staff notes. Some opportunities for other uses, park space/ parking.   | The addition of buildings adds significant cost impacts at CSO sites, and social justice issues for some uses. The City is looking at opportunities with each tank for appropriate development (need to educate)  | -Considering air rights over CSO tanks should take in consideration of the proposed location of the CSO. For example if the proposed site is currently green space, like the CSO sites on S. Ray and Underhill Park the site should remain green space. The CSO site on E. Sprague could be a potential commercial use site.  |
| 129 | 5/17/2016 | Focus Group: Realtor / Finance | Demolition Ordinance              |                | Demolition Ordinance, providing criteria for demolition permits for historic structures in certain areas, is detrimental to development or does not work<br><br>Workshop Note: L Perceived lack of political will to change ordinance. | Two code sections address historic structures: one is for Downtown/historic district structures that are eligible to be listed on local or national register. The other section deals with certificates of appropriateness for local districts or locally registered structures. How does the ordinance fail? How could it be improved? Are the issues with demolition associated primarily with downtown or all of Spokane?  | - 17D.040.230 one of the intents of the ordinance was the prevention of demolishing a historical building and turning the site into surface parking like the SE corner of Riverside and Howard.   |
| 130 | 5/17/2016 | Focus Group: Realtor / Finance | Developers                        |                | Large developers are not interested in infill housing while there are still green fields to be built on<br><br>Workshop Note: H Combine with 131   | What developers are building on smaller infill sites, such as individual lots?  | - Points to codes revisions that differentiate between urban and suburban residential development requirements.   |
| 131 | 5/17/2016 | Focus Group: Realtor / Finance | Developers                        |                | Small to mid-size land developers are interested in infill development projects if they can be viable and turn a profit<br><br>Workshop Note: H Combine with 130   | What profit margin are small builders looking to achieve? What incentives might be matched with these small developers to achieve the desired profit margin?  | - See 130   |
| 132 | 5/17/2016 | Focus Group: Realtor / Finance | Developers                        |                | Lack of large tracts of land near downtown for Kendall Yards size infill projects  | What is the minimum size of tract necessary for traditional subdivision builders/larger projects?   | - See 130   |
| 133 | 5/17/2016 | Focus Group: Realtor / Finance | Finance Options                   |                | Utilize the CDFI Community development Financial Institutions Fund   | For what projects may this program be used and how/which program?   |   |
| 134 | 5/17/2016 | Focus Group: Realtor / Finance | Historically Commercial Buildings |                | Allow development of historically commercial buildings in residential areas  | Since 2012 a pilot program allows reuse of existing commercial structures in West Central, but none of the eligible buildings have developed. An effort is underway to review extension to certain other residential areas. Another code section, 17C.335.110, allows for change of use to a commercial purpose under Type III review of registered historic structures in all areas of the city. (The structure for Batch Bakeshop was granted approval for reuse under that section.) |   |

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| 135 | 5/17/2016 | Focus Group: Realtor / Finance | Incentives             |                | Multi-family tax deferment could be expanded for qualifying sites<br><br>Workshop Note: L Council is examining this process currently to access targeting. Recommendation / Consideration. Exploring expansion is very possible. Related to workforce housing discussion. (State law change required) |  | - Parameters for defining qualified sites need to be developed.   |
| 136 | 5/18/2016 | Focus Group: Realtor / Finance | Incentives             |                | What incentives are available for parking structures integrated with other uses in the downtown?<br><br>Workshop Note: H Combine with 142   | Surface parking associated with new on-site structures is limited under the code in Downtown. Existing incentives in centers and corridors include a floor-area bonus for structured parking, and an additional bonus for underground parking. |   |
| 137 | 5/17/2016 | Focus Group: Realtor / Finance | Incentives             |                | Define Workforce Housing and develop tools to incentivize this type of development.   | See #127   |   |
| 138 | 5/17/2016 | Focus Group: Realtor / Finance | Incentives             |                | Encourage employer incentives to employees living closer to office / using transit  | Community Empowerment Zone incentives are already available in certain areas. Commute Trip Reduction/Impact fee reduction and/or reduction in parking requirements (outside of downtown).  |   |
| 139 | 5/17/2016 | Focus Group: Realtor / Finance | Land Bank              |                | Create a Land Bank to help aggregate properties for more substantial development projects   | Interest in the City administering land bank, or rather in a non-profit organization with that responsibility? How would the Land Bank be funded?  |   |
| 140 | 5/17/2016 | Focus Group: Realtor / Finance | Mapping                |                | Need a defined mapping of potential infill development parcels  |  | - Critical to defining the scope of potential infill sites  |
| 141 | 5/17/2016 | Focus Group: Realtor / Finance | Parking                |                | Increase surface parking lot taxes to limit a desire to speculate on downtown surface parking lots.<br><br>Workshop Note: H Need to support affordable housing and educate neighborhoods.   | Opportunity to advocate change to State legislation?   |   |
| 142 | 5/17/2016 | Focus Group: Realtor / Finance | Parking                |                | Develop public parking structures to reduce need for surface parking lots.  | City may encourage development of for-profit parking structures, and/or PDAs or BIDs could do so.  |   |
| 143 | 5/17/2016 | Focus Group: Realtor / Finance | Pocket Residential     |                | Pocket Residential Tool should be allowed outright in Residential Single-family (RSF) or with a conditional use permit rather than a zoning change to Residential Single-family Compact (RSF-C)   | Could also be allowed in overlays in proximity to neighborhood centers and corridors, where appropriate?   |   |
| 144 | 5/17/2016 | Focus Group: Realtor / Finance | Project focus          |                | Marketing of existing infill tools is key to this project   | As well as marketing and promotion of any code revisions/ new tools that may be an outcome of this project.  | - When #ID#140 is completed then develop a marketing plan the City can actively promote to owners of property adjacent to potential infill sites. |
| 145 | 5/17/2016 | Focus Group: Realtor / Finance | Project focus          |                | Education on affordable housing will help reduce backlash   |  | - See ID#127  |
| 146 | 5/17/2016 | Focus Group: Realtor / Finance | Property Appraisal     |                | Low Median Value of homes can impact property appraisal of more well-kept homes in depressed neighborhoods.<br><br>Workshop Note: L Perceived low impact  | Related to Community Revitalization Areas and CDBG funds?  | - Market supply and demand is a reality.  |
| 147 | 5/17/2016 | Focus Group: Realtor / Finance | Walkable Neighborhoods |                | Encourage neighborhood center businesses to support walkable neighborhoods  | A carrying capacity threshold of rooftops (density) is necessary to support neighborhood businesses that are truly walkable and not auto-dependent.  |   |

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| 148 | 5/23/2016 | Focus Group: Tiny Housing                                  | Accessory Dwelling Unit | DP 6.4 - Accessory Land Uses, DP 6.5 - Accessory Dwelling Unit Compatibility  | Limited by 600 sq.ft. max. detached Accessory Dwelling Unit area  | Use lot size as basis for area of unit? Example: For lots >6,000 sq.ft., use 10 percent of lot area, up to a max. of 1,000 sq.ft., whichever is less? For internal Accessory Dwelling Units, allow entire area of existing basements larger than 800 sq.ft. to be converted?  |                   |
| 149 | 5/23/2016 | Focus Group: Tiny Housing                                  | Accessory Dwelling Unit |   | Limited by owner occupancy requirement  | Ownership is difficult to enforce. Development of certified landowner program?  |                   |
| 150 | 5/23/2016 | Focus Group: Tiny Housing                                  | Accessory Dwelling Unit |   | A 10-year, low-interest loan could encourage homeowners to build Accessory Dwelling Units and provide rental income stream for payback  | Who would fund/administer program?  |                   |
| 151 | 5/23/2016 | Focus Group: Tiny Housing                                  | Accessory Dwelling Unit |   | Accessory Dwelling Units could accommodate Housing First, transitional housing for the homeless   | Funding may require provision of additional services not normally present at Accessory Dwelling Units   |                   |
| 152 | 5/23/2016 | Focus Group: Tiny Housing; Peaceful Valley Neighb. Council | Accessory Dwelling Unit | DP 6.4 - Accessory Land Uses, DP 6.5 - Accessory Dwelling Unit Compatibility  | Minimum accessory dwelling lot size 5000 sq.ft.-- problem in Peaceful Valley and West Central, where lot sizes are often smaller<br><br>Workshop Note: L Not as much impact, fewer entities willing to develop this | Opportunity for overlays to allow Accessory Dwelling Units on smaller lots or with smaller setbacks in some areas?  |                   |
| 153 | 5/23/2016 | Focus Group: Tiny Housing                                  | Cottage Housing         |   | Minimum one-half acre lot size is too large   |   |                   |
| 154 | 5/23/2016 | Focus Group: Tiny Housing                                  | Cottage Housing         |   | Rental only - no subdivision. Common ownership. Needs to allow for single family ownership/subdivision  | Owner-occupancy issue similar to/reverse of Accessory Dwelling Units  |                   |
| 155 | 5/23/2016 | Focus Group: Tiny Housing                                  | Cottage Housing         |   | Housing co-op possible for cottage housing ownership?<br><br>Workshop Note: L Subject to political whims, increases parking costs   | Is this a City issue, or something the City could advocate/educate?   |                   |
| 156 | 5/23/2016 | Focus Group: Tiny Housing                                  | Cottage Housing         | DP 6.4 - Accessory Land Uses, DP 6.5 - Accessory Dwelling Unit Compatibility  | Units limited to 1,000 sq.ft. max.: perceived as too small for some families  | If size limits are expanded or eliminated, is this a tool that should be available/restricted in other zones?   |                   |
| 157 | 5/23/2016 | Focus Group: Tiny Housing                                  | Manufactured Home Park  | H 1.15, New Manufactured Housing  | City code requires ten acres for new manufactured home parks - state defines manufactured housing community as two or more homes owned on leased land (RCW 59.20.030(10)); is this a conflict?                      | May be relevant to Pocket Residential/Cottage Housing   |                   |
| 158 | 5/23/2016 | Focus Group: Tiny Housing                                  | Manufactured Homes      | H 1.15, New Manufactured Housing  | Manufactured homes minimum double-wide, 864 sq.ft.  | This applies to Pocket Residential, Accessory Dwelling Units, Cottage Housing, possibly other forms   |                   |
| 159 | 5/23/2016 | Focus Group: Tiny Housing                                  | Manufactured Homes      | H 1.13 - Building Fire, Infrastructure, and Land Use Standards  | Life safety snow load requirements of 35 pounds in Spokane County - becomes obstacle for moving manufactured homes.   |   |                   |
| 160 | 5/23/2016 | Focus Group: Tiny Housing                                  | Manufactured Housing    | H1 1.4 - Use of Existing Infrastructure, H1.15 New Manufactured Housing, DP 2.2 - Zoning and Design Standards, DP 2.3 Design Review Process, DP 2.4 - Design Guidelines, DP 2.5 - Special District and Neighborhood Design Guidelines | Utilize manufactured homes that meet design standards in cottage housing  | Deregulate size and age restrictions on manufactured housing (provided they meet HUD-quality housing standards). Does it conflict with SMC ch. 17C.345, since SMC 17A.020.130(D) defines two or more manufactured homes on a single parcel as a manufactured home park?<br>State law requires, and Courts have ruled, that manufactured housing cannot be regulated differently than on-site built housing. |                   |

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| 161 | 5/23/2016 | Focus Group: Tiny Housing | Pocket Residential |                | Pocket residential not allowed in RA or RSF (only RSF-C and above)  | Should this be allowed in all RA/RSF areas, or in specific overlays, or should RSF-C be an overlay?   |                   |
| 162 | 5/23/2016 | Focus Group: Tiny Housing | Tiny Housing       |                | Travel trailer with barely separated kitchen and bathroom: common examples of tiny housing found online   | See notes for 158 and 160. Could this apply to Accessory Dwelling Unit also, and if so, in what zones?  |                   |
| 163 | 5/23/2016 | Focus Group: Tiny Housing | Tiny Housing       |                | Land Use Code doesn't allow for outright permitted transitional housing configurations using tiny huts and support services, multiple units on a single lot. Temporary use permits for tiny homes with support services expire after 90 days (need to verify). Tiny huts with no utilities are not part of a comprehensive rehousing solution, and do not address the chronic homeless issue. Self-contained, can be a permanent solution with/without a community center | The Code provides Group Living and Community Service as a similar use, post-incarceration facilities as an essential public facility. Up to 6 residents without a CUP in RA and RSF zones; Up to 12 residents without a CUP in RTF and RMF zones. Should there be another specific category of use addressing such pod development, possibly as a CUP? What zones would it be appropriate in? Spokane Municipal Code Sections 17C.110.100 Residential Zone Primary Uses; 17C.110.110 Limited Use Standards; 17C.190.100 Group Living; 17C.190.420 Community Services; 17C.330.120 Development Standards. Do we need to revisit or is this adequate? What temporary use permits for tiny homes with support services expire after 90 days? |                   |
| 165 | 5/23/2016 | Focus Group: Tiny Housing | Tiny Housing       |                | East Sprague: vacant industrial, good opportunity sites for a community building with tiny homes<br>Lots along I-90 in East Central?? Emerging opportunity for temporary or permanent use?  | Social justice concerns: would need to have some visual or noise buffering. Residential uses are generally not allowed in industrial zones.   |                   |
| 166 | 5/23/2016 | Focus Group: Tiny Housing | Tiny Housing       |                | Buy homes in a blighted area and redevelop infill on a whole block  | Need more information and guidance: How to ensure a mixed-income result?  |                   |
| 169 | 5/23/2016 | Focus Group: Tiny Housing | Tiny Housing       |                | Tiny housing group living facilities can be a bridge from homelessness to a permanent solution  | Quixote Village (Thurston County, WA) permanent, rural community--Units are not self-contained  |                   |
| 170 | 5/23/2016 | Focus Group: Tiny Housing | Tiny Housing       |                | Tiny housing units are mobile, providing potential temporary use of an underutilized site   |   |                   |
| 171 | 5/23/2016 | Focus Group: Tiny Housing | Tiny Housing       |                | Wide range of consumers. Young, emerging buyers or buyers seeking to downsize; not poor, just limited access. Luxury high-end tiny homes: living small but not living bare. Tiny homes trendy for Millennials and retirees. People who want their units to be smaller and reduce their carbon footprint. Cottage/townhome (rent/own)  |   |                   |
| 172 | 5/23/2016 | Focus Group: Tiny Housing | Tiny Housing       |                | Peaceful Valley, West Central, Browne's Addition, Garland, Emerson-Garfield, Logan, East Central, East Sprague--anywhere with services and transit close would be an appropriate site   |   |                   |
| 174 | 5/23/2016 | Focus Group: Tiny Housing | Tiny Housing       |                | Cottage housing inefficient as compared to shared party wall - obstacle to affordability. Multifamily, attached housing more appropriate for lower income because of efficiencies in operational cost savings, but provide a less individual space than detached dwellings.   |   |                   |
| 175 | 5/23/2016 | Focus Group: Tiny Housing | Tiny Housing       |                | Affordable single-family accessory dwelling as a transition to being able to afford a larger build at a later time?   |   |                   |



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| 178 | 5/23/2016 | Focus Group: Tiny Housing | Tiny Housing       | H 1.15, New Manufactured Housing  | Park model homes built to HUD standard--400 sq.ft. or less. Manufactured and park models all have chassis   |   |                   |
| 179 | 5/23/2016 | Focus Group: Tiny Housing | Tiny Housing       | H 1.15, New Manufactured Housing, H 2.1 - Distribution of Housing Options, DP 2.2 - Zoning and Design Standards, DP 2.3 Design Review Process, DP 2.4 - Design Guidelines, DP 2.5 - Special District and Neighborhood Design Guidelines   | Allow all manufactured homes meeting HUD quality housing standards, regardless of size, possibly with some geographic limitations   | See #160  |                   |
| 181 | 5/23/2016 | Focus Group: Tiny Housing | Tiny Housing       | ED 7.4 - Tax Incentives for Land Improvement, ED 7.5 - Tax Incentives for Renovation  | Work with nonprofits and churches - offer incentives where they have land - develop tiny home clusters (to be managed and monitored by nonprofit). Central facility with bathrooms, showers, laundry facilities. Group Living regulations - church or nonprofit revisions to create a path forward. Wrap around services. Institutional campus/master plan. | Where are these uses already allowed? Have Q161organizations or individuals encountered any difficulty in siting these facilities, and where? See #163                                  |                   |
| 182 | 5/23/2016 | Focus Group: Tiny Housing | Tiny Housing       |   | Plumbing is an issue: Required utility hookups (need to verify)   | This is a public health issue (also economic justice)   |                   |
| 183 | 5/23/2016 | Focus Group: Tiny Housing | Tiny Housing       |   | Churches provide land but not comfortable providing oversight: Need wrap-around services or identify entity to provide wrap around services. Needs and services need to be addressed as part of the homeless discussion   |   |                   |
| 185 | 5/23/2016 | Focus Group: Tiny Housing | Tiny Housing       | DP 2.1 - Building and Site Design Regulations, DP 2.2 Zoning and Design Standards, DP 2.3 Design Review Process, DP 2.4 - Design Guidelines, DP 2.5 Special District and Neighborhood Design Guidelines, DP 2.2 - Zoning and Design Standards, DP 2.3 Design Review Process, DP 2.4 - Design Guidelines, DP 2.5 - Special District and Neighborhood Design Guidelines | Code issues - size of structure, number of square feet, level to which house has to be built. Prototype tiny homes not up to building code. How to ensure that tiny housing is quality housing? What standards to build to?   | Homes should meet HUD-quality standards.  |                   |
| 186 | 5/23/2016 | Focus Group: Tiny Housing | Tiny Housing       |   | Building code requirement challenges: Are they City amendments to the State building code? If so, then they may be reviewed. If not, then may be addressed in legislative agenda.   |   |                   |
| 189 | 5/23/2016 | Focus Group: Tiny Housing | Tiny Housing       |   | Infill has broad spectrum including low-income housing and homelessness priority Spokane: a market exists for people who make 200% of poverty level   |   |                   |
| 190 | 5/23/2016 | Focus Group: Tiny Housing | Tiny Housing       |   | Space is available and we have the need. Challenges include finding funding and overcoming sentiment of neighbors to address low-income and homeless. Create a diversity of housing options: tiny homes don't address unless subsidized   | Affordability as an outcome of economic growth, supporting local business: what are the obstacles?  |                   |
| 193 | 5/23/2016 | Focus Group: Tiny Housing | Tiny Housing       |   | Identify City code and policies that encourage neighborhood blight or create other challenges or obstacles  |   |                   |
| 194 | 5/23/2016 | Focus Group: Tiny Housing | Tiny Housing       |   | What locations are appropriate for tiny housing densities?  | The densest, single-wide manufactured home parks in Spokane are about 15 units per acre. The Quixote Village tiny housing community in Thurston County, WA, is about 14 units per acre. |                   |

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| 197 | 1/7/2016  | Individual                   | Incentives                     |                | Focus on location-based incentives for infill development. Value in incentivizing options where desirable. Value of vitality near commerce is very high.  |   |                   |
| 198 | 1/14/2016 | Individual                   | Location                       |                | Most people are willing to walk 1/4 mile from a neighborhood center, but expect community pushback if going further   |   |                   |
| 199 | 1/7/2016  | Individual                   | Parking                        |                | Remember to address parking lot requirements  |   |                   |
| 200 | 1/7/2016  | Individual                   | Mixed-use development          |                | Focus heavily on changes that will address reality of lenders. What's prohibiting? What changes can be made to be more attractive to lead to mixed-use development?   |   |                   |
| 201 | 3/17/2016 | Individual                   | Accessory Dwelling Units       |                | Review 5,000 SF minimum site size: may need to be larger  |   |                   |
| 202 | 3/17/2016 | Individual                   | Attached Housing               |                | The ground surface is problematic in some areas and may require rock blasting at permit level   |   |                   |
| 203 | 3/17/2016 | Individual                   | Development potential          |                | Developers need 150-200 units for project to work<br><br>Workshop Note: Investigate a small-lot ordinance/ discuss ownership of accessory dwelling units.   |   |                   |
| 204 | 3/17/2016 | Individual                   | Infill housing Type 2 Review   |                | Type 2 a problem for all infill housing choices à Type 3 more appropriate – requirement of community meeting. – Type 2 with a community meeting might be a possibility; neighborhood notification doesn't always work.  |   |                   |
| 205 | 3/17/2016 | Individual                   | Pocket Residential Development |                | Support pocket residential infill housing in right places and near transit.   |   |                   |
| 206 | 6/7/2016  | Individual                   | Accessory Dwelling Unit        |                | Accessory Dwelling Units facing the alley west of Dutch Jakes Mini-Park, between W. College and W. Broadway, would support a safer environment at that park entrance  | Only two of the nearest six lots are owner-occupied |                   |
| 207 | 1/25/2016 | Individual                   | Market rate housing            |                | Tax increment financing and Community Development Block Grant blight funding: strategies for market-rate housing  |   |                   |
| 208 | 5/24/2016 | Individual                   | Accessory Dwelling Units       |                | A tool lending library would make a variety of tools, equipment, and information available to people who want to build or improve their housing, which could include the development of accessory dwelling units. Such a library has been successfully operated by the City of Berkeley since 1979. |   |                   |
| 209 | 5/23/2016 | Individual                   | Street Right-of-Way            |                | On local access streets with excess right-of-way, such as residential streets, space might be made available for new housing in front of existing housing.  |   |                   |
| 210 | 1/27/2016 | Plan Commission Subcommittee | Accessory Dwelling Units       |                | Consider increasing height of Accessory Dwelling Units: height maximum changes depending on distance from neighboring property line?  |   |                   |
| 211 | 1/27/2016 | Plan Commission Subcommittee | Accessory Dwelling Units       |                | Consider increasing size of Accessory Dwelling Units  |   |                   |



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| 212 | 1/27/2016 | Plan Comm. Subcommittee | Accessory Dwelling Units               |                | Balance changes to Accessory Dwelling Units with character of the neighborhoods  |   |                   |
| 213 | 1/27/2016 | Plan Comm. Subcommittee | Accessory Dwelling Units               |                | Do we want two houses on one lot?  |   |                   |
| 214 | 1/27/2016 | Plan Comm. Subcommittee | Accessory Dwelling Units               |                | Adjust the 5,000 SF site minimum   |   |                   |
| 215 | 1/27/2016 | Plan Comm. Subcommittee | Accessory Dwelling Units               |                | Owner Occupied requirement in higher-density zones   |   |                   |
| 216 | 1/27/2016 | Plan Comm. Subcommittee | Incentives                             |                | Offer a development intensity incentive for development that looks like residential single-family in established single-family neighborhoods or areas where it's desirable to preserve the character: results in preserved neighborhood character while increasing density |   |                   |
| 217 | 1/7/2016  | Plan Comm. Subcommittee | Lot size transition                    |                | Review lot size transition   |   |                   |
| 218 | 1/7/2016  | Plan Comm. Subcommittee | Mixed-use development                  |                | Include references to mixed-use development as an important form of infill housing.  |   |                   |
| 219 | 1/7/2016  | Plan Comm. Subcommittee | Project focus                          |                | Explore tools available today and look more toward urban core  |   |                   |
| 220 | 1/27/2016 | Plan Comm. Subcommittee | Project focus                          |                | Small lot infill, on existing smaller lots, should be a focus of our efforts. These lots sizes were not as much of a focus in the past and should be addressed   |   |                   |
| 221 | 1/27/2016 | Plan Comm. Subcommittee | Project focus                          |                | Underutilized lots, such as single-family uses in higher-density zones, should be included in our mapping efforts  |   |                   |
| 222 | 1/27/2016 | Plan Comm. Subcommittee | Residential Single-family Compact Zone |                | Review sites eligible for RSF-C zoning to use same tools as RSF-C without rezone   |   |                   |
| 223 | 1/13/2016 | Plan Commission         | Utility costs                          |                | Investigate connection fee to apartments vs. single-family residences?   |   |                   |
| 224 | 1/14/2016 | Individual              | Air space condominiums                 |                | Dividing air space is a tool to increase density.  |   |                   |
| 225 | 1/14/2016 | Individual              | Development regulations                |                | Make sure tools do not add costs   |   |                   |
| 226 | 5/25/2016 | Individual              | Cottage Housing                        |                | The ability to attach 2 or 3 units in cottage housing developments saves costs in construction, energy use and maintenance. Kirkland City code allows if attached units are designed to appear as a single-family residence. (See note)                                    | Opportunity to incentivize inclusion of a portion of affordable units for low-income persons? |                   |
| 227 | 6/8/2016  | Individual              | Compatibility                          |                | Infill development can increase traffic, built high and looks down into neighboring lots   |   |                   |
| 228 | 6/8/2016  | Individual              | Law Enforcement                        |                | Will police be responsive as number of units increases?  |   |                   |
| 229 | 3/28/2016 | Individual              | Attached Housing                       |                | Standardize language regarding townhomes and duplexes with other jurisdictions throughout state  |   |                   |
| 230 | 6/16/2016 | Individual              | Driveway Width                         |                | Forty percent maximum driveway width and minimum 60 percent front yard landscaping does not accommodate a wide enough area for a driveway to a front-facing garage.  |   |                   |
| 231 | 6/16/2016 | Individual              | Coverage                               |                | Maximum building coverage is too small.  |   |                   |
| 232 | 6/15/2016 | Staff                   | Performance                            |                | Compare change in property values over five years in study areas   |   |                   |

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| 233 | 6/15/2016 | Staff                                | Accessory Dwelling Unit                 |                | Rental renewal fee, for example \$10 per year for accessory dwellings not on owner occupied sites. Certify both the primary and accessory unit every two years.  |   |   |
| 234 | 6/15/2016 | Staff                                | Accessory Dwelling Unit                 |                | Relax requirements for accessory dwelling owner occupancy on a neighborhood-by-neighborhood basis.   |   |   |
| 235 | 6/15/2016 | Staff                                | Accessory Dwelling Unit                 |                | Size could   |   |   |
| 236 | 4/21/2016 | Cmnty.Assm. Land Use Cmte.           | Cottage Housing                         |                | Relocation of historic homes at cottage sites. Single lot - infill development   |   |   |
| 237 | 4/21/2016 | Cmnty.Assm. Land Use Cmte.           | Cottage Housing                         |                | Minimum and maximum lot sizes for cottage may be obstacle to true "infill"   |   |   |
| 238 | 4/21/2016 | Cmnty.Assm. Land Use Cmte.           | Cottage Housing                         |                | Neighborhood opposition to cottage housing is a challenge.   |   |   |
| 239 | 4/21/2016 | Cmnty.Assm. Land Use Cmte.           | Small Lot Infill                        |                | Small lot standards should allow to go higher or less setbacks.  |   |   |
| 240 | 4/21/2016 | Cmnty.Assm. Land Use Cmte.           | Accessory Dwelling Units                |                | Historic housing patterns accessory dwellings? flag lots?  |   |   |
| 241 | 4/21/2016 | Cmnty.Assm. Land Use Cmte.           | Cottage Housing/Accessory Dwelling Unit |                | Beef up design standards to address neighborhood concern/strict design standards.  |   |   |
| 242 | 4/21/2016 | Cmnty.Assm. Land Use Cmte.           | Cottage Housing                         |                | Need ability to subdivide cottages on individual, fee simple lots to promote homeownership   |   |   |
| 243 | 4/21/2016 | Cmnty.Assm. Land Use Cmte.           | Residential Single-family Compact Zone  |                | Replace rezone requirement with overlay around center, require conditional use permit for pocket residential development?  |   |   |
| 244 | 4/21/2016 | Cmnty.Assm. Land Use Cmte.           | Multi-Family                            |                | Design standards needed for multi-family development also.   |   |   |
| 245 | 5/17/2016 | Focus Group: Arch. / For Profit Dev. | Parking                                 |                | Minimum parking spaces required could be reduced on bus routes.<br><br>Workshop Note: H Easy to implement overlay.   | 17C.230.130(C) provides transit proximity as one factor in consideration of exceptions to parking minimums. Other exceptions may include reduction based on populations being served by housing where a history/data supporting reduced parking is provided |   |
| 246 | 5/17/2016 | Focus Group: Arch. / For Profit Dev. | Alleys                                  |                | Unpaved alleys and streets should be paved<br><br>Workshop Note: No Brainer Bundled with sidewalk bond perhaps. Communities / infill businesses should not bare the full cost of paving alleys spread cost community wide. Prioritize near centers / corridors. Include unpaved streets. What is the short term fix? Small projects considerations? 6 year plan waver? | There is a mechanism in place for Local Improvement Districts to be created for paving. May want to review grading policy, process and cost as an alternative to paving where there is not enough support for an LID.                                       | The use of LID process in lower income neighborhoods with high percentages of rental housing is not feasible. The City needs to invest capital into infill neighborhood if you expect private capital to be invested. This is a big impediment to private capital investment. |
| 247 | 5/17/2016 | Focus Group: Arch. / For Profit Dev. | Local Economy                           |                | A stronger job market would support more infill development  | Increased economic opportunity has also been identified as a need under the Mayor's Housing Quality taskforce (2016). Spokane's income levels may not be sufficient to support housing rehabilitation needs.  | A stronger job market would do very little to encourage more infill development. The problem is urban infill is a "supply" issue it is not a "demand" issue. Kendall Yards pas demonstrated this point very clearly.  |

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| 248 | 6/30/2016 | Focus Grp: Neighb. Council Rep.; Emerson Garf., Five Mile, North Hill, Peaceful Valley Neighb. Councils | Design                                     | LU 1.3 - Single-Family Residential Areas, LU 1.4 - Higher Density Residential Uses, DP 1.4 - New Development in Established Neighborhoods, DP 2.2 - Zoning and Design Standards, DP 2.3 Design Review Process, DP 2.4 - Design Guidelines, DP 2.5 - Special District and Neighborhood Design Guidelines  | Regardless of use or housing type, maintain look, feel, character, aesthetics of established neighborhood, and upkeep of property. Maintain consistency/continuity of style, size in area. At least one entrance should face the street.  |   |  |
| 249 | 6/30/2016 | Focus Grp: Neighb. Council Rep.   | Infill sites                               | H 1.14 - Performance Standards, DP 6.4 - Accessory Land Uses, DP 6.5 - Accessory Dwelling Unit Compatibility   | Some sites in Residential Single Family (old barn) perfect for pocket residential attached or detached housing. Accessory dwelling units on large lots.   |   |  |
| 250 | 6/30/2016 | Focus Grp: Neighb. Council Rep.   | Impacts                                    | LU 2.2 - Performance Standards, DP 1.4 - New Development in Established Neighborhoods, DP 2.2 - Zoning and Design Standards, DP 2.3 Design Review Process, DP 2.4 - Design Guidelines, DP 2.5 - Special District and Neighborhood Design Guidelines, DP 3.8 - Infill Development, DP 6.4 - Accessory Land Uses, DP 6.5 - Accessory Dwelling Unit Compatibility, DP 7.1 - Design Guidelines in Neighborhood Planning, DP 7.2 - Neighborhood Involvement in the City Design Review Process | Shadows from out-of-scale development...block sun. Attached and detached accessory dwellings need to match neighborhood scale.  | 17C.300.130 Accessory Dwellings are required to match the primary dwelling. The building coverage for a detached accessory dwelling unit may not be larger than the building coverage of the house and .the combined building coverage of all detached accessory structures may not exceed fifteen percent of the total area of the site. | This has not been enforced as noted by pictures that were presented at the focus group. Current language allows oversized garages with the accessory dwelling. This needs further clarification              |
| 252 | 6/30/2016 | Focus Grp: Neighb. Council Rep.   | Cottage housing                            | DP 1.4 - New Development in Established Neighborhoods, DP 2.2 - Zoning and Design Standards, DP 2.3 Design Review Process, DP 2.4 - Design Guidelines, DP 2.5 - Special District and Neighborhood Design Guidelines  | Strengthen standards for cottage housing design. Recent cottage housing development is not designed around a common area.   | What types of standards would you like to see? Where are the current standards lacking? See note for #265   |  |
| 253 | 6/30/2016 | Focus Grp: Neighb. Council Rep.   | Infill Strategies: Low-Density Residential | LU 2.1 - Public Realm Enhancement, LU 2.2 - Performance Standards, DP 1.4 - New Development in Established Neighborhoods, DP 1.5 - Significant Views and Vistas, DP 2.2 - Zoning and Design Standards, DP 2.3 Design Review Process, DP 2.4 - Design Guidelines, DP 2.5 - Special District and Neighborhood Design Guidelines, DP 3.8 - Infill Development   | Provide necessary parking off-street in order to allow infill. Open space, landlord control of property (and registry), neighborhood design standards and design review. Retain public views--height restrictions? Services need to be available. Retain the current diversity of neighborhoods--create overlays. |   |  |
| 254 | 6/30/2016 | Focus Grp: Neighb. Council Rep.   | Neighborhood Notification                  | DP 7.1 - Design Guidelines in Neighborhood Planning, DP 7.2 - Neighborhood Involvement in the City Design Review Process   | Neighbors need a better understanding of the permit process. Notify neighbors and listen to their input.  | Citizens can always call our permits staff to have questions answered. A new permit notification system is being tested currently and will be available to the public in the near future.   | Neighborhood notification is needed. Current website is difficult to navigate and find relevant information. Looking forward to seeing new permit notification system. Currently, there is not notification. |

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| 255 | 6/30/2016 | Focus Grp: Neighb. Council Rep.; Peaceful Valley, Rockwood, West Hills Neighborhood Councils | Context Sensitive                       | LU 1.3 - Single-Family Residential Areas, LU 1.4 - Higher Density Residential Uses, LU 3.3 Planned Neighborhood Centers, DP 1.4 - New Development in Established Neighborhoods, DP 2.2 - Zoning and Design Standards, DP 2.3 Design Review Process, DP 2.4 - Design Guidelines, DP 2.5 - Special District and Neighborhood Design Guidelines, DP 7.1 - Design Guidelines in Neighborhood Planning, DP 7.2 - Neighborhood Involvement in the City Design Review Process | Development should be sensitive to context of style, scale, and transition in neighborhoods (for example, East Central), and not be one-size-fits-all. Context sensitive enforcement requires context sensitive zoning. Keep neighborhood choice in neighborhood.  |  |                   |
| 256 | 6/30/2016 | Focus Grp: Neighb. Council Rep.  | Infill Strategies: Historic Urban Areas | LU 2.1 - Public Realm Enhancement, LU 2.2 - Performance Standards, DP 1.4 - New Development in Established Neighborhoods, DP 2.2 - Zoning and Design Standards, DP 2.3 Design Review Process, DP 2.4 - Design Guidelines, DP 2.5 - Special District and Neighborhood Design Guidelines, DP 3.8 - Infill Development, DP 7.1 - Design Guidelines in Neighborhood Planning, DP 7.2 - Neighborhood Involvement in the City Design Review Process                          | Strengthen design standards, do not ignore design standards, consider traffic impacts, maintain culture and historic homes, maintain landscaping, preserve diversity. Some development types lack design standards. Some setbacks that were consistent with look and feel prevented infill. Revisit and strengthen design standards for older neighborhoods.<br><br>Workshop Note: Create a point system for addressing design. Example: achieve a minimum of 12 points. |  |                   |
| 257 | 6/30/2016 | Focus Grp: Neighb. Council Rep.  | Infill Strategies: Downtown Core        |  | Parking garages (not surface parking), balance ownership and rental, mixed use, more density between Howard and Sherman to serve diverse younger populations (i.e. Millennials), City to provide more research and information to developers   | More research and information to developers would be actionable and feasible. The several other comments which precede would be less actionable  |                   |
| 260 | 6/30/2016 | Focus Grp: Neighb. Council Rep.  | Communication                           | DP 7.1 - Design Guidelines in Neighborhood Planning, DP 7.2 - Neighborhood Involvement in the City Design Review Process   | Communicate, consider, respect and recognize neighborhood view point.  |  |                   |
| 262 | 6/30/2016 | Focus Grp: Neighb. Council Rep.  | Communication                           | DP 7.1 - Design Guidelines in Neighborhood Planning, DP 7.2 - Neighborhood Involvement in the City Design Review Process   | Neighbors lack trust in more options for infill because standards are not consistently applied, and neighborhood councils such as Peaceful Valley, Browne's Addition, East Central, Rockwood and Cliff-Cannon believe they are not heard by City.  |  |                   |
| 263 | 6/30/2016 | Focus Grp: Neighb. Council Rep. & Cliff Cannon Neighb Council                                | Traffic                                 |  | Traffic impacts are perceived as ignored. Improve the process to vet and require truthful traffic studies that examine how traffic affects the neighborhood, not the developer.  |  |                   |
| 264 | 6/30/2016 | Focus Grp: Neighb. Council Rep.  | Design standards                        | LU 3.3 Planned Neighborhood Centers, DP 1.4 - New Development in Established Neighborhoods, DP 2.2 - Zoning and Design Standards, DP 2.3 Design Review Process, DP 2.4 - Design Guidelines, DP 2.5 - Special District and Neighborhood Design Guidelines   | The adoption of the 2001 Comprehensive Plan "changed the rules" in neighborhoods such as Peaceful Valley and Browne's Addition, whose design plans were superseded.  | All neighborhoods plans produced prior to the Growth Management Act were removed with the 2001 Comp Plan. Since then Peaceful Valley (2015) and other neighborhoods have developed area plans that are used today. |                   |

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| 264 | 8/2/2016  | Focus Grp: Neighb. Council Rep.  | Code Enforcement/Landscaping       |   | With many of the infill options, the owners need to be made responsible for upkeep of property, particularly the outside areas, and need to be compatible with the current landscaping (not just putting a pile of rocks for the entire outside area. Fines should be instituted, and will require good follow-up. May require more staff in code enforcement. | The permitting process and code enforcement mechanisms are in place to address this concern.  |   |
| 265 | 6/30/2016 | Focus Grp: Neighb. Council Rep.  | Gentrification                     |   | Gentrification and high-end development threatens renewal of necessary HUD funding in impoverished neighborhoods.  |   | This is very true for West Central and Emerson/Garfield neighborhoods. This needs to be well considered when issuing permits  |
| 265 | 8/2/2016  | Focus Grp: Neighb. Council Rep.  | Diversity/Neighborhood Review      |   | There needs to be options to buy, versus having rentals, particularly in multi family and cottage infill housing and neighborhoods should have opportunity to approve design prior to permit being issued.   | Staff discussed an opportunity to amend code to address purchase of cottage housing, and the feasibility for this action is high. Opportunities exist for public comment during the permitting process to address design concerns.  |   |
| 266 | 6/30/2016 | Focus Grp: Neighb. Council Rep.  | Historic Housing Stock             | H1 1.4 - Use of Existing Infrastructure, DP 1.4 - New Development in Established Neighborhoods, DP 2.2 - Zoning and Design Standards, DP 2.3 Design Review Process, DP 2.4 - Design Guidelines, DP 2.5 - Special District and Neighborhood Design Guidelines, DP 7.1 - Design Guidelines in Neighborhood Planning, DP 7.2 - Neighborhood Involvement in the City Design Review Process                            | Keep the historic treasure of homes in older neighborhoods such as West Central, with only 45 vacant lots. Individual development regarding style.   |   |   |
| 267 | 6/30/2016 | Focus Grp: Neighb. Council Rep.  | Landscape                          | LU 2.1 - Public Realm Enhancement, LU 2.2 - Performance Standards   | Landscapes should emphasize open green spaces, sustainability, reuse, recycle, repurpose, xeriscape, alternative ground cover.   | Language supporting sustainable landscape can be found in Spokane's municipal land use codes and the Comprehensive Plan.  | This needs to be more specific, in terms of keeping the neighborhood feel. It is not appealing to see rocks instead of :green in a neighborhood that is predominantly green landscaping |
| 268 | 6/30/2016 | Focus Grp: Neighb. Council Rep.  | Property Values                    | H 3.1 - Housing Rehabilitation, H 3.2 - Property Responsibility and Maintenance   | Preserve property values.  | See comment #283  |   |
| 269 | 6/30/2016 | Focus Grp: Neighb. Council Rep.  | Mixed-Income Housing               | LU 3.12 - Maximum and Minimum Lot Sizes, H 1.16 - Partnerships to Increase Housing Opportunities  | Mixed income housing should include affordability, starter homes. Multi-family tax exemption is an incentive for development in Downtown and the lower South Hill.   |   |   |
| 270 | 6/30/2016 | Focus Grp: Neighb. Council Rep.; Five Mile, Peaceful Valley, Rockwood, West Hills Neighb. Councils | Open Space and Neighborhood Choice | DP 1.4 - New Development in Established Neighborhoods, DP 1.5 - Significant Views and Vistas, DP 2.2 - Zoning and Design Standards, DP 2.3 Design Review Process, DP 2.4 - Design Guidelines, DP 2.5 - Special District and Neighborhood Design Guidelines, DP 3.8 - Infill Development, DP 7.1 - Design Guidelines in Neighborhood Planning, DP 7.2 - Neighborhood Involvement in the City Design Review Process | Preserve important value choice in your neighborhood--near nature, near perfect.   | The Comprehensive Plan provides for a wide range of density and land use designations, and subarea plans may identify strategic sites for preservation. How will designated densities be achieved throughout the city and the urban growth area, including on the urban fringe? |   |
| 271 | 7/14/2016 | Neighb. Councils: Audubon Downriver, Cliff Cannon, Peaceful Valley                                 | Communication                      |   | Inform and respect the neighborhood viewpoint. Resident comments must carry weight in the review and approval process  | How will this be accomplished?  |   |



| ID# | Date      | Source Type   | Subject of Comment       | Related Policy           | Comment Summary   | Staff Response & Comments  | Focus Group Notes |
|-----|-----------|---|--------------------------|--------------------------|---|--|-------------------|
| 272 | 7/13/2016 | Neighb. Councils: Audubon Downriver, West Hills         | Traffic                  |                          | Mitigate traffic impact on the neighborhoods due to infill projects   |  |                   |
| 273 | 7/15/2016 | Neighb. Council: Cliff Cannon                           | RSF Zoning               |                          | Maintain single-family uses in single-family zone, not duplexes or quadplexes   |  |                   |
| 274 | 7/15/2016 | Neighb. Council: Cliff Cannon                           | Accessory Dwelling Units |                          | Limit area of accessory dwelling units to 50 percent of the square footage of the primary residence   |  |                   |
| 275 | 7/15/2016 | Neighb. Council: Cliff Cannon                           | Design Review            |                          | Require approval of infill development in established neighborhoods by Design Review Board  | Design Review Board is already experiencing a high workload with specified public projects, downtown projects and shoreline projects.                    |                   |
| 276 | 7/15/2016 | Neighb. Councils: Cliff Cannon, North Hill              | Parking                  |                          | Reduce the need for parking on-street by providing adequate off-street parking for new development  | Recent changes to the code allow for use of on-street parking to serve land uses   |                   |
| 277 | 7/15/2016 | Neighb. Council: Cliff Cannon                           | Demolition Ordinance     |                          | Maintain or enhance protections to prevent demolition of historic structures eligible for the historic register   |  |                   |
| 278 | 7/5/2016  | Neighb. Councils: Emerson Garfield, West Hills          | Mixed-Income Housing     | H 1 Affordable Housing   | Assure development provides for high- and low-income residents. Retain variety of home prices to avoid "pricing out" current residents  |  |                   |
| 279 | 7/5/2016  | Neighb. Councils: Emerson Garfield, Rockwood            | Landscape                | PRS 1.4 Open Space Areas | Need yards/green space  |  |                   |
| 280 | 7/6/2016  | Neighb. Councils: Emerson Garfield, Five Mile Prairie   | Schools                  |                          | Make schools an integral part of the plan for infill development. Nearby schools may be at capacity.  | Schools are contacted as part of the agency notification for rezones and new projects  |                   |
| 281 | 7/13/2016 | Neighb. Councils: Five Mile Prairie, West Hills         | Compatibility            |                          | Development with higher densities and smaller setbacks than the established neighborhood should provide adequate buffers and transitions. Consider access to sunlight and privacy |  |                   |
| 282 | 7/13/2016 | Neighb. Council: Five Mile Prairie                      | Basalt sites             |                          | Sites containing basalt have more complicated stormwater requirements and requires blasting, which can disturb nearby wells and cause other disruptions.                          |  |                   |
| 283 | 7/13/2016 | Neighb. Council: Five Mile Prairie                      | Rental housing           |                          | Demonstrate new rental development will not negatively impact property values   | Ownership regulations are difficult to enforce. What are other measurable strategies to ensure equivalent or better compatibility?                       |                   |
| 284 | 7/14/2016 | Neighb. Council: Five Mile Prairie                      | Accessory Dwelling Units |                          | Limit one accessory dwelling per lot or build up  |  |                   |
| 285 | 7/15/2016 | Neighb. Councils: Five Mile Prairie, North Indian Trail | Priority Areas           |                          | Provide incentives to build infill development near centers and corridors   |  |                   |
| 286 | 5/24/2016 | Neighb. Council: North Hill                             | Multi-Family             |                          | Parking needs to be sufficient to the size of multi-family developments   |  |                   |
| 287 | 7/14/2016 | Neighb. Council: Peaceful Valley                        | Infrastructure           |                          | Some older infrastructure needs to be replaced to provide water and wastewater capacity for infill development.   | A portion of the older infrastructure is located within arterials, which is replaced when the street is replaced under the funding from the streets levy |                   |
| 288 | 7/14/2016 | Neighb. Council: Peaceful Valley                        | Impacts                  |                          | Neighbors should be indemnified from costs associated with damages and lawsuits caused by new construction  |  |                   |
| 289 | 7/14/2016 | Neighb. Council: Peaceful Valley                        | Incentives               |                          | Provide incentives such as tax deferral to mitigate the cost of infill development on sites in the floodplain, which are subject to high insurance costs                          |  |                   |

| ID# | Date      | Source Type                 | Subject of Comment        | Related Policy | Comment Summary   | Staff Response & Comments   | Focus Group Notes |
|-----|-----------|-----------------------------|---------------------------|----------------|---|---|-------------------|
| 290 | 7/7/2016  | Neighb. Council: Rockwood   | Unpaved Streets           |                | Pave unpaved streets  | There is a mechanism in place for Local Improvement Districts to be created for paving. May want to review grading policy, process and cost as an alternative to paving where there is not enough support for an LID. |                   |
| 291 | 7/7/2016  | Neighb. Council: Rockwood   | Small Businesses          |                | Allow small businesses that serve the local residents and provide more walking or biking friendly places for neighborhoods  |   |                   |
| 292 | 7/13/2016 | Neighb. Council: West Hills | Short Term Rentals        |                | Discourage new short-term rentals due to impacts on neighbors   | Ownership regulations are difficult to enforce. What are other measurable strategies to ensure equivalent or better compatibility?  |                   |
| 293 | 7/13/2016 | Neighb. Council: West Hills | Buffering from Highways   |                | Buffer new residential development from highways to reduce noise and maintain air quality.  |   |                   |
| 294 | 8/22/2016 | Individual                  | Development Costs         |                | Infill must track financing, housing type, expense of design. Vacant lots that are finished, ready to build with utilities, must not exceed 18% of the sale price of the finished development.  |   |                   |
| 295 | 8/23/2016 | Individual                  | Land Bank                 |                | Land banks should be avoided because the use of eminent domain is incongruous with community objectives and homeowners' rights.   |   |                   |
| 296 | 9/2/2016  | Individual                  | Permit Fees               |                | Charge a flat fee of \$500 per unit. The goal would be to get as many properties built as quickly as possible. The difference would be offset by near-term increases in property taxes and other revenue such as sales tax which will help fund City Government. This would be an incentive for a developer to get serious about infill.  |   |                   |
| 297 | 9/12/2016 | Individual                  | CSO Tanks                 |                | A public green should be emulated on the First & Adams CSO site. A system of pergolas around the perimeter of grass.. A mural on the adjacent building with a white screen to show outdoor movies on in the months the weather allows it.. People rent the pergolas to sell trinkets, produce, etc. (which provides at least a modest return on the cost to build/maintain the park). |   |                   |
| 298 | 9/16/2016 | Individual                  | Enforcement, Homelessness |                | Need better law enforcement downtown. Homeless population is a significant deterrent to development.  |   |                   |
| 299 | 6/13/2016 | Individual                  | Code Incompatibility      |                | The comprehensive plan and development code are not sufficient to allow urban infill development in many areas of the city.   | Responses given directly in the attached presentation.  |                   |





***Staff Note:***  
***Developer Jim Frank handed copies of this document to participants in the June 2016 infill walking tour in Kendall Yards and West Central. City staff responses are in blue text.***

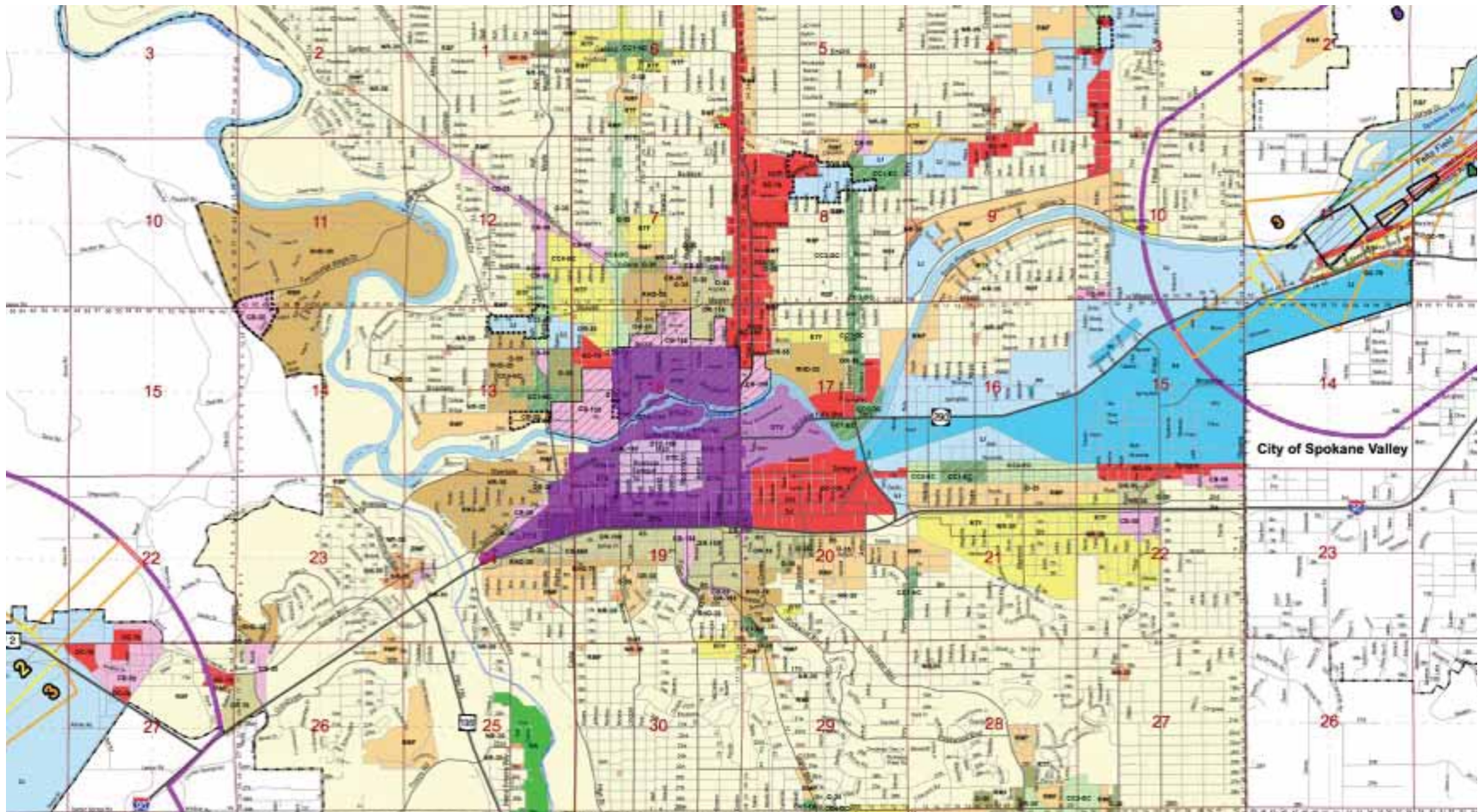
# City Development Code Changes

## Encouraging Urban Infill Development

# URBAN COMPREHENSIVE PLAN

- THE CITY OF SPOKANE HAS AN URBAN COMPREHENSIVE PLAN THAT FOCUSES DEVELOPMENT INTO URBAN “CENTERS” AND CORRIDORS
- EMPHASIS ON MIXED USE, HIGHER DENSITY, AND WALKABLE DEVELOPMENT

# CITY ZONING MAP



# SUBURBAN DEVELOPMENT CODE

- WHILE THE COMPREHENSIVE PLAN HAS AN “URBAN” FOCUS THE DEVELOPMENT CODE STANDARDS CARRY FORWARD “SUBURBAN” DEVELOPMENT STANDARDS
- THE DEVELOPMENT CODE DOES NOT FACILITATE URBAN INFILL DEVELOPMENT AND INVESTMENT IN EITHER RESIDENTIAL OR COMMERCIAL ZONES

# RESIDENTIAL DEVELOPMENT STANDARDS

- OUTLINED IN MUNICIPAL CODE SECTION 17C.110 AND TABLE 17C.110-3
- THESE ESTABLISH LOT SIZE, LOT DEMINSIONS, SETBACKS AND SITE COVERAGE STANDARDS.
- THESE STANDARDS ARE DESIGNED TO SUPPORT SUBURBAN DEVELOPMENT AND ARE GENERALLY INCOMPATIBLE WITH HIGHER DENSITY URBAN DEVELOPMENT

# MINIMUM LOT SIZE

- RESIDENTIAL SINGLE FAMILY (RSF): 4350 SF
- MULTIFAMILY (RMF AND RHD): 2900-1600 SF

*Staff Response: No min. size in RHD. See SMC Table 17C.110-3. Under Pocket Res. Devel., no min. size for new lots created in RMF or RHD. See SMC 17C.110.360(D) (10).*

- MINIMUM LOT SIZES DO NOT SUPPORT  
VARIOUS FORMS OF HIGHER DENSITY  
ATTACHED AND DETACHED HOUSING THAT  
ARE COMPATIBLE WITH THE DENSITY  
ALLOWED IN THESE RESIDENTIAL ZONES



# COTTAGE HOMES AND TOWN HOMES ON SMALL LOTS

(NOT PRERMITTED UNDER CURRENT DEVELOPMENT REGULATIONS EVEN IN MF ZONES)

***Staff Response: Permitted in RMF & others under SMC 17C.110.360 Pocket Res.Devel.***



***Staff Response: Cottage Housing allowed with Type II permit in RA, RSF, and RSF-C zones. See SMC 17C.110.350***



# LOT FRONTAGE REQUIREMENTS

- CURRENT DEVELOPMENT STANDARDS REQUIRE ALL LOTS TO HAVE FRONTAGE ON A PUBLIC STREET
- LOTS FRONTAGE REQUIREMENTS OF 40 FT (RSF) AND 25 FEET FOR MULTIFAMILY PRECLUDE MANY SMALLER HOMES TYPES

*Staff Response: There are no street frontage or width requirements for new lots created under SMC 17C.110.360 Pocket Residential Development, in RSF-C, RTF, and multifamily zones such as RMF and RHD.*

# HOMES WITH FRONTAGE ON WALKING PATH (NOT PERMITTED BY CUURENT REGULATIONS)

***Staff Response: Permitted in RA,RSF,RSF-C under SMC 17C.110.350 Cottage Housing.***



***Permitted in many other zones under SMC 17C.110.360 Pocket Res. Development.***

# TOWNHOMES ON 20 FEET LOT WIDTH

(NOT PERMITTED IN MF ZONES)

***Staff Response: If alley access, RMF zone allows 16-ft.-wide lots. SMC Table 17C.100-3***

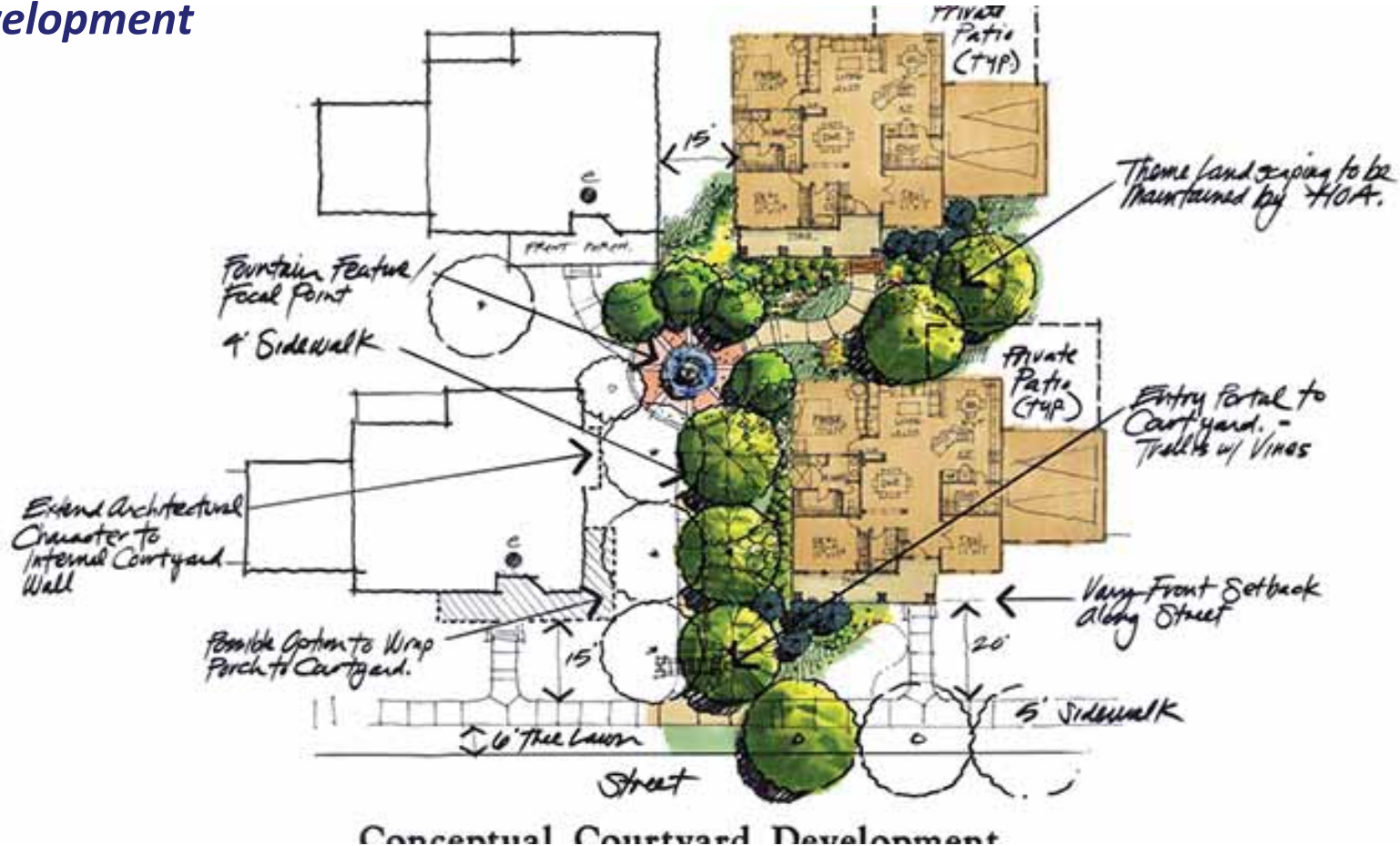




# CLUSTERED HOMES ON WALKING PATH FROM STREET

(NOT PERMITTED IN EITHER SF OR MF ZONES)

**Staff Response: Permitted in RA, RSF, RSF-C under SMC 17C.110.350 Cottage Housing. Permitted in multifamily zones under SMC 17C.110.360 Pocket Res. Development**



# SITE COVERAGE

- MAXIMUM BUILDING COVERAGE IN RSF IS 40%, 50% IN RMF AND 60% IN RDH.
- THE REQUIRED SITE COVERAGE IN MF ZONES IS IMPOSSIBLE TO MEET IN MOST ATTACHED HOME OR TOWNHOME PROJECTS PROJECTS.
- NOT UNCOMMON TO HAVE 100% SITE COVERAGE ON INTERIOR LOTS IN MF ZONES.
- SITE COVERAGE SHOULD BE BASED UPON “PROJECT SITE” NOT INDIVIDUAL LOTS.

***Staff Response: The maximum building coverage is calculated for a pocket residential development site, and not individual lots created, under SMC***

# TOWN HOMES WITH 70% SITE COVERAGE IN MF ZONE (NOT PERMITTED)



***Staff Response: The maximum building coverage is calculated for a pocket residential development site, and not individual lots created, under SMC 17C.110.360(D)(2).***

# SITE STANDARDS IN MF ZONES IMPACT HOMEOWNERSHIP

- THE SITE DEVELOPMENT STANDARDS IMPACT HOME OWNERSHIP SINCE EACH UNIT REQUIRES A LOT
- SITE STANDARDS DO NOT TYPICALLY RESTRICT MF RENTAL DEVELOPMENT
- LAND USE STANDARDS ARE CREATING BARRIERS TO HOME OWNERSHIP AND ENCOURAGING RENTAL HOUSING IN URBAN INFILL NEIGHBORHOODS



# URBAN INFILL COMMERCIAL DEVELOPMENT

## **CHARACTERISTICS:**

- STREET FRONTING
- ZERO SETBACKS
- PEDESTRIAN ORIENTED
- RELY ON ON-STREET PARKING
- LACK OF PERIMETER LANDSCAPING

# URBAN INFILL COMMERCIAL DEVELOPMENT



# SMALL 2000 SF RESTAURANT WITH NO ONSITE PARKING

(NOT PERMITTED)

*Staff Response: In Downtown/commercial/center zones, parking may be off-site; closest pt. of pkg. area must be located 400-600 ft. from site. SMC 17C.230.100(E)*



# STREET FRONT RETAIL NO SETBACK AND NO LANDSCAPING

*(NOT PERMITTED)*

***Staff Response: Development up to the sidewalk as shown is typically permitted in Downtown, Centers and Corridors, and commercial zones.***



# PUD OPTIONS

- KENDALL YARDS IS BEING DEVELOPED UNDER THE TERMS OF THE PRE-2006 PUD ORDINANCE WHICH ALLOWED A WIDE LATITUDE
- IN 2006 THE PUD REGULATIONS WERE MODIFIED AND BECAME SO RESTRICTIVE THE ORDINANCE WAS OF LITTLE TO NO VALUE AND NOT USED
- IN 2012 PUD REGULATIONS WERE PARTIALLY RELAXED BUT STILL OVERLY RESTRICTIVE

# CHANGES TO DEVELOPMENT CODE ARE ESSENTIAL TO URBAN INFILL DEVELOPMENT

- OVER PAST 10 YEAR VERY LITTLE URBAN INFILL DEVELOPMENT HAS OCCURRED.
- SUBURBAN DEVELOPMENT LAND IS RUNNING SHORT
- GROWTH MANAGEMENT GOALS CAN ONLY BE ACHIEVED WITH URBAN INFILL IN CITY OF SPOKANE
- MARKET IS INCREASINGLY DEMANDING MORE URBAN HOUSING





Logan



Logan





Logan



W  
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GARLAND



*w Kierman  
GARLAND*



*Indian  
Trail*



July 20, 2016

## Spokane Plan Commission Infill Housing Subcommittee Workshop #1 Notes

### Steering Committee Members Present

- Gail Prosser, Michael Baker, Michael Cathcart, Mike Ekins, Greg Francis, Patricia Kienholz, Evan Verduin, Kay Murano, David Shockley, Alexander Scott (for Ben Stuckart), and Patrick Rooks

### Others Present

- Robert Cochran, Jim Kolva, Karl Otterstrom, Lee A. Arnold, Robert Tavares, John Chatburn, Cody Dompier, Patricia O'Callaghan, Mark Wilson

### City of Spokane Staff Present

- Omar Akkari, Nathan Gwinn, Lisa Key, Andrew Worlock

### Development Opportunities Draft Map of Vacant and Underdeveloped Land

- Discussed making Development Opportunities map live for the public with infill related layers able to be turned off and on as well as the Development Opportunities data layer. Consider presence of features that inhibit development
- Proximity to school, universities, all transit, and parks should be considered as amenities to be added to the mapping.
- Parcels falling within the Multiple-Family Tax Exemption districts should also be included
- What percentage of the City's area fell within the Development Opportunities parcels?  
(Answer: 7.5 percent)

### Additional Background Information

- Permit Locations: 2006-2015 (Units produced will be added)
- Housing Density by Census Block and Block Group
- Parcel Size by Neighborhood Council

## Stakeholder Input Status and Strategy Prioritization

Focus Groups 1 and 2a (Finance/Real Estate and Architecture/Development)

- **Category: Density/Land Use**

Ranking Group: Michael Baker, Kay Murano, Evan Verduin, Gail Prosser

***Highest Ranking (No Brainer)***

- Development regulations should provide equal opportunities for fee-simple divisions and rental of individual middle-density housing units, such as attached housing and cottage housing. (21)
  - *Arch./devel. focus group member note summary: A combination of dimensional requirement for lot width, frontage on a public street, site coverage, etc. severely limits home ownership.*
- Allow smaller lot sizes with urban geometry to support attached housing and more efficient use of land, provided the overall maximum density of the development does not exceed its designated density. (23)
  - *Arch./devel. focus group member note summary: Special purpose ordinances such as Pocket Residential and Unit Lot Subdivision should be applied more broadly.*
- Allow additional housing forms in appropriate locations, rather than standards for specific housing forms. (37)
  - *Arch./devel. focus group member note summary: Close-in locations near Downtown and the U-District.*

***Moderate Ranking (Quick Win)***

- Cottage housing should allow for a portion of units with a higher maximum size and the ability to attach units and mix housing types. (16),(17)
  - *Arch./devel. focus group member note summary: A density limit of ten dwellings per acre is sufficient and there is no need for size limitation of individual units.*
- Pocket Residential Tool should be allowed outright in Residential Single-family (RSF) or with a conditional use permit rather than a zoning change to Residential Single-family Compact (RSF-C). (143)

***Lowest Ranking (To Be Avoided)***

- New low density zoning designation should be created to protect single family neighborhoods outside the city core, and a new higher density single family housing zoning designation should be created near the city core. (32, 33)
  - *Arch./devel. focus group member note summary: More flexible standards can be created for an "Urban Residential" zone. Less expensive suburban land will continue to ab-*

Note: numbers in parentheses (n) correspond to comment numbers in Appendix B, attached. See attached Appendix C (of 7/20/2016 notes) for Recommendation Priority Matrix ranking explanations. Architecture/Development Focus Group member response summary is provided as requested by committee where applicable and provided in full text by separate attachment.

*sorb the large majority of new residential investment. The City's policies encourage infill development and changes to allow higher densities in suburban locations would be contrary.*

- Changes to Demolition Ordinance (Ranking group perceives a lack of political will to change this ordinance). (129)

- **Category: Development General**

Ranking Group: David Shockley and Alexander Scott (for Ben Stuckart)

***Highest Ranking (No Brainer)***

- **Expand the Multiple-Family Tax Exemption to targeted qualifying sites. Explore extension of program to apply to workforce housing (i.e., household incomes above low-income).** (135)
- **Restructure utility rates so that they do not favor single-family development over multi-family.** (35)

***(Split between Quick Win and No Brainer)***

- **Make infill opportunity site information available for small and midsize developers.** (130, 131)

***Moderate Ranking (Tough, but Worthwhile)***

- **Pursue U.S. Department of Housing and Urban Development designated community revitalization areas for infill properties undervalued in areas with distressed sales. Low median value of homes can impact property appraisal of more well-kept homes in depressed neighborhoods.** (30, 146)
  - *Arch./devel. focus group member note summary: Government can invest in these neighborhoods and remove regulatory barriers to investment.*
- **Create a Land Bank to help aggregate properties for more substantial development projects.** (139)

***Lowest Ranking (To Be Avoided)***

- **Life Safety Requirements on Dead-End Roads** (22)
  - *Arch./devel. focus group member note summary: Not a significant issue to infill development because very few infill projects will exceed 30 units.*
- **Local Economy** (247)
  - *Arch./devel. focus group member note summary: A stronger job market would do very little to encourage more infill development. Infill is a supply issue, not a demand issue.*

- **Category: Pedestrians/ Parking/Streets**

Ranking Group: Patricia Kienholz and Mike Ekins

***Highest Ranking (No Brainer)***

- **Reduce minimum parking spaces required on high frequency bus routes.** (245)

- Unpaved alleys should be paved targeting specifically areas near Centers and Corridors. (246)
  - *Arch./devel. focus group member note summary: The use of Local Improvement District process in lower income neighborhoods with high percentages of rental housing is not feasible. The City needs to invest capital into infill neighborhoods if private investment is expected.*

***Moderate Ranking (Quick Win)***

- Increase public investments in streets to create walkable, safe, beautiful public right-of-ways that facilitate further downtown housing development. The Streets Department should focus more on Pedestrian Traffic Engineering and retrofit streets with pedestrian amenities. (28, 29)
  - *Arch./devel. focus group member note summary: LIDs are of limited value. Narrowing street sections and using bump-outs to reduce crossing distances at pedestrian crossings.*

***(Split between No Brainer and Tough, but Worthwhile)***

- Identify what incentives are available for parking structures integrated with other uses in the downtown. (136)
- Develop public parking structures to reduce need for surface parking lots. (142)

***Lowest Ranking (To Be Avoided)***

- Increase surface parking lot taxes to limit a desire to speculate on downtown surface parking lots. (141)

- **Category: Tools/Education**

Ranking Group: Michael Cathcart, Greg Francis, Patrick Rooks

***Highest Ranking (No Brainer)***

- Build accurate mapping of parcels with infill development potential. (26, 140)
  - *Arch./devel. focus group member note summary: Data mapping is not significant because the Spokane County Scout system is very effective for anyone looking for infill parcels.*

***Moderate Ranking (Quick Win)***

- Develop presentation and education materials to educate neighborhoods on the benefits of affordable and workforce housing to dispel myths and increase awareness. (127, 145)
- Develop presentation and education materials to educate neighborhoods / those near infill sites on the benefits of infill housing to dispel myths and increase awareness. (144)

***Lowest Ranking (To Be Avoided)***

- Encourage employer incentives to employees living closer to office / using transit. (This approach was not seen as having a large enough impact and few entities are perceived as willing to develop incentives.) (137, 138)



## **Next Steps**

- August 9, 2016                      Steering Committee Workshop #2
- Week of August 22, 2016        Open House

## **Public Comments**

- Cody Dompier
  - Development incentives are helpful and should remain a priority.
  - Suggested looking at disincentives for undeveloped land / parking lots to spur development rather than parking or land speculation.
- Patricia O'Callaghan
  - Public infrastructure upgrades performance bonds for rehab of existing buildings. Owner might be incentivized to pay a portion of an alley or a sidewalk upgrade if paid into a trust or bond.
  - Stated that sewer line upgrades were a deterrent for redevelopment on infill sites like those found in West Central, north of Kendall Yards and West Bridge Avenue.

## **Action Items**

Staff will send focus group member response for Architecture/For Profit Development Group.

Staff will research incentives for structured parking and disincentives for surface parking.

Staff will research fire suppression sprinkler cost trends.

Staff will survey and summarize some best practices for infill development in other communities.

August 9, 2016

## Spokane Plan Commission Infill Development Steering Committee Workshop #2 Notes

### Steering Committee Members Present

- Gail Prosser, Michael Baker, Michael Cathcart, Mike Ekins, Greg Francis, Kay Murano, David Shockley, Patrick Rooks, Kitty Klitzke, Asher Ernst

### Others Present

- Robert Cochran, John Chatburn, Patricia O'Callaghan, Ian Robertson, Stephen Hopkins, Paul Kropp, Lori Phillips, Jen Hansen

### City of Spokane Staff Present

- Omar Akkari, Nathan Gwinn, Lisa Key, Andrew Worlock, Melora Sharts

### Development Incentives for the City of Spokane: Discussion

The City's economic development strategy was presented and discussed.

### Continued Stakeholder Input Status and Strategy Prioritization

Focus Groups 2b through 5 (Tiny Homes, Non-Profit, Community, Neighborhood Council Representatives), and Neighborhood Council Discussion Summaries

- **Category: Density/Land Use**

Ranking Group: Kitty Klitzke, Patrick Rooks, Mike Ekins, Asher Ernst

***Highest Ranking (No Brainer)***

- Incentivize infill in historically urban and urban core centers and corridors. Confine some incentives to/increase incentives in these areas. (59),(80),(113),(285)

***Moderate Ranking (Quick Wins)***

- Follow a point system for design standards. The development must implement a minimum number of points required, earnable through following neighborhood plan, neighborhood design guidelines, and city design standards. To match neighborhood scale, limit the footprint size of non-residential uses, such as garages and shops. (46),(59),(80),(250),(253),(256),(281)
- Amend unit lot subdivision policy to allow new development that addresses lot coverage, more permissive setbacks, and allows alley-only access (like cluster developments). (52),(65),(84),(153),(156),(252),(255),(281)

- Category: Development General

Ranking Group: Michael Baker, Michael Cathcart, David Shockley, Gail Prosser

*Highest Ranking (No Brainer)*

- Study the walking environment within ¼ mile of Centers and Corridors and expand transition areas where most people are likely to walk. (73)
- Invest more in the quality of sidewalks, incomplete alleys, and on neighborhood peripheries to spur new development in target areas. (40),(98)

*Moderate Ranking (Quick Win)*

- Use tiny homes as affordable, single-family dwellings and investigate developing a small lot ordinance with standards allowing creation of new lots and development of existing lots that have smaller area and/or width than Standard Lots. (175)
- Develop an Integrated Parking Strategy for Downtown Spokane. This could include expanding City Parking Services role in parking and/or developing a coalition of interested parties. (61), (276),(286)
- Study reducing parking requirements for transit-oriented uses along high-performance transit. (112)

*(Tough, but Worthwhile)*

- In the City's state legislative agenda, pursue highest and best use taxation, or alternative use category other than undeveloped land, to address vacant lots, underdeveloped land, and surface parking lots. (62)

- Category: Tools/Education

Ranking Group: Kay Murano, Greg Francis, Melora Sharts

*Highest Ranking (No Brainer)*

- Make education a priority so people know what is happening. Find more marketing tools to promote infill development, more communication with developers, property owners, and neighbors to explain why we're doing what we're doing. (125)
- Do a gap analysis regarding in housing choice to identify tools to incent infill to address gaps, and make infill rules more flexible. (126)

*Moderate Ranking (Quick Win)*

- Continue to identify additional potential areas for development and incentivize development in those areas, such as the Targeted Investment Pilot areas. (71)
- Produce a developable lands inventory to help developers identify where developable and maps that identify locations within Centers and Corridors. (56),(96)
- Improve management of existing and new foreclosed properties. Create an organization, such as a land bank, to be first in line for foreclosed properties that can hold and resell them for better community use. (104)

*(Tough, but Worthwhile)*

- Find tools to make upside-down/foreclosure (zombie) properties available for redevelopment. (97)
- Pay fees at the end of the project instead of the beginning to assist by reducing the carrying cost. (93)

**Next Steps**

- |                   |                                |
|-------------------|--------------------------------|
| • August 11, 2016 | Steering Committee Workshop #3 |
| • August 30, 2016 | Open House                     |

**Public Comments**

- Ian Robertson
  - Expressed disagreement that churches are interested only in providing land for tiny housing communities, and not interested in providing oversight. (Comment from Tiny Housing Focus Group #183)
  - Disagree that working with nonprofits and churches to offer incentives where they have land, and to develop tiny housing clusters, is a low recommendation. A committee member pointed out the "low" recommendation was a suggested feasibility, and not an overall recommendation. (Comment from Tiny Housing Focus Group #181)
  - Development emphasis on larger projects leads to wasteful spending in larger organizations, such as on operational staffing. Developers should be enabled to work on smaller sites to provide affordable housing everywhere.

**Action Items**

Staff will send committee member comments for Thursday's workshop.

## Spokane Plan Commission Infill Development Steering Committee Workshop #3 Notes

- Gail Prosser, Michael Baker, Michael Cathcart, Mike Ekins, Greg Francis, David Shockley, Patrick Rooks, Kitty Klitzke, Asher Ernst, Darryl Reber, Patricia Kienholz

- Robert Cochran, Lori Hays, Anna Vamvakias, Stephen Hopkins, Paul Kropp, Don Swanson

- Omar Akkari, Nathan Gwinn, Lisa Key, Brian McClatchey, Paul Trautman

- Infill Tools from Other Communities: Discussion

- Ranking group who reviewed the Density/Land use comment summaries for Workshop #2 elaborated on recommendations

- Five recommendations from ranking groups were reviewed, such as those related to code incentives in historic urban areas, and a point system for design standards.
- Committee members decided to convene a fourth workshop on August 25, 2016 to allow more time to recall themes from each focus group meeting, conduct further discussion, and review and formulate opinions on the preliminary recommendations.

- August 25, 2016 Steering Committee Workshop #4
- August 30, 2016 Open House

- Anna Vamvakias
  - Chief Garry Park Neighborhood Council does not meet until September. Comments would be submitted after their meeting.

- Asked whether areas targeted by changes would be citywide, to include all residential areas, and some committee members answered that was a possibility.
- Concern that there are no design standards for single-family development.
- Robert Cochran
  - Manufactured housing options are limited in Spokane. Manufactured housing is related to the tiny home trend, and could assist with infill development on irregular or difficult sites.
  - Two manufactured homes on a lot constitutes a manufactured home community under the current definition.
  - Park models are small and popular, including HUD-standard models.

### **Action Items**

Staff will resend list of preliminary recommendations developed in Workshops #1 and #2 with prompting questions and/or information for further consideration by the steering committee.



August 25, 2016

## Spokane Plan Commission Infill Development Steering Committee Workshop #4 Notes

### Steering Committee Members Present

- Gail Prosser, Michael Cathcart, Mike Ekins, Greg Francis, Patrick Rooks, Darryl Reber, Evan Verduin, Kay Murano

### Others Present

- Scott Kusel, Jack Kestell, Richard Gammill, Ian Robertson

### City of Spokane Staff Present

- Omar Akkari, Nathan Gwinn, Melissa Owen

### Strategy Prioritization and Recommendation Development

The committee and staff reviewed five categories of recommendations generated previously by the small ranking groups in the first three workshops. Several staff suggestions for clarity and combinations of recommendations were reviewed, and additional edits were proposed by committee members. The following list contains the recommendations that the group decided to send to the open house August 30 for public input and review in September, as edited during the meeting, with two exceptions noted where there was not unanimous agreement.

#### 1. Citywide Code (“C”) Recommendations

- Housing Diversity
  - C-7: Development regulations should provide equal opportunities for fee- simple divisions, owner and rental occupancy of individual higher-density housing units, such as attached housing, cottage housing, and accessory dwelling units.
  - C-3: Amend unit lot subdivision policy [and other regulations] to allow new development that addresses lot coverage, more permissive setbacks, and allows alley-only access (like cluster developments).
  - C-8: Review and update dimensional and other standards such as smaller lot sizes to support attached housing and more efficient use of land, provided the overall maximum density of the development does not exceed its designated density.
  - C-15: Manufactured Homes: Review and update manufactured home (built to HUD standards) age and minimum size standards on lots outside of a manufactured home park; and, explore modifications to local mobile/manufactured home park size and ownership models.

- Development Fees
  - C-6: Explore paying development fees (all development fees – permits, connection, GFCs, etc.) at the end of the project instead of the beginning to assist by reducing the carrying cost (Note: define “end of project” and explore the timing for payment of fees).
- Utilities
  - C-13: Restructure utility rates and/or connection fees for multifamily development so that they do not favor single-family development over multi-family.
- Residential Design Standards
  - C-2: Create a form-based, point-based or other system of menu options that extends design standards to all residential development types (including residential structures for which the predominant use/feature is a garage/shop). The development must comply with subarea plans and city design standards (Note: Encourage committee of developers, designers and neighbors to facilitate the creation of a form-based, point-based or menu of options system). (address form instead of use)

▪ Note: The underlined text above was suggested by some committee members as a result of combining this recommendation with C-12 Oversize Garages, discussed below under section 3, Location-Specific Code Recommendations. The committee did not unanimously support the insertion of this underlined text.

## 2. Citywide Programmatic (“P”) Recommendations

- Education
  - P-3: Prioritize the development and implementation of a robust Infill Development education campaign and communication plan so people know what is happening with infill development. Include additional marketing tools to promote infill development, provide consistent and ongoing communication with developers, property owners, and neighbors to explain why we're doing what we're doing.
  - P-12a: Develop presentation and education materials to educate the public on the benefits of infill housing including its use and role as a tool to development affordable and workforce housing, to dispel myths regarding infill housing, and increase awareness of infill housing options. (Combined with 12-b.)

- Information & Analysis
  - P-4: Coordinate an analysis regarding housing choice to identify tools to incentivize infill that specifically addresses gaps in housing choice and make infill rules more flexible.
  - P-6: Produce and promote a developable lands inventory and map to assist developers in identifying sites with infill development potential and explore methodologies to capture data on availability of developable lands.
- Property Aggregation, Re-Use, and Redevelopment
  - P-7: Improve management of existing and newly foreclosed, abandoned, and nuisance properties by exploring options for creating an organization that would aggregate, hold, reuse, and/or resell property for better community use/benefit (e.g. land bank).
  - P-7b: Find tools to make upside-down/foreclosure (zombie) properties available for re-use or redevelopment.

### 3. Location-Specific Code (“C”) Recommendations

- Oversize Garages
  - ~~C-12 To match neighborhood scale, limit the footprint size of non-residential uses in residential areas, such that the primary structure is not predominantly a garage or shop.~~

▪ Note: This text struck through above was modified to address form instead of use, and combined with C-2 Residential Design Standards section above. The committee did not unanimously support inclusion of this recommendation at the open house.

- Housing Diversity
  - C-9: Enact a form-based strategy in appropriate locations, rather than standards for specific housing types. (Provide example of form-based.)
  - C-10: Cottage housing should allow for a portion of units with a higher maximum size and the ability to attach units and mix housing types.
  - C-11: Pocket Residential Tool should be allowed outright in Residential Single-family (RSF) or with a conditional use permit rather than through a zoning change to Residential Single-family Compact (RSF-C).

- Parking
  - C-5 Study reducing parking requirements for transit-oriented uses near bus routes with 15-minute weekday service.
- Priority Areas
  - C-1: Incentivize infill within and in close proximity (quarter-mile) of historically urban and urban core centers and corridors with current and new incentives. Continue to confine some incentives to or increase incentives in these areas and support the next phase of economic development and incentive work underway at the City.
  - C-14: Expand the Multiple-Family Tax Exemption to targeted qualifying sites. Explore extension of 12-year program to apply to workforce housing (i.e., household incomes above low-income) and consider using the city's authority under MFTE to increase opportunities for mixed-income development based on area context.

#### 4. Location-Specific Program ("P") Recommendations

- Targeted Investment Areas
  - P-5: Continue to identify additional potential areas for development and incentivize development in those areas, such as the targeted investment areas.
- Financing Solutions
  - P-10: Look at strategies to mitigate the low value market areas. One of the potential tools we have is the U.S. Department of Housing and Urban Development designated community revitalization areas for infill properties undervalued in areas with distressed sales. Low median value of homes can impact property appraisal of more well-kept homes in depressed neighborhoods.
- Parking
  - P-1: Develop an Integrated Parking Strategy for Downtown Spokane. This could include expanding City Parking Services role in parking, the development of publicly-owned parking structures, offering incentives for the development of structured parking or integrated structured parking, and/or developing a coalition of interested parties.
  - P-2: In the City's state legislative agenda, pursue non-residential highest and best use taxation, or alternative use category other than undeveloped land, to address vacant lots, underdeveloped land, and surface parking lots Downtown.

## 5. Improvement ("I") Recommendations

- I-1: Unpaved alleys should be paved targeting specifically areas near Centers and Corridors. As one option, reconsider recent ordinance that set a higher assessment area threshold for approval of Local Improvement Districts.
- I-2: Increase public investments in streets to create walkable, safe public right-of-ways that conform to city standards and facilitate further downtown housing development. The Streets Department should focus more on Pedestrian Traffic Engineering and retrofit streets with pedestrian amenities.

▪ Note: The committee combined I-3, Develop Public Parking Structures, with P-1, Parking, in Section 4 above.

### Public Comments

- Ian Robertson
  - Who is expected to live in infill housing?
  - Lot size and unit size for manufactured homes should come down to encourage homeownership for lower incomes
  - Tiny huts, not containing a bathroom and kitchen, and without basic services such as sewer and water, would not be acceptable to the public
  - Tiny houses may be as small as 344 square feet
  - Encouraged committee to read ALICE (Asset Limited Income Constrained Employed) Report (United Way, 2016)

### Next Steps

- |                              |                        |
|------------------------------|------------------------|
| • August 30, 2016            | Open House             |
| • Week of September 12, 2016 | Recommendation Meeting |

**Attachment (to 8/26/2016 notes):** Discussion List of Infill Recommendations dated 8/19/2016

# Infill Development Project

## Open House Results

August 30, 2016, Chase Gallery of Spokane City Hall

The infill development steering committee, a subcommittee of the Spokane City Plan Commission, held an open house to invite public review of its recent work in order to help identify strategies to address development on Spokane's vacant and underdeveloped lots in built-up areas.

Forty people signed in for the meeting. The discussion focused on several preliminary recommendations that had been identified by the committee following a series of six focus group meetings and four committee workshops over the spring and summer of 2016.



- **Ranking Exercise**

In a self-ranking affinity grouping dot exercise, participants were asked to rate their favorite three from the full set of presented items by placing green dots directly on the display boards, as well as their least favorite three by placing yellow dots near those least favored recommendations.

- **Open House Comments**

City staff members were stationed near display boards to record any additional reactions of participants to particular recommendations and other comments. Comment forms were also available to be filled out and three were submitted that evening.

- **Additional Comments by Monday, Sept. 12**

The open house occurred during a comment period that will end on **September 12, 2016**. People who were unable to attend the open house are encouraged to visit the City's website and provide comment on the recommendations presented at the event by the end of the comment period. Read the post, review the material, and provide comment online at this link:

[my.spokanecity.org/news/stories/2016/08/30/infill-development-open-house-is-today/](http://my.spokanecity.org/news/stories/2016/08/30/infill-development-open-house-is-today/)



All members of the public are also encouraged to complete an online survey and view other information by visiting the project webpage, where you may follow a link to the survey:

[my.spokanecity.org/projects/infill-housing-strategies-infill-development/](http://my.spokanecity.org/projects/infill-housing-strategies-infill-development/)

Finally, you may email [ngwinn@spokanecity.org](mailto:ngwinn@spokanecity.org) or call 509-625-6893 at any time to provide additional comments or ask questions about this work. Comments directed to the steering committee are encouraged by September 12, 2016.

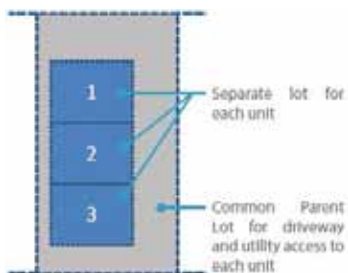
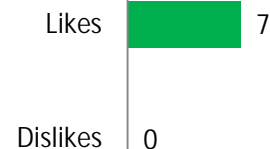
The combined results of the ranking exercise and comments at the open house received August 30, 2016, are summarized below. The recommendations are grouped by subject and presented in the same order as on the display boards. The committee may decide to further reorder, refine, or omit numbering of items.

Participants rated pursuing surface parking lot disincentives, and allowing more flexible sizes and housing types for cottages, as the most popular recommendations. Surface parking also emerged as one of the most disfavored recommendations, while participants rated addressing unpaved alleys as the least liked.

## CITYWIDE CODE RECOMMENDATIONS

### C-7: Equal Ownership Opportunities

Development regulations should provide equal opportunities for fee-simple divisions, owner and rental occupancy of individual higher-density housing units, such as attached housing, cottage housing, and accessory dwelling units.

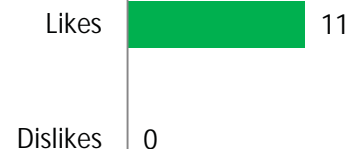


Unit Lot Subdivision allows for the creation of lots for types of attached housing and specified cottage housing projects, while applying only those site development standards applicable to the parent site as a whole, rather than to individual unit lots.

### C-3: Unit Lot Subdivision for New Development

Amend unit lot subdivision policy to allow new development that addresses lot coverage, more permissive setbacks, and allows alley-only access (like cluster developments).

*Currently, only properties with existing residential dwelling units can use this method. [Spokane Municipal Code (SMC) 17G.080.065 Unit Lot Subdivisions]*



### Related Comment Received

- Like the ability to have smaller units that are owner-occupied.

### Note:

- *Tied with C-15 Manufactured Homes for N° 3 Most-Liked Item*

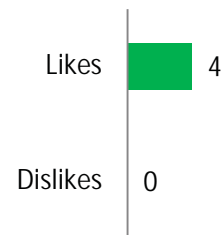
### C-8: Dimensional

Review and update dimensional and other standards such as smaller lot sizes to support attached housing and more efficient use of land, provided the overall maximum density of the development does not exceed its designated density.

[SMC 17C.110 Residential Zones]



Photo Credit: Houseplans.pro



#### Related Comment Received

- The City should consider smaller lots and other ways to support non-subsidized housing in the \$130,000-\$160,000 range.



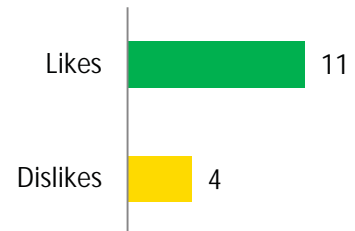
Current Manufactured Housing Regulations:  
Only new manufactured home units are allowed outside manufactured home parks.

Only a unit comprised of two or more fully enclosed parallel sections each of not less than 12 feet wide by 36 feet long (864 SF). See SMC 17C.345 Manufactured Homes and Mobile Home Parks for further regulations.

### C-15: Manufactured Homes

Review and update the manufactured home age and minimum size standards on lots outside of a manufactured home park; and, explore modifications to local mobile home park size and ownership models.

[Manufactured Homes and Mobile Home Parks Handout]



#### Related Comments Received

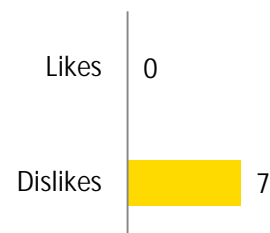
- Make smaller and older homes possible through text changes to the City's development standards for manufactured homes. Also allow new manufactured home parks on sites as small as one acre, a reduction from 10 acres under existing code. Remove a prohibition in the City's code, regarding recreational vehicles as primary residences in manufactured home parks, that conflicts with State law.
- Pre-fabricated homes should be subject to design standards for approval.

#### Note:

- Tied with C-3 Unit Lot Subdivision for New Development for N° 3 Most-Liked Item

### C-6: Development Fees

Explore paying development fees (all development fees – permits, connection, GFCs, etc.) at the end of the project instead of the beginning to assist by reducing the carrying cost (Note: define "end of project" and explore the timing for payment of fees).



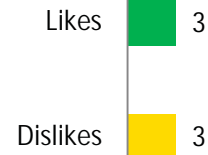
#### Note:

- Tied with I-2 Pedestrian Improvements for N° 3 Least-Liked Item



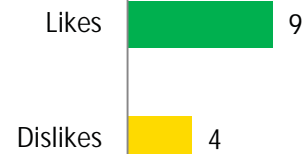
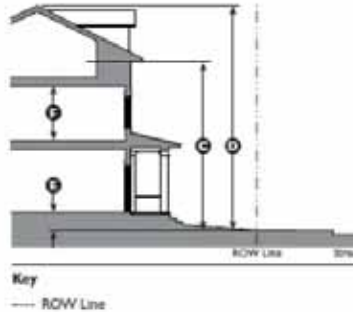
### C-13: Utility Rates

Restructure utility rates and/or connection fees for multifamily development so that they do not favor single-family development over multi-family.



### C-2: Design Standards

Create a form-based, point-based or other system of menu options that extends design standards to all residential development types (including residential structures for which the predominant use/feature is a garage/shop). The development must comply with subarea plans and city design standards (Note: Encourage committee of developers, designers and neighbors to facilitate the creation of a form-based, point-based or menu of options system).



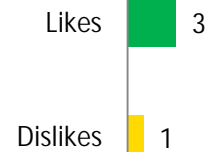
## CITYWIDE PROGRAM RECOMMENDATIONS



### P-3: Infill Development Education Campaign

Prioritize the development and implementation of a robust Infill Development Education Campaign and Communication Plan that will increase awareness and understanding of the benefits of infill housing through consistent and ongoing communication with developers, property owners, and neighbors.

Include additional marketing tools to promote infill development and dispel myths regarding infill housing; and, develop presentation and education materials regarding infill housing and its role as a tool to develop quality, attractive housing for all income levels.

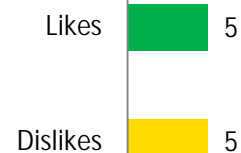


#### Related Comment Received

- To dispel fears of homeowners, can educational materials be distributed to neighbors of tiny houses?

### P-4 Housing Choices Gap Analysis

Coordinate an analysis of gaps in housing choice with the intent of identifying tools, incentives, and code amendments necessary to encourage the development of housing forms or types that would reduce gaps in housing choice.

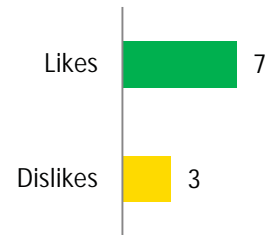






#### P-6: Developable Lands

Produce and promote a developable lands inventory and map to assist developers in identifying sites with infill development potential and explore methodologies to capture data on availability of developable lands.

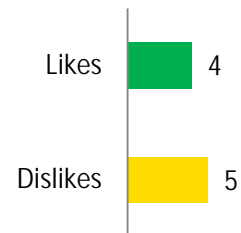


#### Related Comments Received

- How do you find out about property owned by the City?
- A community park might be a good use of City-owned land such as the Normandie site near North Central High School.

#### P-7: Land Aggregation Entity

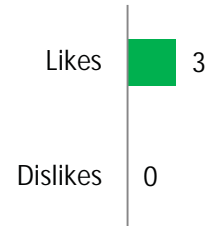
Improve management of existing and newly foreclosed, abandoned, and nuisance properties by exploring options for creating an organization that would aggregate, hold, reuse, and/or resell property for better community use/benefit (e.g., a land bank).



**Zombie Foreclosures:** One in every five homes in the foreclosure process sits vacant, abandoned by the distressed home owner and not yet repossessed by the foreclosing lender. With no one to maintain them, these "zombie" foreclosures may fall into disrepair and attract vandalism and other crime, while dragging down the values of the surrounding homes.

#### P-7b: Foreclosure Properties

Find tools to make upside-down/foreclosure (zombie) properties available for re-use or redevelopment.



# LOCALIZED CODE RECOMMENDATIONS

## C-9: Form Based Standards

Enact a form-based strategy in appropriate locations, rather than standards for specific housing types.

Form-based strategies could include:

- Allowing duplex and triplex as conditional uses, or only on corner lots in the Residential Single-family (RSF) zone, with design guidelines that expressly allow one main front door per street frontage (options for multiple-entry behind front door, or disguised secondary entries) to mimic single-family home design.
- Removing the owner occupancy requirement for accessory dwelling units.
- Creating a 4-12 Unit Building Multi-Family Zone.



Photo Credit: Wellisandcompany.biz

### ▲ The Poplar | Browne's Addition

Historic rehabilitation of a 10,000 square foot Mediterranean style brick and stucco house built in 1905 into 11 apartments.

Likes 6

Dislikes 0

## Related Comments Received

- In implementing form-based standards, how will the City address or remedy safety issues related to large numbers of people living in old single-family units and overloading electrical systems?
- Create opportunities for small neighborhood retail to create walkable destinations. Examples might include coffee shops, bakeries, and small markets.



Photo Credit: Notrhildesign.com

## C-10: Cottage Housing

Cottage housing should allow for a portion of units with a higher maximum size, and the ability to attach units and mix housing types.

Current Cottage Housing Policy

- Must be detached, single-family units
- Max Unit Floor Area: 1,000 sf.
- Max. First Floor Size:
  - > 50% of Units should be < 650 sf.
  - < 50% of Units should be < 1,000 sf.

Likes 13

Dislikes 0

*Note:*

- *Nº 2 Most-Liked Item*

## C-11: Pocket Residential Development

Pocket Residential Development should be allowed outright in Residential Single-family (RSF) or with a conditional use permit, rather than through a zoning change to Residential Single-family Compact (RSF-C).

The purpose of Pocket Residential Development (PRD) is to:

- Stimulate new compact infill housing that is compatible in scale and character to established surrounding residential areas.
- Create broader range of building forms for residential development and allow for frontage on to a private drive and/or walkway.



### ▲ 406 S. Hemlock | Browne's Addition

Development of 14 condo units, 7 of which are facing on a private walkway. This development could have used the Pocket Residential tool to create individual lots, if it had been available at the time.

Likes 9

Dislikes 4



Photo Credit: Allturbusinessforum.com

### C-5: Transit-Oriented Parking Reductions

Study reducing parking requirements for transit-oriented uses near bus routes with 15-minute weekday service.

#### Current Parking Reduction Policy

- Parking below the minimum ratio shall be conditioned upon the project contributing towards a pedestrian and transit supportive environment both next to site and in the surrounding area.
- The planning director can allow reduced parking ratios but must consider: the proximity of the site to frequent transit service, zoning designation of surrounding sites and the character of the proposed use.

Likes

3

Dislikes

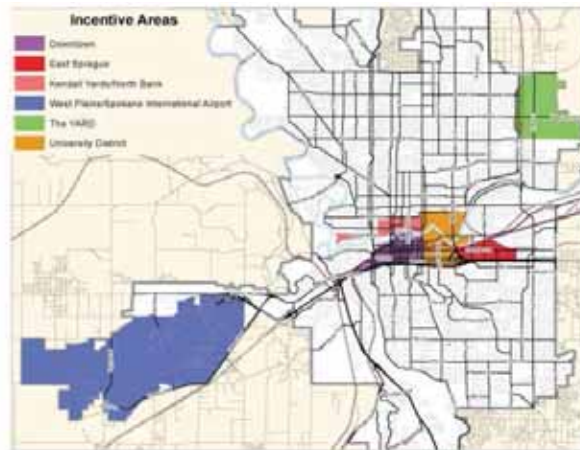
4

### Related Comments Received

- Consider neighborhood discounted transit passes in lieu of discounted all-day parking meter permits in the center city.

### C-1: Targeting Infill Incentives

Incentivize infill within and in close proximity (quarter-mile) of historically urban and urban core centers and corridors with current and new incentives. Continue to confine some incentives to or increase incentives in these areas and support the next phase of economic development and incentive work underway at the City.



▲ Current Priority Areas  
Targeted Area Incentives Program with 5 areas, some of which overlap with Center and Corridor Zones. (5 Year Evaluation Cycle)

[Click image to visit interactive map]

Likes

7

Dislikes

3



[Click image to visit enlarged map]

### C-14: Multiple-Family Tax Exemption

Expand the MFTE to targeted qualifying sites. Explore extension of 12-year program to apply to workforce housing (i.e., household incomes above low-income) and consider using the city's authority under MFTE to increase opportunities for mixed-income development based on area context.

#### Current Multiple-Family Tax Exemption Map

A partial property tax exemption for new improvements that create multi-family housing. The exemption period is 8 years for market rate projects, and 12 years for projects that target at least 20% of the units for low to moderate income households.

Likes

5

Dislikes

4



## LOCALIZED PROGRAM RECOMMENDATIONS



Photo Credit: Hotpads.com

### P-5: Targeted Investment Strategy

Continue to identify additional potential areas for development and incentivize development in those areas, such as the targeted investment areas.

◀ Sprague Union Terrace Building | East Central Sprague Union Terrace, a mixed-use development within the East Sprague Target Area, provides 37 rental homes for people in the work force, as well as retail stores on the ground floor.

Likes 0

Dislikes 6

### P-10: Financing Solutions

To reduce barriers and encourage infill development, pursue strategies that mitigate the impact of low-value market areas on new development. Areas with large numbers of deteriorating houses can impact property appraisal of more well-kept homes and create barriers to new development (*Note: One of the potential tools available to combat the impact of low-value market areas is the Community Revitalization Area designation through the U.S. Department of Housing and Urban Development*).



Likes 2

Dislikes 0

### P-1: Integrated Parking Strategy

Develop an Integrated Parking Strategy for Downtown Spokane. This could include expanding City Parking Services role in parking, the development of publicly owned parking structures, offering incentives for the development of structured parking or integrated structured parking, and/or developing a coalition of interested parties.



Photo Credit: Roadarch.com

Likes 2

Dislikes 0



### P-2: Surface Parking Disincentives

In the City's State legislative agenda, pursue non-residential highest and best use taxation, or alternative use category other than undeveloped land, to address vacant lots, underdeveloped land, and surface parking lots Downtown.

Likes 17

Dislikes 8

#### Types of Parking Taxes

**Commercial Parking Tax:** A special tax on priced parking. This type of tax discourages the pricing of parking and concentrates impacts in a few areas such as major commercial centers, campuses, and hospitals.

**Nonresidential parking tax (NRPT):** A special tax that applies to both unpriced and priced parking. Non-residential parking taxes distribute cost burdens more broadly, encourage property owners to manage parking supply more efficiently, which tends to reduce total parking costs, reduce automobile traffic, and reduce sprawl. Although non-residential parking taxes are more challenging to implement, they tend to support more of Spokane's strategic planning objectives.

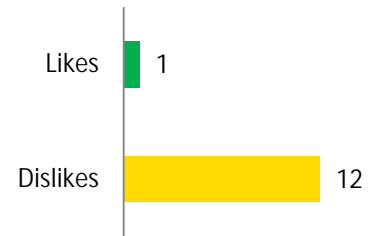
#### Notes:

- *Nº 1 Most-Liked Item*
- *Also Nº 2 Least-Liked Item*

# IMPROVEMENT RECOMMENDATIONS

## I-1: Unpaved Alleys

Unpaved alleys, specifically alleys near Centers and Corridors, should be paved. Local Improvement Districts (LIDs) are one tool for paving alleys—reconsider recent changes to the LID ordinance that set a higher threshold for approval of LIDs.

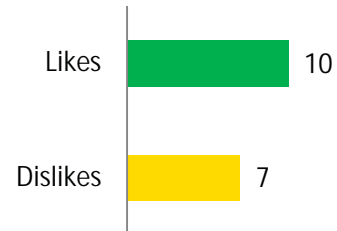


### Note:

- *Nº 1 Least-Liked Item*

## I-2: Pedestrian Infrastructure

Increase public investments in streets to create walkable, safe public right-of-ways that conform to City standards and facilitate further Downtown housing development. The Streets Department should focus more on pedestrian traffic engineering and retrofit streets with pedestrian amenities.



### Note:

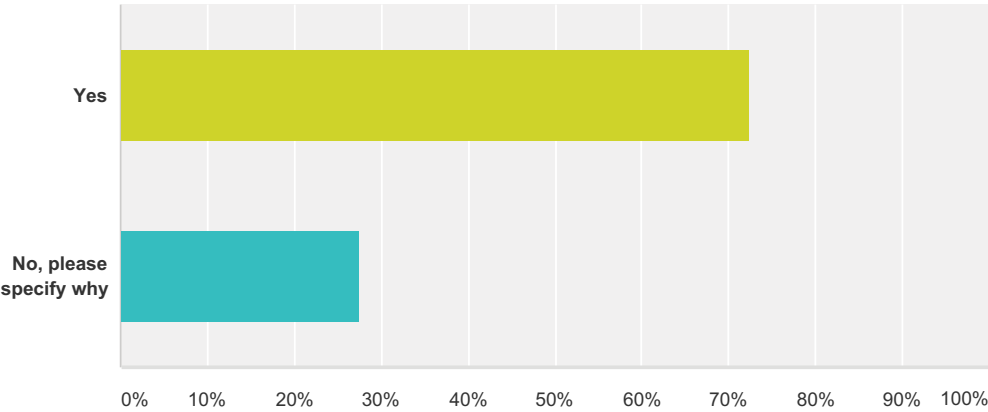
- *Tied with C-6 Development Fees for Nº 3 Least-Liked Item*

## Additional Comments Received

- Concern about transition between new Downtown development and historic homes in the Peaceful Valley neighborhood. Impacts include blocking sun, communication devices, traffic, noise, refuse collection, and parking, with disproportionate benefits for the two neighborhoods. Mutual respect, communication, and transition zones are needed.
- Undeveloped areas near historic Rockwood Boulevard provide bird and other animal habitat.
- Consider unique geologic features, such as basalt outcroppings, prior to development.

**Q1 Do you personally have enough high-quality affordable housing options for your income level and family size?**

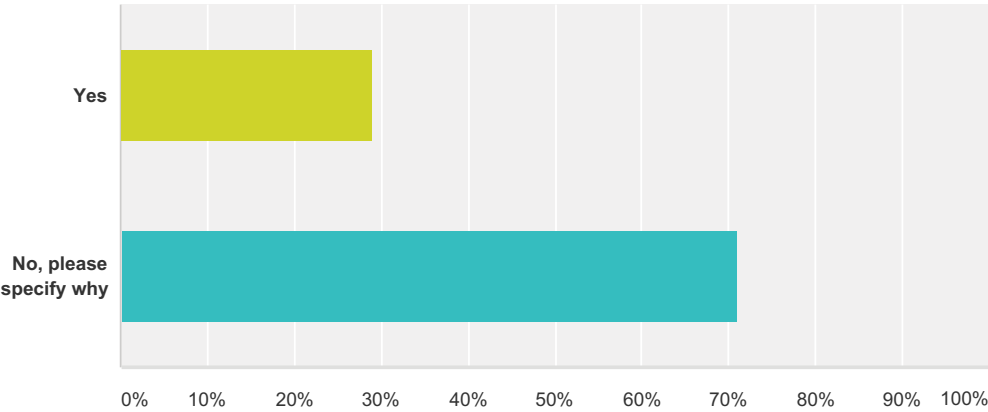
Answered: 134 Skipped: 2



| Answer Choices         | Responses |     |
|------------------------|-----------|-----|
| Yes                    | 72.39%    | 97  |
| No, please specify why | 27.61%    | 37  |
| Total                  |           | 134 |

Q2 Do you believe there are enough housing options in all areas of the city/all neighborhoods?

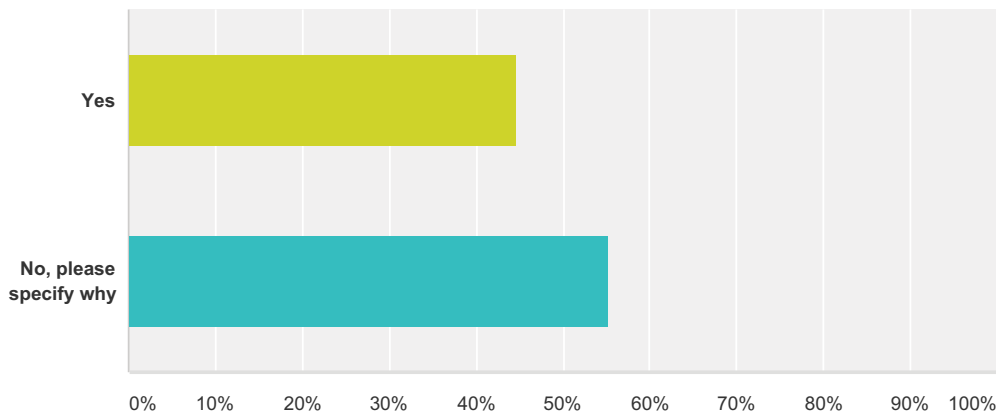
Answered: 131 Skipped: 5



| Answer Choices         | Responses |     |
|------------------------|-----------|-----|
| Yes                    | 29.01%    | 38  |
| No, please specify why | 70.99%    | 93  |
| Total                  |           | 131 |

**Q3 Do you believe new construction in older, established areas of Spokane reinforces neighborhood character and complements existing structures?**

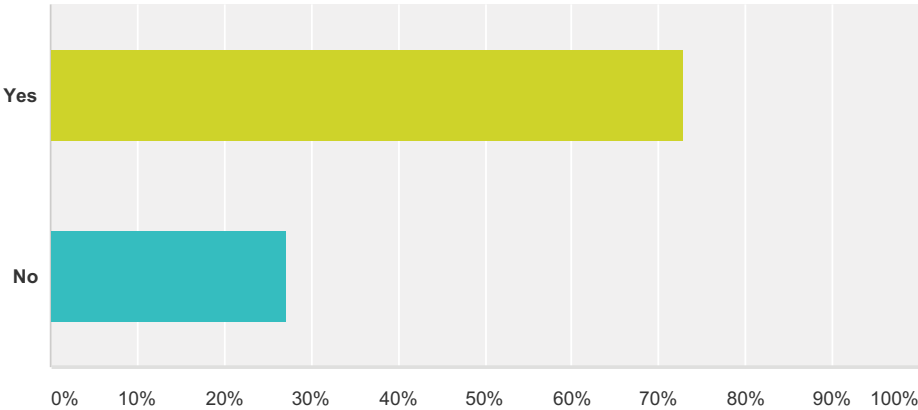
Answered: 130 Skipped: 6



| Answer Choices         | Responses |     |
|------------------------|-----------|-----|
| Yes                    | 44.62%    | 58  |
| No, please specify why | 55.38%    | 72  |
| Total                  |           | 130 |

**Q4 Should the City encourage homeownership through creative site arrangements and allow more separately owned units that do not directly front on a public street?**

Answered: 129 Skipped: 7

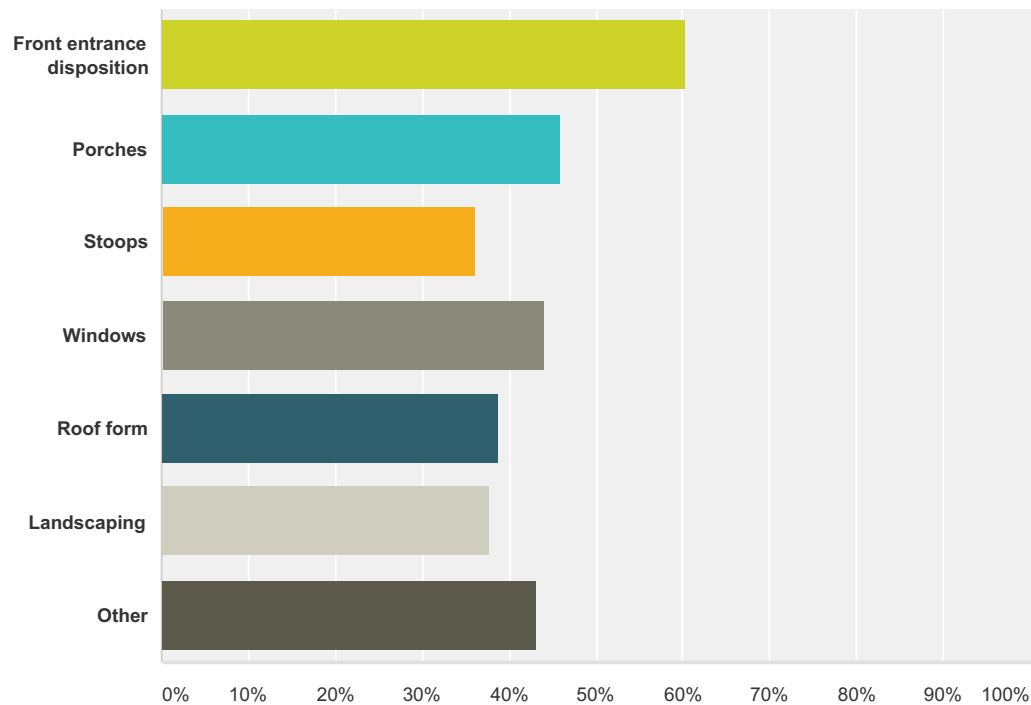


| Answer Choices | Responses |     |
|----------------|-----------|-----|
| Yes            | 72.87%    | 94  |
| No             | 27.13%    | 35  |
| Total          |           | 129 |



**Q5 Single-family homes on lots wider than 40 feet have no design standards. Should the City extend design standards to all forms of housing? (choose all that apply)**

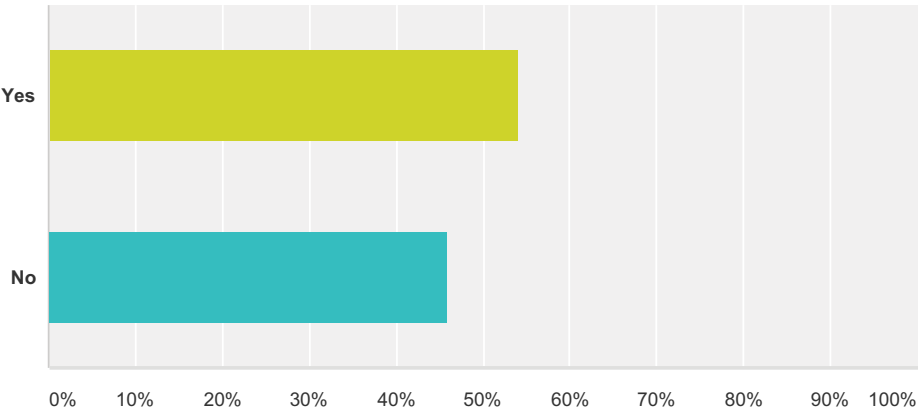
Answered: 111 Skipped: 25



| Answer Choices             | Responses |
|----------------------------|-----------|
| Front entrance disposition | 60.36% 67 |
| Porches                    | 45.95% 51 |
| Stoops                     | 36.04% 40 |
| Windows                    | 44.14% 49 |
| Roof form                  | 38.74% 43 |
| Landscaping                | 37.84% 42 |
| Other                      | 43.24% 48 |
| Total Respondents: 111     |           |

**Q6 the City requires that new housing units provide a minimum of one parking space per unit and additional parking spaces for every bedroom over three. Should the City consider reducing the minimum number of parking spaces required to new developments within 1/4 mile of transit stops?**

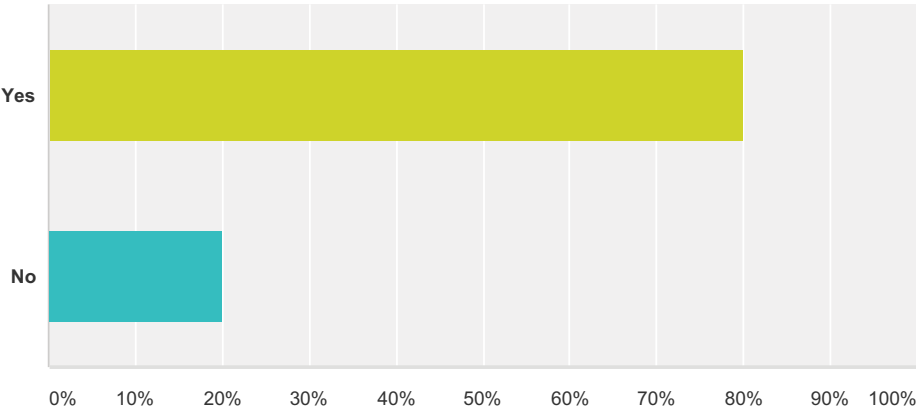
Answered: 133   Skipped: 3



| Answer Choices | Responses |     |
|----------------|-----------|-----|
| Yes            | 54.14%    | 72  |
| No             | 45.86%    | 61  |
| Total          |           | 133 |

Q7 Should the City consider developing public parking structures to reduce the need for surface lots and increase infill development opportunities in Downtown Spokane?

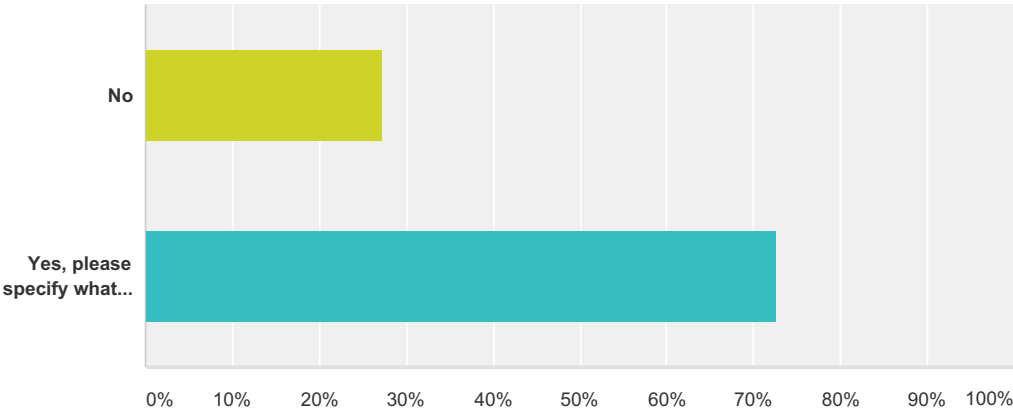
Answered: 130 Skipped: 6



| Answer Choices | Responses |     |
|----------------|-----------|-----|
| Yes            | 80.00%    | 104 |
| No             | 20.00%    | 26  |
| Total          |           | 130 |

Q8 Are you concerned about vacant, abandoned, or foreclosed properties in Spokane?

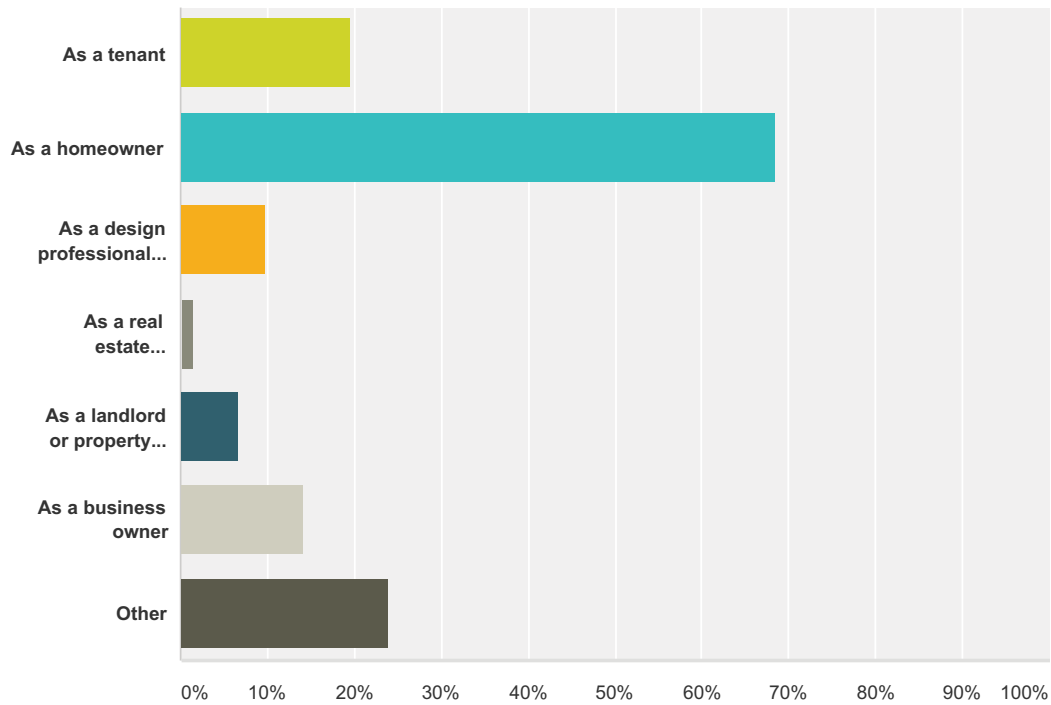
Answered: 135 Skipped: 1



| Answer Choices                     | Responses |     |
|------------------------------------|-----------|-----|
| No                                 | 27.41%    | 37  |
| Yes, please specify what locations | 72.59%    | 98  |
| Total                              |           | 135 |

### Q9 How do you experience infill development in Spokane? (choose all that apply)

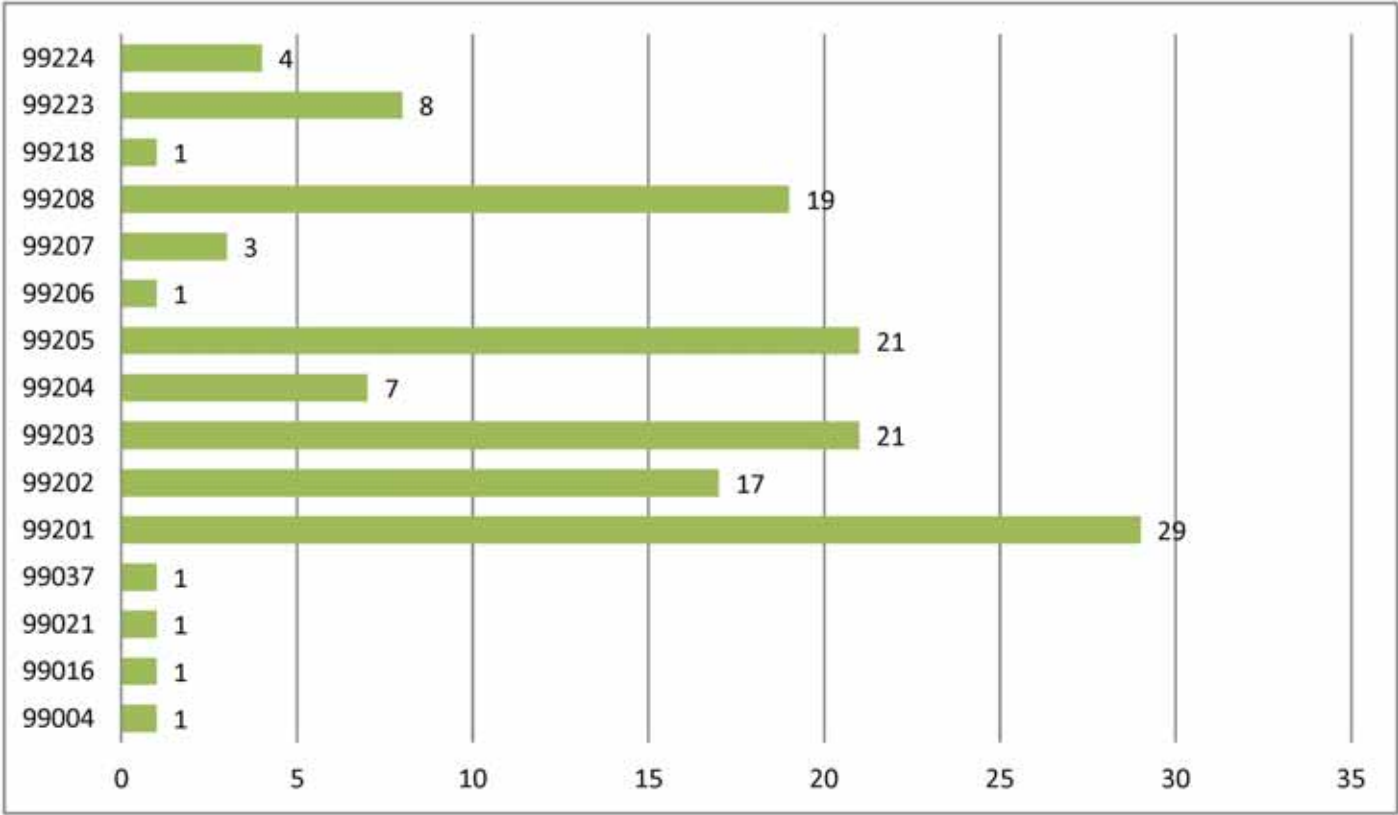
Answered: 133 Skipped: 3



| Answer Choices                                    | Responses |    |
|---|-----------|----|
| As a tenant                                       | 19.55%    | 26 |
| As a homeowner                                    | 68.42%    | 91 |
| As a design professional/developer/builder        | 9.77%     | 13 |
| As a real estate agent/broker                     | 1.50%     | 2  |
| As a landlord or property management professional | 6.77%     | 9  |
| As a business owner                               | 14.29%    | 19 |
| Other   | 24.06%    | 32 |
| Total Respondents: 133                            |           |    |

Q10 Please enter your home zip code

Answered: 135 Skipped: 1





**September 13, 2016**

## **Spokane Plan Commission Infill Development Steering Committee Recommendation Meeting Notes**

### **Steering Committee Members Present**

- Gail Prosser, Michael Cathcart, Mike Ekins, Greg Francis, Patrick Rooks, Darryl Reber, Evan Verduin, Kay Murano, Asher Ernst, Patricia Kienholz, Kitty Klitzke, Michael Baker

### **Others Present**

- Scott Kusel, Ian Robertson, Anne Betow, Dave Roberts, Stephen Hopkins, Marcella Bennett, Rhonda McLellan, Merle Gilliland

### **City of Spokane Staff Present**

- Omar Akkari, Nathan Gwinn, Melissa Owen, Lisa Key, Tami Palmquist

### **Draft Recommendations**

- The 24 draft recommendations from the draft report were reviewed in the context of the open house and online survey results, each item's lead agency if implemented, relevant public comments, and evaluation of high or low impact and feasibility. Four items were tabled for additional discussion:
  - Unit Lot Subdivision for New Development C-3
  - (Defer) Development Fees C-6
  - Design Standards C-2
  - Surface Parking Disincentives P-2
- Changes were made to the text of the recommendation section. A discussion about convening another meeting to discuss the changes occurred.
- The committee decided to have the draft changes sent to all stakeholder representatives who participated, to see if they could provide comments back in one week, and continue the recommendation meeting to the next week to review stakeholder comments and finish discussion of the four tabled items.

### **Public Comments**

- Dave Roberts, Spokane Housing Ventures
  - It is difficult to justify work on small infill projects, but with adequate incentives, non-profit multi-family housing
  - Multi-family tax exemption for "workforce" housing would give nonprofits a more effective tool to serve a population with substantial need. It is not typically used

now because lower-income affordable projects use another exemption under State law

- Support the financing solutions (P-10), which would be helpful to make use of low-income tax credits. Spokane Housing Ventures makes a big use of low-income tax credits, effectively competing statewide to obtain an allocation of credits (and now tax-exempt bonds) for a project. Identifying a site in a community revitalization area scores “points” that helps the application succeed
- Ian Robertson, Fuller Center
  - The City of Spokane’s Resolution 2016-0039 encourages tiny housing in the city of Spokane, and requests the infill housing task force and City staff to examine possibilities for tiny houses and present its findings and recommendations to the City Council by the end of 2016. The report should contain a section on tiny houses
  - Infill development should be considered for the whole city, not just the core
  - Consider the cost of homelessness on public agencies
- Marcella Bennett
  - Communication issues: Would like to have participated in open house and survey but did not receive notification, which suggests that the response captured was not a broad representation of the city, but rather limited input, that is now being given high consideration
  - Concern with access issues for the new cottage housing project North Five Mile Road; safety of all road users has been impacted by the site entrances
- Merle Gilliland
  - Construction of additional units over 20 years is positive
  - Infill projects hurt property values struggling to recover from 2008 recession
  - Parking reductions in Walnut Creek, CA, for projects near rapid transit caused traffic congestion because residents still drove cars
- Anne Betow
  - Missing partners at steering committee such as Catholic Charities, SNAP
  - Email notice of next meeting

## Next Steps

- Week of September 19, 2016 (Date TBD)      Continued Recommendation Meeting
- September 28, 2016, 2:00 PM                      City Plan Commission Workshop

September 22, 2016

## Spokane Plan Commission Infill Development Steering Committee Recommendation Meeting – Continued Notes

### Steering Committee Members Present

- Gail Prosser, Michael Cathcart, Mike Ekins, Greg Francis, Patrick Rooks, Darryl Reber, Evan Verduin, Kay Murano, Asher Ernst, Patricia Kienholz, Kitty Klitzke, Michael Baker

### Others Present

- Marcella Bennett, Merle Gilliland, Dick Hatterman

### City of Spokane Staff Present

- Omar Akkari, Nathan Gwinn, Melissa Owen, Lisa Key

### Public Comments

- Marcella Bennett
  - Noted several items as important to Five Mile development to learn from:
    - Good foresight in development pattern, preservation of character, due diligence in process and a better informed public.
- Merle Gilliland
  - Interested in how program would affect Five Mile area. Public notice of projects seen as a concern.  
*(Mr. Gilliland was directed to City public notice policies via email dated 9/27/2016.)*

### Review of Draft Goals and Evaluation

#### Additional Discussion on Draft Recommendations – Items Tabled on 9/13/2016

- Pedestrian improvements should include more than downtown improvements, should link to pedestrian master plan and target areas.
- Group concerned about need for paper and electronic versions of the Infill Opportunities Map zoomed in at the council district scale. Access at the neighborhood level is also very important.
- Would like a table that shows undeveloped acreage in each neighborhood. Disposition strategy/policy should also consider parks and school needs. Proposal that the school district goes out for the next bond that the school district looks at more dense schools and multi-story schools was tabled for another discussion.
- Committee is okay with changes to unit lot subdivision

- Committee is okay with keeping the recommendation about deferment of development fees with note from staff about looking at the current deferment for Traffic Impact Fees as an example.
- Updated Design Standards recommendation to state "Create a committee of knowledgeable stakeholders who would facilitate the exploration of form-based, point-based or other system of menu options..."
- Design Standards - Big picture is that the City/Council should set aside funds to hire a consultant to work holistically on all residential units from single family to multi-family and centers and corridors design standards
- Changed surface parking title to "Incentivizing Redevelopment of Existing Surface Parking and Underdeveloped Land."
- Stand-alone recommendation around increasing ability to increase ability of code enforcement and other possible solutions for code violations and degrading properties and unmaintained vacant land – need to look at proactive code enforcement (ONS, Community Assembly as partners) this would have a high impact and moderate feasibility.
- Recommendation that the committee check back in at the 6th month mark (from October 31).

### Next Steps

- |                               |   |
|-------------------------------|---|
| • September 28, 2016, 2:00 PM | City Plan Commission Workshop             |
| • October 12, 2016            | Plan Commission Hearing / Recommendations |
| • October 31, 2016            | City Council Hearing / Reading            |
| • April 2017 (Date TBD)       | Steering Committee Status Update          |



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October 6, 2016

TO: City Plan Commission  
FROM: Infill Development Project Team  
RE: Draft Findings, Conclusions and Recommendations for October 12, 2016, Public Hearing for the Infill Development Project

Enclosed in the Plan Commission's hearing packet for the infill project for October 12, you will find:

- 1) The draft Findings, Conclusions and Recommendations document, and
- 2) The Infill Development Steering Committee's Summary Report and Recommendation.

The draft Findings, Conclusions and Recommendations document acknowledges the ideas, discussed at the workshop on September 28, of first, whether recommend infill development to the City Council, and second, whether the recommendations from the Infill Development Steering Committee represent the available options the City has for promoting infill.

There is also a place for recommending particular items as top priority, such as the Multiple-Family Tax Exemption, on page 3 of that draft document. Additional items may be added to this paragraph if the Commissioners desire their inclusion as specific items to be tracked in this document.

**Spokane City Plan Commission  
Findings of Fact, Conclusions, and Recommendations  
Regarding Infill Development**

**A recommendation from the City Plan Commission to the City Council accepting the Infill Development Steering Committee's Summary Report and Recommendation as a guide for future programmatic and regulatory implementation measures.**

WHEREAS, The Plan Commission is charged to investigate and make recommendations to the City Council in relation to all matters pertaining to the living conditions of the City; the betterment of facilities for doing public and private business therein; the elimination of slums; the correction of unhealthful housing conditions; the proper laying out, platting, and naming of streets, squares, and public places, and the numbering of buildings and houses therein; the location, planning, and architectural designing of public buildings; and generally, all things tending to promote the health, convenience, safety, and well-being of the City's population, and to further its growth along consistent, comprehensive and permanent plans; and,

WHEREAS, The Plan Commission is further empowered to provide advice and make recommendation on broad planning goals and policies and on whichever plans for the physical development of the City that the City Council may request the Commission's advice by ordinance or resolution; and,

WHEREAS, The Commission shall provide opportunities for public participation in City planning by providing through its own broadly based membership an informed opinion to complement the work of the City's elected officials and administrative departments; soliciting public comment, when pertinent, on planning issues of City-wide importance or of a substantial community concern, and evaluating comments received; and securing the assistance of experts and others with knowledge or ideas to contribute to City planning; and,

WHEREAS, The City of Spokane's Infill Development Project is engaged in identification of issues regarding infill development and the development of strategies to overcome obstacles to such development; and,

WHEREAS, High-quality infill development can create positive economic impacts for communities; and,

WHEREAS, The communication objectives for the Infill Development Project are to examine a range of potential programs and regulatory changes that could be implemented to help describe today's development standards, increase public awareness of the infill mechanisms and products, engage in dialogue with stakeholders that results in productive recommendations to increase opportunities for development and new housing, develop an easy-to-follow report and recommendations for future action based on the project's findings, and monitor the effectiveness of infill development strategies developed through this process; and,

WHEREAS, The City hosted six focus group meetings, held between May and June 2016, for the purpose of soliciting community input on neighborhood specific and citywide interests, challenges and opportunities; and,



WHEREAS, Additional input was gathered through an open house, held August 30, 2016, through an online survey, and through individual presentations upon request to the Mayor's Housing Quality Task Force, to five neighborhood councils, and to working groups of the Downtown Spokane Partnership; and,

WHEREAS, The Summary Report and Recommendation were prepared by project staff in conjunction with the assigned steering committee, based on a review of existing conditions related to infill development, a review of relevant existing adopted policies and regulations, and input from stakeholders and the public at large; and,

WHEREAS, The Summary Report and Recommendation contains a series of strategies that the City of Spokane and others may pursue to further the Infill Development Project's objectives; and,

WHEREAS, It is recognized that additional legislative action with robust public engagement will be required for all strategies that involve changes to adopted policy and regulations of the City of Spokane and that such changes will need to be incorporated into subsequent work plans of the Plan Commission and/or considered in conjunction with ongoing or upcoming major planning efforts such as the Comprehensive Plan Update and update to the Downtown Spokane Plan; and,

WHEREAS, Appropriate notice of the Plan Commission hearing was published in the Spokesman Review on September 28, and October 5, 2016; and,

WHEREAS, the City Plan Commission held a public hearing on October 12, 2016 to obtain public comments on the proposed Summary Report and Recommendations; and,

WHEREAS, the Plan Commission has reviewed and considered all public testimony received prior to and during the public hearings.

NOW THEREFORE,

By a vote of \_\_\_\_ to \_\_\_\_, the Plan Commission does recommend that quality development should be enabled and promoted on vacant and underdeveloped lots and parcels in developed areas in a manner that:

- Provides a desirable mixture of affordable housing options to people of all income levels, and sustainably realizes density objectives;
- Is designed to maintain and encourage attractive neighborhood character;
- Is consistent with the City of Spokane Comprehensive Plan, as well as adopted neighborhood plans and subarea plans; and,
- Is consistent with existing neighborhood character, and/or the neighborhood character envisioned in adopted neighborhood plans; and,

FURTHER, The Plan Commission recommends to the City Council the acceptance of the Summary Report and Recommendation as a guide for future program development and potential regulatory implementation measures; and,

FURTHER, The Plan Commission recommends that all recommendations be advanced for implementation as the available options consisting of correlated components of the whole effort, while further internal and interdepartmental review will be required for identifying the scope, budget, and probable timeframes for each; and,

FURTHER, The Plan Commission recommends that the continuation of the Multiple-Family Tax Exemption is of paramount importance for nearest-term implementation as the program is reviewed by the City Council in 2017; and,

FURTHER, The Plan Commission recommends that after reviewing and accepting the Summary Report and Recommendation, the Commission and Council meet jointly to discuss the manner in which all the strategies recommended by the steering committee may be prioritized and implemented.

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**Dennis Dellwo, President  
Spokane Plan Commission  
October 12, 2016**