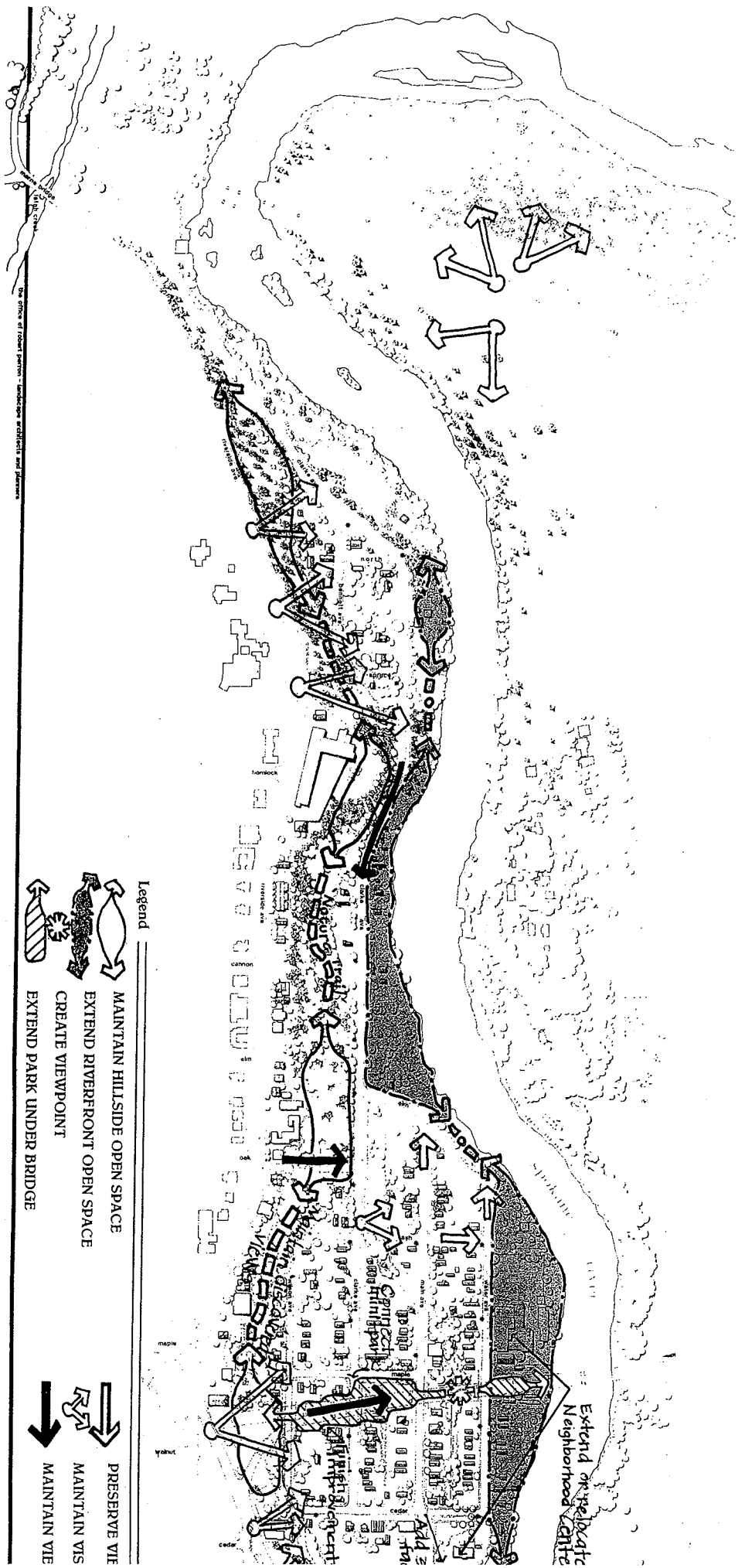









Fig. 16



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Legend

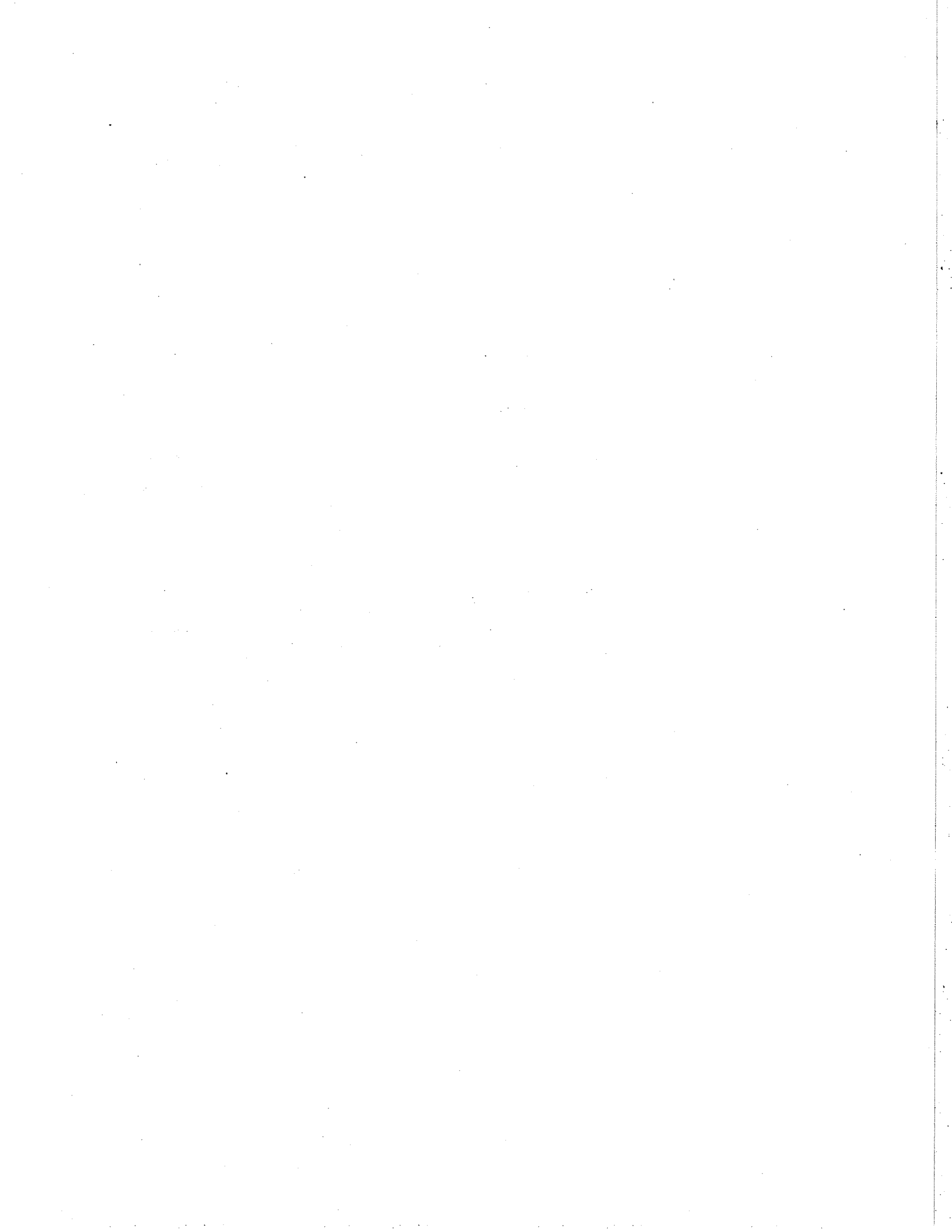
-  MAINTAIN HILLSIDE OPEN SPACE
-  EXTEND RIVERFRONT OPEN SPACE
-  CREATE VIEWPOINT
-  EXTEND PARK UNDER BRIDGE
-  PRESERVE VIEW
-  MAINTAIN VIS
-  MAINTAIN VIE

Extend or relocate Neighborhood Center

# HOUSING ELEMENT

- Overview
- Housing Preservation Policies
- New Housing Policies

Peaceful  
VALLEY



# Housing Element

## Overview

.....

The achievement of an adequate supply of sound, attractive housing is perhaps the most important goal of the Plan in the view of the neighborhood's residents.

No new housing units have been built in the neighborhood since the 1940's, and the major proportion of the existing housing stock was erected during the period 1904-1920. This relatively short interval of construction activity has had two consequences. First, the narrow construction "window" has been primarily responsible for the evident architectural unity of the neighborhood's structures, which contributes strongly to Peaceful Valley's present visual character. On the other hand, the age of these structures is a major factor in the deterioration which many of them exhibit today.

There has always been a wide range of housing types available within Peaceful Valley, and residents feel it is important to preserve the diversity of lifestyles that this variety encourages. Records show that the neighborhood's housing supply has always included single-family homes, duplexes, apartment buildings, cabin rows, and rooming houses. Today, two cabin rows and two apartment houses remain, and a handful of two-family and three-family dwellings; the remainder of the housing is single family.

Many vacant sites are available in the neighborhood which could accommodate a variety of dwelling types and which range in size from 5000 to more than 100,000 square feet. These sites vary not only in size but in topographical characteristics and current zoning classification; they present opportunities for in-fill development of a variety of new housing at various densities. Land acquisition costs, as is the case with housing prices and rents, remain low in comparison with those in other areas of the City, but these differentials appear to be narrowing.


Efforts to attain the neighborhood's housing goals will fall into two broad strategies: rehabilitating the existing housing stock to the maximum extent feasible, and encouraging the development of new housing, of a scale and style compatible with existing structures, on vacant sites and where existing buildings cannot be feasibly rehabilitated.

**GOAL:** *Provide sound, attractive housing of a wide range of types to accommodate the needs and desires of a diverse mixture of residents.*

## Housing Preservation Policies

.....

### HOUSING REHABILITATION

**43**  Encourage home rehabilitation through private investment and public rehabilitation program funds.

**Discussion:** Peaceful Valley's existing housing represents a resource, in terms of material and labor, which should not be wasted. It is also important because it establishes the character of the neighborhood through its scale, design, and use of materials. Efforts to rehabilitate



the neighborhood's existing housing stock have already begun, both through neighborhood participation in the City's Home Rehabilitation Program and by property owners working on their own, with visible results. These efforts should be supported and extended, with private lending institutions encouraged to participate.

- 44** ☺ Demonstrate the effectiveness of home rehabilitation in improving the quality of housing and the appearance of the neighborhood by designating project areas with a program emphasis on the exterior elements of structures which are highly visible to the community.

**Discussion:** Nearly all of the homes in the neighborhood need rehabilitation to some degree, but limitations of the financial resources to complete the work create a competitive situation. Eligible residents compete for limited public funds and, on a community scale, priorities are assigned to neighborhood appearance objectives including the appearance of homes. Some rehabilitation activity is desired which directly reinforces other design projects. For example, exterior rehab of homes along certain frontages, exposures or blocks is an appropriate complement to streetscape projects.

#### HOME OWNERSHIP:

- 45** ☹ Facilitate owner-occupancy of single-family dwellings to reduce conversions to multi-family use and deferred maintenance by non-resident owners.

**Discussion:** Records show that between 1929 and 1970 the number of single-family homes in Peaceful Valley declined from 324 to 178; even fewer exist today. A few of the losses were due to conversion of single-family structures to two-or-more family dwellings, about 20 were demolished to clear the right-of-way for the Maple Street Bridge, and the rest were lost to neglect, many after being purchased by non-resident owners convinced that "big things" were in store for Peaceful Valley and who merely desired a real estate foothold. Without a strong and growing core of owner-occupants concerned about the condition of their property and the appearance of their neighborhood, single-family housing could become a "thing of the past" in Peaceful Valley.

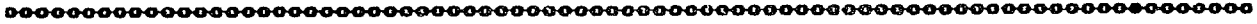
#### CODE ENFORCEMENT

- 46** ☐ Enforce local zoning, building and health codes to enhance the residential environment and, in particular, to maintain homes in good structural condition.

**Discussion:** In some cases, property deterioration in Peaceful Valley has been a direct result of, or closely related to, activities of owners or tenants which were in conflict with various local codes. For example, maintaining livestock, constructing "improvements" without building permits and in violation of building codes, using property for purposes prohibited by the City's Zoning Ordinance or the Health Code such as auto wrecking and storage, and the accumulation of rubbish and debris have all occurred. More diligent enforcement of the community's "quality of life" ordinances can contribute to the preservation of Peaceful Valley's housing resources.



## New Housing Policies



### PRIVATE CONSTRUCTION

- 47** ☞ Encourage new residential development by the private sector to provide increased living opportunities in the neighborhood.

**Discussion:** Despite the negative image widely believed to be associated with Peaceful Valley, neighborhood residents are well aware that there exists a strong demand for housing of good quality within the neighborhood. The Neighborhood Center receives many inquiries each month from people seeking housing of acceptable quality either to rent or purchase, as do the neighborhood's current residents. The present availability of such housing appears to be well below the demand. The neighborhood wishes to encourage owners of vacant property to develop it with new single-family and multi-family structures. These new developments should be integrated into the neighborhood through continuation of the scale and spacing of present development and through adoption of design features characteristic of the neighborhood's major building period. Such development would protect the neighborhood's uniqueness and the identity which makes it attractive to potential residents.



Fig. 17

*Single-Family Infill Housing*



NEW HOUSING FOR SPECIAL NEEDS

48 ☐ Provide housing for elderly and handicapped residents.

Discussion: According to 1980 U.S. Census figures, 22% of Peaceful Valley's population was over age 60. These residents live in Peaceful Valley because rents are affordable, the location is convenient, and because it is a quiet, residential area where they can keep pets and tend a garden. They contribute stability and enrich the life of the neighborhood. Most of the neighborhood's remaining substandard housing units, however, are occupied by residents from this group, and the neighborhood wishes to encourage new housing for the elderly and handicapped which avoids the appearance of a "project" development and which allows for the individuality of the resident. Small clusters of units, compatible in style and scale with surrounding structures, and with both private and communal outdoor spaces adjacent to each unit, are the most desired type.

49 ☐ Provide subsidized housing for low-income residents.

Discussion: While there is low-cost housing in Peaceful Valley, much of it is of poor quality and in need of thorough rehabilitation or replacement. The neighborhood encourages construction of some subsidized units as replacements for existing low-cost housing which cannot be rehabilitated or which is demolished for the proposed riverbank open space. Small-scale developments scattered throughout the neighborhood would be best means of meeting this need.





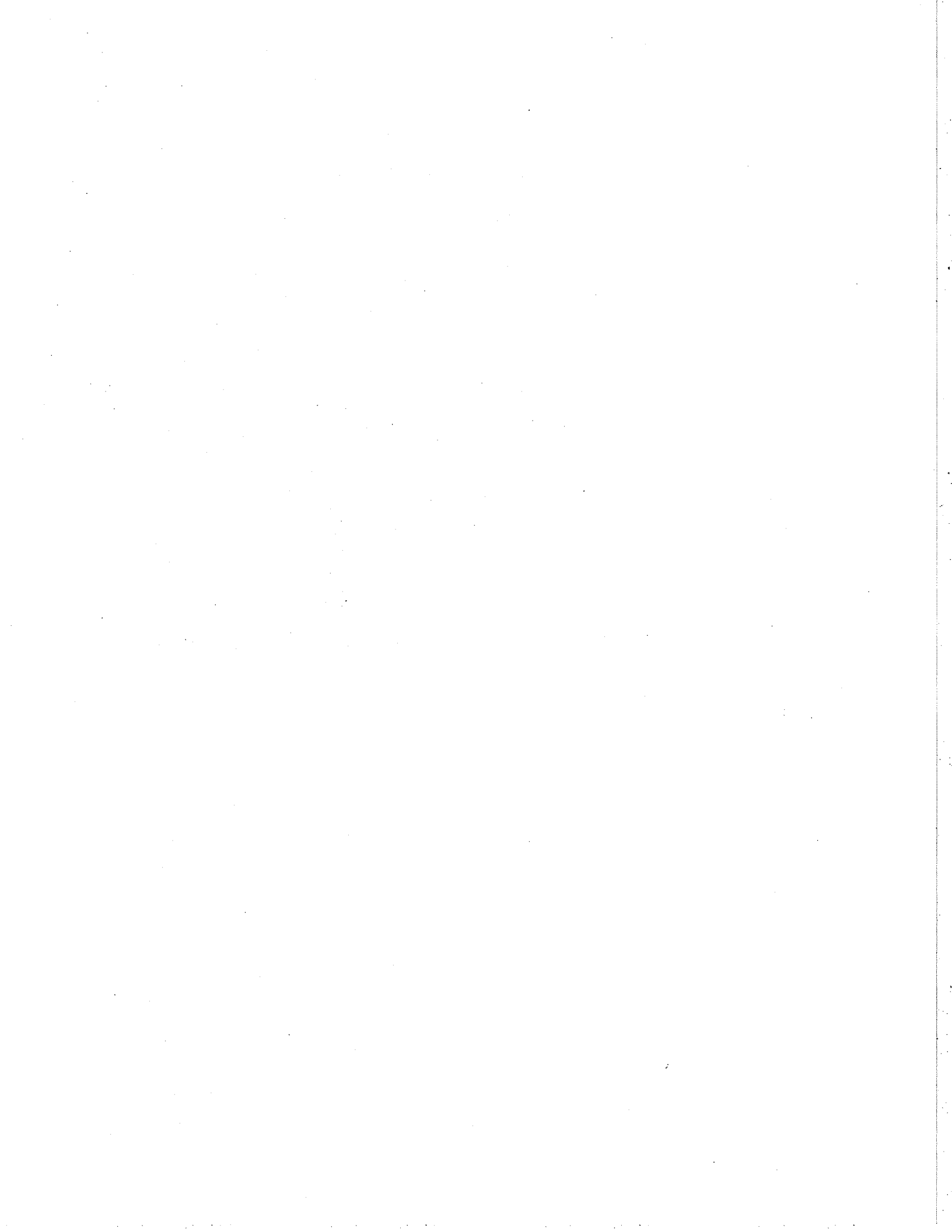


DESIGN ELEMENT

- Overview
- Neighborhood Identity
- Neighborhood Appearance
- Development Policies
- Master Plan Policies



Peaceful  
VALLEY



# Design Element

## Overview



☼ "Design — a visual composition . . . a reasoned purpose, intention . . . the invention and disposition of the forms, parts, or details of something according to a plan."

The American Heritage Dictionary, 1st Edition, 1969

The Design Element "composes" the physical development of the neighborhood to enhance human experience. It plans the functional relationship between land use, circulation, and community facilities to insure that these "parts" of urban development best serve neighborhood purposes. Typically, the desire is to organize these parts in the interests of health and safety, but factors of facility and convenience also influence the plan. The Design also promotes aesthetic quality . . . visual harmony, textural interest, and amenities which influence behavior and perceptions. Aesthetic quality is determined largely by sensory experience, influenced by individual psychology and past experience. In an urban environment, it is evaluated by sight, sound, smell, touch, and even on occasion, taste. In Peaceful Valley, the strongest impressions are "seen", and many Design policies pertain to the visual character of development, on both image and identity.

The integration of function and aesthetics is pursued in the sections on "Development Policies" and "Master Plan Policies". The development policies are site-specific and address the need for new development to occur with sensitivity to landforms, vegetation, surrounding properties, and the neighborhood context. The master plan policies pertain to the Neighborhood and Riverfront Master Plan maps which serve as area-wide guides to public and private development.

**GOAL:** *Encourage neighborhood development which exhibits the character of the neighborhood, harmonizes with its environment, and incorporates quality in building siting and design; promote the development of land use patterns, circulation and open space systems, and community facilities which are functionally integrated to best serve the neighborhood; and provide amenities which contribute to neighborhood quality.*



## Neighborhood Identity

.....

### NEIGHBORHOOD THEME:

- 50** ✻ Adopt a visual theme for development to enhance the neighborhood's identity as a geographically and historically unique area of the City.

**Discussion:** In order to strengthen the visual image of the neighborhood as a unique enclave within the City, the neighborhood wishes to adopt a "theme" or identity which would establish a framework to guide future design decisions for public and private improvements. A theme would serve to provide a sense of continuity with the past and between the smaller parts or units of the neighborhood. It should emphasize the basic design elements which have molded the visual character of the neighborhood since the late 1800's. The basis for such a theme would be the styles, scale, shapes, massing, spacing and character of existing structures - that of a turn-of-the-century, working class neighborhood.

- 51** 🏛 Establish an Historic District which includes the area of the neighborhood which is most characteristic of the architecture and development patterns of the neighborhood's early history.

**Discussion:**

A National Register of Historic Places nomination is being prepared to nominate Peaceful Valley to the Register as a district. The district proposed in the nomination is the central area, bounded generally by Wilson, Elm, Water (including the north frontages), and Cedar (including the east frontages). National Register designation allows certain properties in the neighborhood to use the historic rehabilitation tax incentives available in the Economic Recovery Tax Act of 1981. It has also been suggested that the district be placed on the Spokane Register of Historic Places. Local designation would provide for the participation of the City/County Historic Landmarks Commission in questions of design; it might also make residents eligible for low interest loans which may be offered through the Spokane Preservation Foundation in the future.

### NEIGHBORHOOD ENTRANCES

- 52** ✻ Enhance the neighborhood's identity as a distinct place with entry features which define the neighborhood boundaries and provide clues about the neighborhood's special character.


**Discussion:** The neighborhood recommends a vigorous effort to establish recognizable "entrances" to Peaceful Valley, primarily through use of landscaping, but also by construction of a wide sidewalk and viewpoint on the north side of Main Avenue, installation of ornamental street lights, and an entrance sign. Owners of property along Main Avenue hill should be encouraged to upgrade the appearance of the rear facades of their buildings and the rear of their property. Broken or boarded up windows, open garbage bins, and weedy parking lots do not make a positive contribution to the appearance of the neighborhood. The four buildings which abut the south sidewalk have architectural interest which should be emphasized and maintained.




.....

A more natural entry is recommended at the neighborhood's west end. The intersection of Clarke and Riverside should be redesigned to discourage traffic which is not destined for the neighborhood or High Bridge Park when improved. The desired improvements at this entry also include landscaping, lighting, and signage.

### OTHER CHARACTER FEATURES:

- 53**  Enhance the neighborhood streetscape with improvements that reinforce or complement the historic theme.

**Discussion:** Street furniture, signage, and ornamental street lights which follow the turn-of-the century architectural theme of the neighborhood are desired along streets within the proposed historic district. These improvements to the streetscape will function as visually unifying elements for this district, reinforcing the historic character of structures. Street trees and ornamental light standards are particularly effective in creating a sense of time and place as these features would help establish the neighborhood as a residential area with historic roots. Street trees and light standards can also provide "visual clues" to the proper route for through-traffic. Signage serves primarily as a direction and orientation device but can also reinforce historic character through appropriate design.

- 54**  Incorporate features into the design of traveled routes or public spaces which contribute to the neighborhood's identity as a distinct place.

**Discussion:** The design of improvements along public right-of-way and within public spaces should contribute to the neighborhood's identity by reflecting the natural characteristics of the riverfront environment or the historic qualities of the built neighborhood. Opportunities to add special design elements exist for pathway, sidewalk, street, and park improvements and include ornamental guardrails and handrails; surface treatments such as crushed rock, brick pavers, textured concrete and tile; unique play apparatus and picnic shelters; public art, etc. The application of these features or treatments should be consistent within similar settings and adjacent areas to unify the neighborhood.

## Neighborhood Appearance

.....

### PROPERTY MAINTENANCE:

- 55** ☞ Encourage property owners to restore and maintain residences in sound, attractive condition.

**Discussion:** Aside from the obvious benefit of extending the economic life of homes, rehabilitation and maintenance activities contribute to an attractive neighborhood appearance, reinforcing the positive image created by public streetscape improvements. Within the historic, central area, property owners should be encouraged to formulate rehabilitation plans in accordance with the Secretary of Interior's Standards for Rehabilitation, insuring consistent retention of historical character throughout the district.

- 56** ☞ Encourage residents to maintain attractive yards and enforce nuisance codes to prevent accumulation of litter and junk in yard areas visible to the general public.

**Discussion:** A "by-product" of some residents' "self-sufficient" lifestyle is the accumulation of materials in residential yards. These materials have value to their owners as building materials or "recyclables," but outside storage, particularly in front yards, is a blight on the neighborhood appearance. More active enforcement of health and nuisance codes is required where the problem is severe enough to affect the safety or welfare of the public. Less severe situations which are primarily "eyesores" should be addressed through a neighborhood effort of education, self-help, and peer-pressure.

### STREETSCAPE APPEARANCE:

- 57** ☞ Maintain attractive streetscapes to present a positive neighborhood image to non-residents and to provide a pleasant atmosphere for residents.

**Discussion:** Well-maintained planting strips with street trees are a primary contributor to attractive residential streetscapes. Many of the neighborhood streets already have trees planted in the planting strips. However, the Main/Clarke through route has not been heavily planted in this respect. It is recommended that several tree varieties of a similar size, form, texture, and color be planted along the vehicle through-route to make it visibly distinct from other neighborhood streets.


Throughout the neighborhood, there is evidence of residents' misuse of streets and public right-of-way for storing junk and inoperable cars. This problem is most apparent in deadends such as Ash between Main and Clarke and within the undeveloped Maple Street right-of-way. A one-time effort should be made at public expense to remove abandoned cars and other debris from streets and to notify residents of intent to more strictly enforce on-street parking limits on residential streets.



## Development Policies


.....

### BUILDING DESIGN:

- 58**  Develop new and remodel existing residential structures to achieve compatibility with the scale and style of the neighborhoods residential character.

**Discussion:** Residential construction should be compatible in height, bulk, and architecture with adjacent buildings. Improvements should be harmonious in materials, color, and design detail, particularly fenestration and roof form, with existing structures and exhibit the characteristic of 1900-1920's period Valley architecture. Building materials such as wood and brick are encouraged.


The City/County Landmarks Commission has developed general design standards for new construction within historic districts. All new within the "Central Area" construction should utilize these guidelines in building design and selection of materials.

- 59**  Commercial buildings should contribute and enhance the positive image of the neighborhood.


**Discussion:** Main Avenue is the primary entrance to the neighborhood and therefore critical in establishing "first impressions" to visitors. Neighborhood commercial development along Main should be oriented toward the street and provide pedestrian entrances directly from the street. Service entrances should be located to the rear or sides of new buildings, where possible. Building design should reflect the historic characteristics of existing development. Building height and bulk should be residential in scale - generally, three stories or less.

New commercial development along Riverside Avenue should reflect the character of the historic district. The City/County Landmarks Commission standards should be used as design guidelines.


### RELATIONSHIP OF BUILDINGS TO SITE:

- 60**  Minimize disturbance to existing landforms through sensitive site planning.


**Discussion:** Site topography should be utilized to enhance the appearance and utility of new site development. Building development along the south slope should conform to the landform. Site plans should emphasize cluster development enabling smaller grading areas that are more sensitive to existing topography. Cut and fill should be minimized.

- 61**  Maintain existing drainage patterns.


**Discussion:** On site drainage should be designed to encourage surface drainage which can be absorbed into the soil. Steeply sloped walks, driveways and parking areas should be avoided. Natural surface drainage patterns should be identified and preserved where possible.

62  Preserve existing vegetation.

**Discussion:** Buildings and other site improvements should be located to preserve existing trees. New plantings should be introduced to enhance existing vegetation, define outdoor spaces, define views and screen incompatible uses.


63  Maintain solar access to residential properties by insuring that building mass, height, and siting is sensitive to adjacent properties.

**Discussion:** Every effort should be made to maximize solar access in new building development. In the development of clusters of buildings, care should be taken to minimize solar blockage. Site plantings should be selected and located to minimize solar blockage in winter and provide cooling shade in summer. This policy is particularly applicable to more intensive development along the Valley wall and in the "Bennett's Bench" area.


64  Maintain views to the riverfront area from single-family homes in the "Bennett's Bench" area.

**Discussion:** Housing in the "Bennett's Bench" area is exclusively single-family homes, characteristic of the predominate housing type in the neighborhood. Average parcel size in this area is considerably larger than the "Central Area" and the several large undeveloped properties contribute to an "open" environment and good views of the river valley. Development of multi-family housing as suggested in the Land Use Element should not unduely restrict these existing views.


**RELATIONSHIP OF BUILDINGS TO SURROUNDINGS:**

65  New development should maintain continuity with the neighborhood.

**Discussion:** Site development should be planned to provide a pleasing transition from the development to the street and to adjoining properties. The existing streetscape should be enhanced by the incorporation of parking strips, street trees and new sidewalks.

66  New development should conform to the scale and pattern of the existing neighborhood.

**Discussion:** Building development should be clustered in small complexes consistent with the low rise and small scale of the existing residential neighborhood.

67  Extend the character of the wooded hillsides into building development.

**Discussion:** The wooded hillsides that surround and define the Valley give scale to building improvements. New site development should incorporate corridors of landscaping which visually tie to the existing open space system.







## Master Plan Policies

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### NEIGHBORHOOD MASTER PLAN:

- 68**  Utilize the Neighborhood Master Plan as a guide to decisions regarding public and private development.

**Discussion:** The Master Plan is a graphic interpretation of the design plan policies. It depicts the integral relationships between the component elements of the design plan. These relationships may not be as apparent in the policy statements as they are in a graphic presentation of the plan elements. However, the policy statements provide the intent and detail of the plan and should be referred to for additional guidance. The site-specific details of the Master Plan depict an application of the policies to the neighborhood situation. These details are representative and do not necessarily indicate the best solution or only workable design. The Master Plan is a model for development, but flexibility in execution, project by project, is inherent. The Master Plan, as a development guide, applies to public and private projects.

- 69**  Give priority to those Master Plan elements which will be most visible to non-resident visitors and will be most likely to contribute to a positive image of the neighborhood.

**Discussion:** To confront the neighborhood's image problem, residents desire that those elements of the Master Plan which are most visible to visitors or through-traffic are given first priority for implementation. The intent is to create a "big splash" of overall physical improvement and improved appearance.

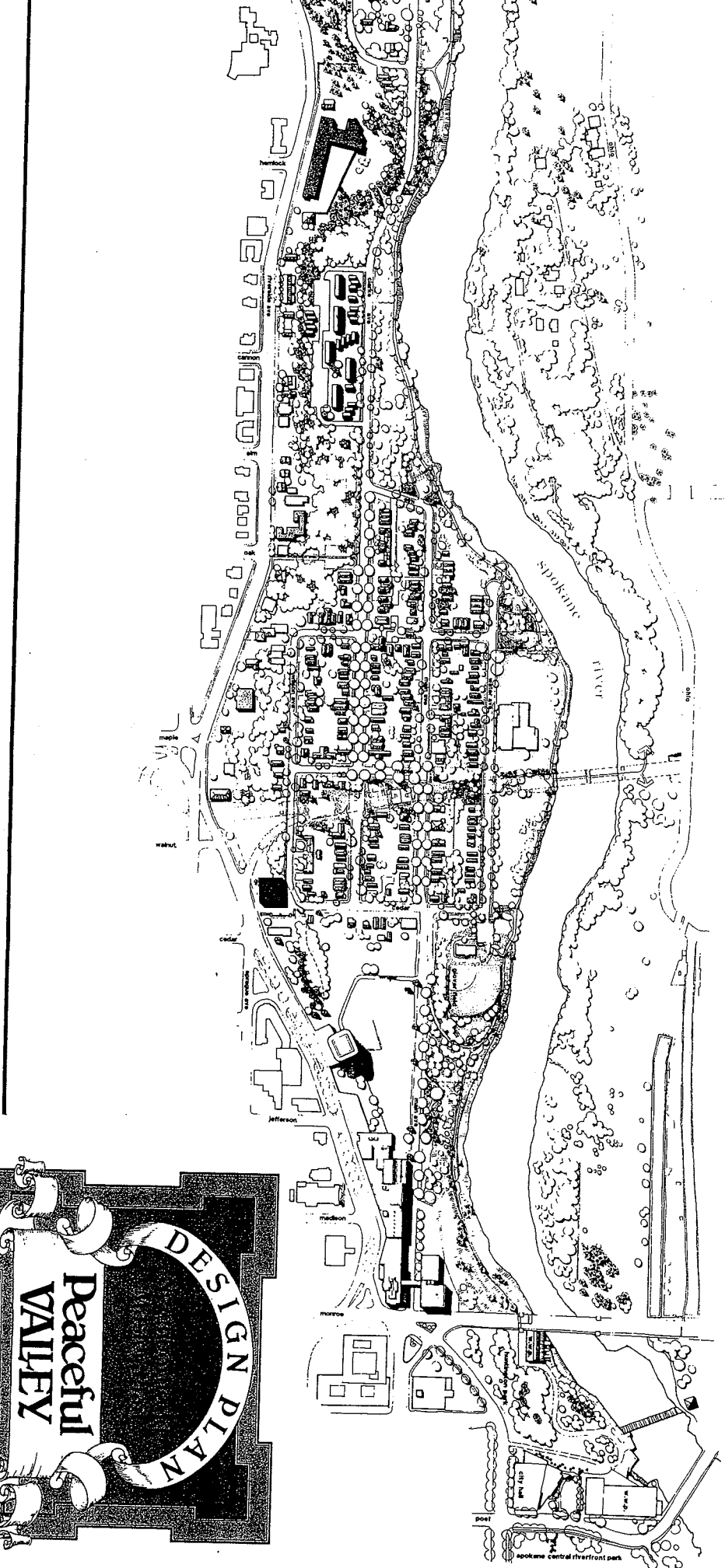
The initial emphasis should focus on improvements along the Main-Maple-Clarke through-route. Neighborhood identity features, improvements to streets and streetscapes, property maintenance and home rehabilitation are the primary projects along this corridor. Subsequent efforts should extend these improvements to the rest of the neighborhood.

### NEIGHBORHOOD MASTER PLAN

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(See Page 65)





**DESIGN PLAN**  
**Peaceful VALLEY**

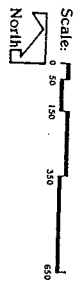
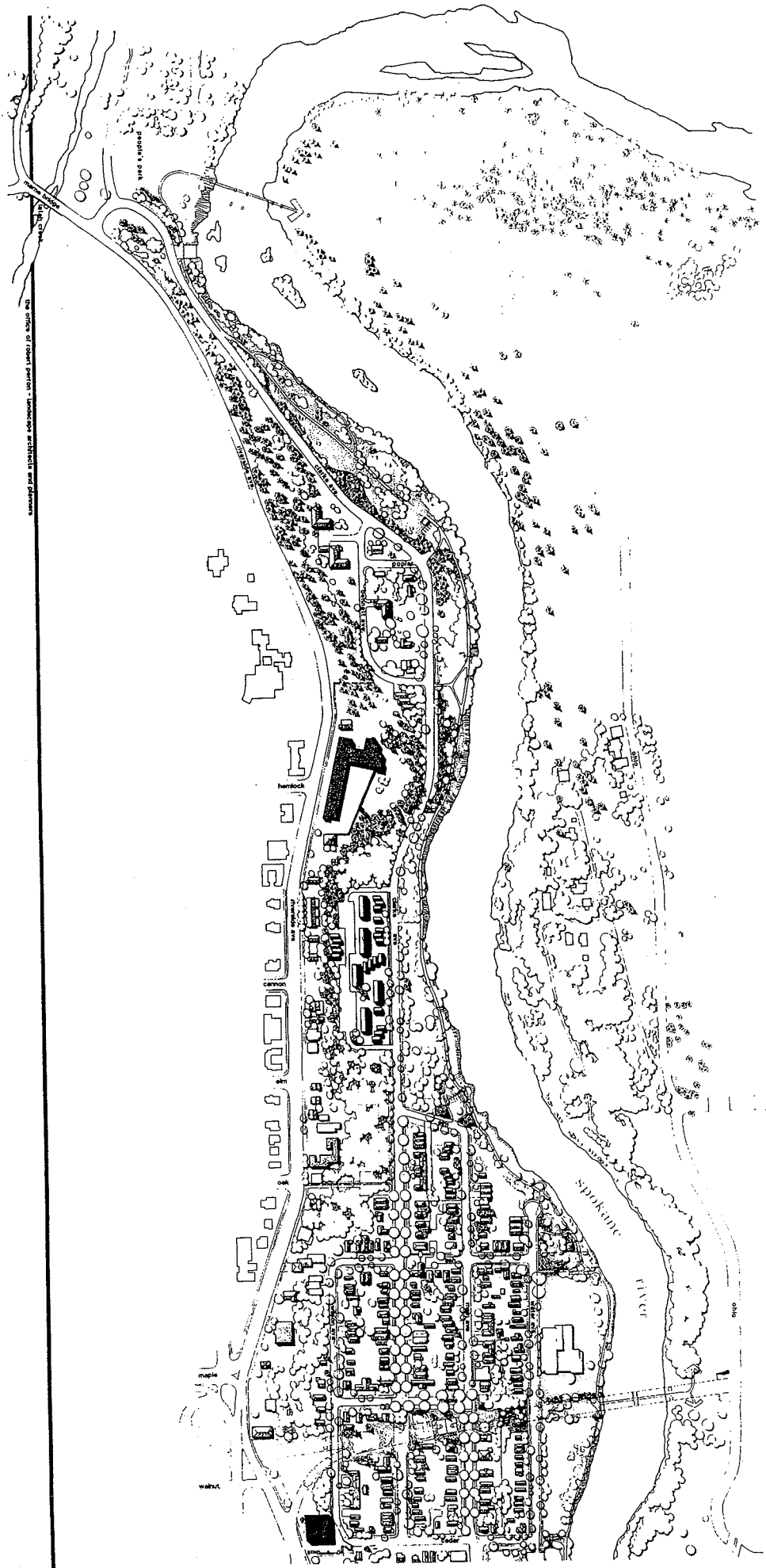


Fig. 18 65



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## RIVERFRONT MASTER PLAN:

- 70** ☒ Encourage adoption of the Peaceful Valley Riverfront Master Plan by the City Park Board as a preliminary design of long-term public improvement along this river frontage. (See Fig. 19, p. 67)

**Discussion:** A conceptual design of the riverfront, for the full extent of the river's course through the City, is presented in the 1975 Riverfront Development Program. The scope of this project precluded design in great detail . . . many of the design elements are only evident from a reading of the accompanying program narrative.

The Peaceful Valley Riverfront Master Plan presents a preliminary design of improvements and an outline of project elements by riverfront segment. The Riverfront Master Plan was prepared by the designer of Riverfront Park and exhibits the same design sensitivity that has made the downtown park a place of community pride. The Master Plan should be adopted by the Park Board to function as the guide to implementation of the Peaceful Valley portion of the Riverfront Development Program.

- 71** ☒ Emphasize those riverfront improvements, in the short term, which provide the greatest benefit to the neighborhood.

**Discussion:** Improvements along the riverfront which directly serve the neighborhood will also contribute to revitalization of the neighborhood's interior. Neighborhood priority project areas are the unimproved open space immediately west of the casket company, the unimproved bridge right-of-way north of Water Avenue, and Glover Field.

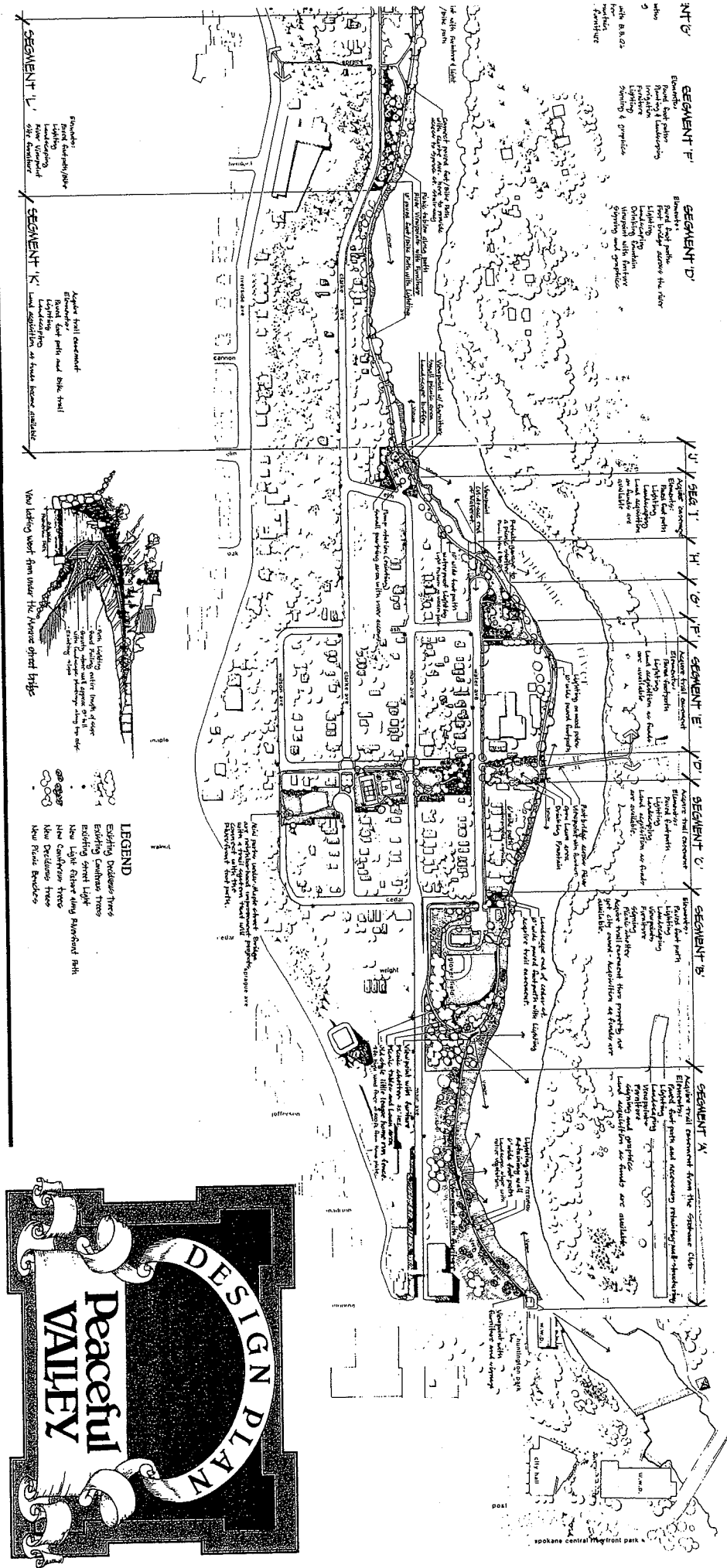
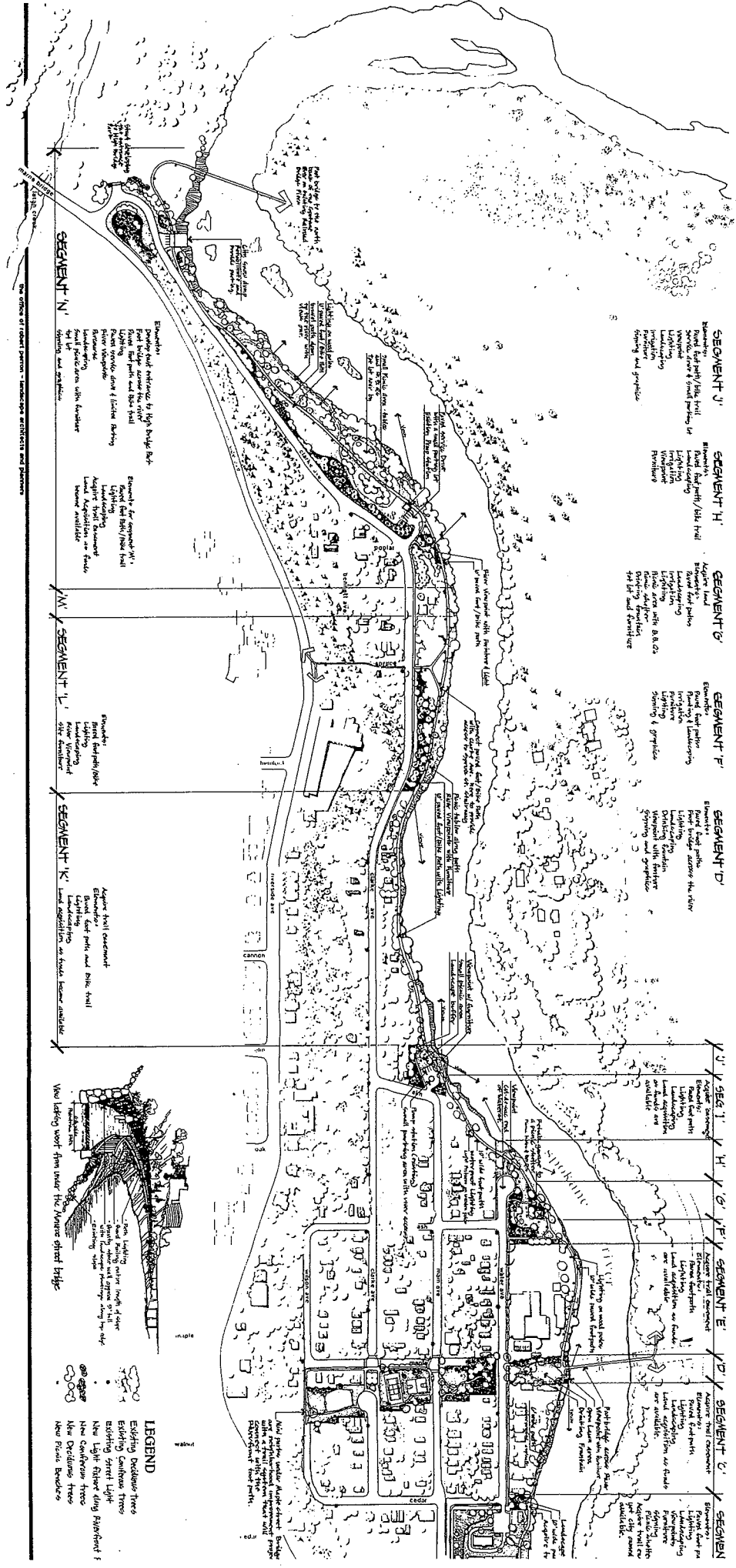


Fig. 19



**SEGMENT J**  
 Examples:  
 Plant bed park/ walk trail  
 Promenade  
 Landscaping  
 Lighting  
 Fountains  
 Seating and graphics

**SEGMENT H**  
 Examples:  
 Plant bed park/ walk trail  
 Promenade  
 Landscaping  
 Lighting  
 Fountains  
 Seating and graphics

**SEGMENT G**  
 Examples:  
 Plant bed park/ walk trail  
 Promenade  
 Landscaping  
 Lighting  
 Fountains  
 Seating and graphics

**SEGMENT F**  
 Examples:  
 Plant bed park/ walk trail  
 Promenade  
 Landscaping  
 Lighting  
 Fountains  
 Seating and graphics

**SEGMENT D**  
 Examples:  
 Plant bed park/ walk trail  
 Promenade  
 Landscaping  
 Lighting  
 Fountains  
 Seating and graphics

**SEGMENT I**  
 Examples:  
 Plant bed park/ walk trail  
 Promenade  
 Landscaping  
 Lighting  
 Fountains  
 Seating and graphics

**SEGMENT E**  
 Examples:  
 Plant bed park/ walk trail  
 Promenade  
 Landscaping  
 Lighting  
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 Seating and graphics

**SEGMENT C**  
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 Seating and graphics

**SEGMENT B**  
 Examples:  
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 Promenade  
 Landscaping  
 Lighting  
 Fountains  
 Seating and graphics

**SEGMENT N**  
 Examples:  
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 Seating and graphics

**SEGMENT L**  
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 Landscaping  
 Lighting  
 Fountains  
 Seating and graphics

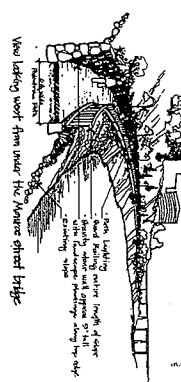
**SEGMENT K**  
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 Landscaping  
 Lighting  
 Fountains  
 Seating and graphics

**SEGMENT M**  
 Examples:  
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 Seating and graphics

**SEGMENT O**  
 Examples:  
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 Seating and graphics

**SEGMENT P**  
 Examples:  
 Plant bed park/ walk trail  
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 Lighting  
 Fountains  
 Seating and graphics

**LEGEND**  
 Existing Deciduous Trees  
 Existing Coniferous Trees  
 Existing Street Light  
 New Light Fibers along Promenade  
 New Coniferous Trees  
 New Deciduous Trees  
 New Plant Bedrock



Examples:  
 Plant bed park/ walk trail  
 Promenade  
 Landscaping  
 Lighting  
 Fountains  
 Seating and graphics

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 Plant bed park/ walk trail  
 Promenade  
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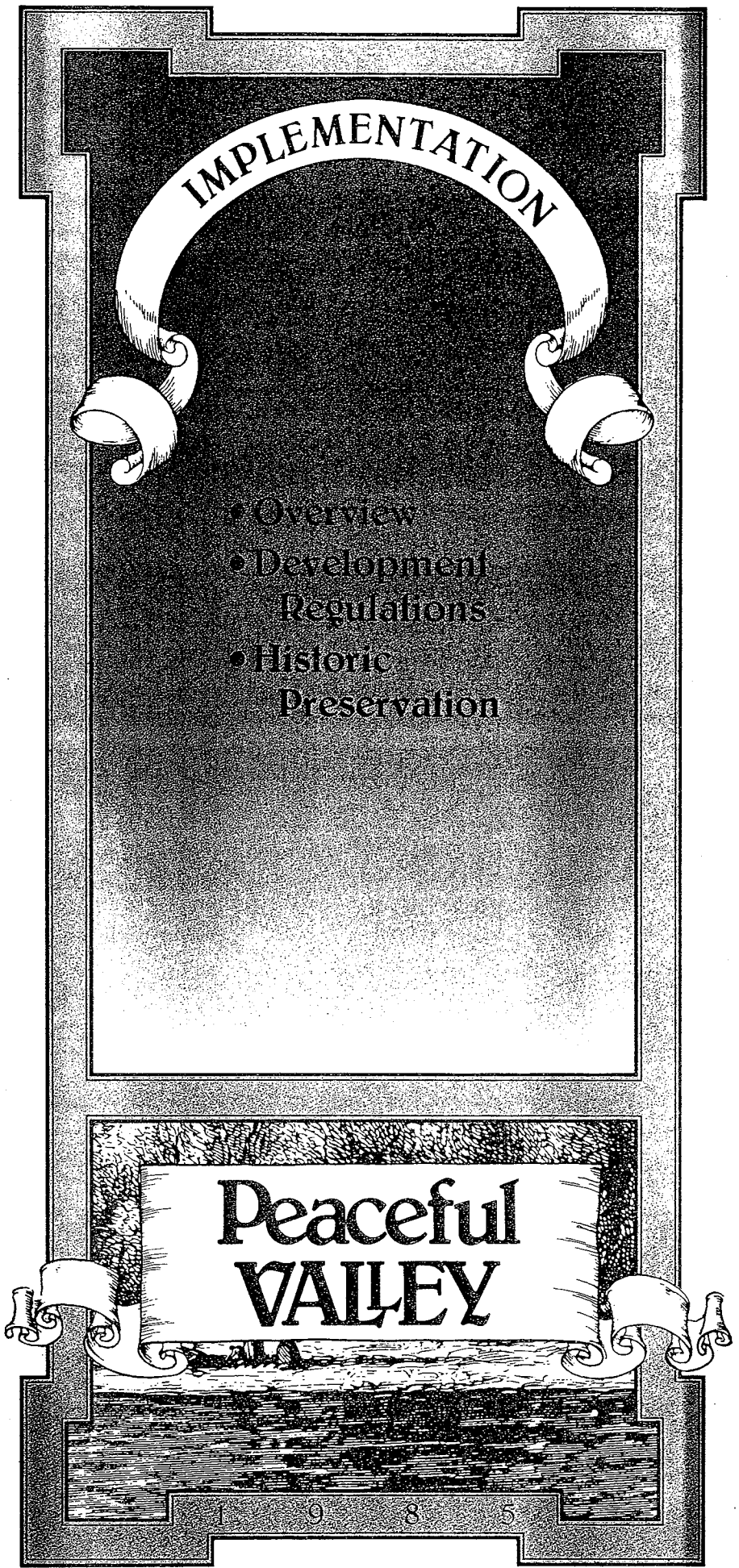
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Examples:  
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 Fountains  
 Seating and graphics

# IMPLEMENTATION

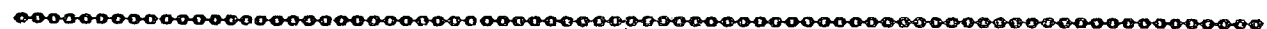
- Overview
- Development  
Regulations
- Historic  
Preservation

## Peaceful VALLEY



# Implementation

## Overview



"Implementation" is, simply, the activity necessary to achieve the planned revitalization of Peaceful Valley. A common strategy is utilized: public activity to direct and support private development. This chapter outlines public direction through development regulation and historic preservation and public support through an ambitious capital improvement program.

Implementation priorities are selected to make significant short-term visual changes in the neighborhood . . . to create a "big splash" impact to change the neighborhood's image. Long-term measures are programmed to contribute to neighborhood improvement, adding more subtle and diverse elements to attain a quality residential environment.

Some implementation activities identified in the policy section, such as neighborhood clean-up and nuisance enforcement, are not further detailed in this chapter. These are activities which are best pursued through neighborhood organization and will require specific work programs developed by the organizing group. Omission here does not indicate less importance to the revitalization effort.

Neighborhood revitalization is a complex task. An array of non-physical factors, including socio-economic conditions, perceptions and attitudes, and politics, is involved. Commitment to the task is key, and the responsibility is shared equally by the City and the Neighborhood. Expectations should be moderated by the magnitude of the desired change, and progress should be monitored over years or decades rather than weeks or months.

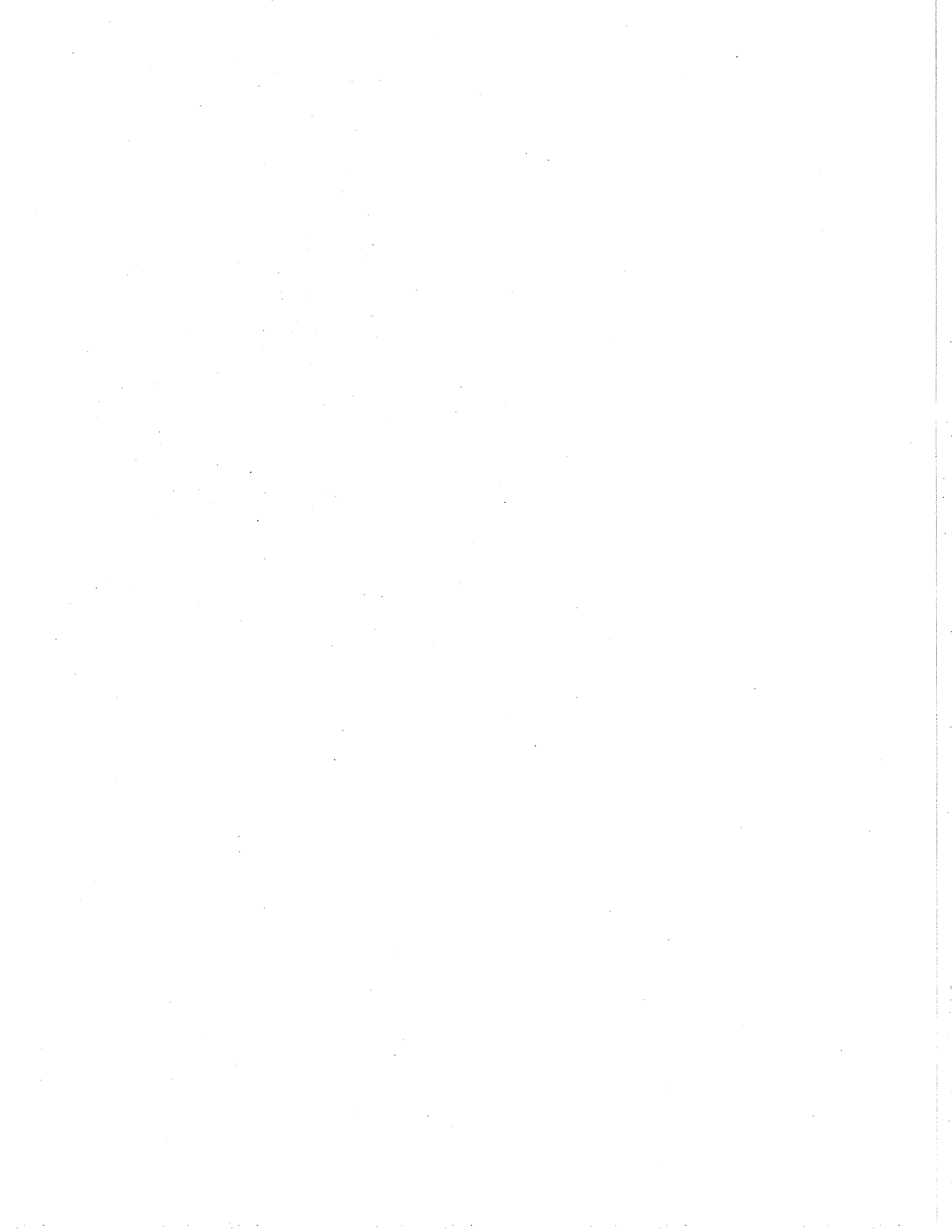




DEVELOPMENT REGULATIONS

- Overview
- Zoning
- Shoreline Use Regulations
- Environmental Policy Ordinance
- Floodplain Regulations

Peaceful  
VALLEY



# Development Regulations

## Overview

.....

The Peaceful Valley Neighborhood is a special development environment. It exhibits a distinct historic character, is situated within a unique geographic setting, and lies at the west edge of the Central Business District core area. These factors, detailed in the design plan text, support the Neighborhood's designation as a "Design Area" (Appendix "H") and also require a special approach to regulating development to ensure that the goals of the design plan are realized.

The Zoning Ordinance is the principal regulatory mechanism, providing the underlying framework for controlling land use, density, intensity and site development. The zone designations applied to Peaceful Valley - the "underlying" zoning - reflect the general intent of the Land Use and Design elements of the design plan as they relate to private development. Concurrent with the Neighborhood's designation as a Design Area, a special set of development regulations overlays the underlying zoning. These "overlay" regulations are required to address the development conditions that apply uniquely to the Neighborhood. These provisions supplement the "underlying" zoning, applying in-lieu-of the standard zoning regulations where there is a conflict, and adding additional specificity to zoning where the underlying zone category contains insufficient control to meet the design plans's objectives. In some cases, the overlay regulations may impose development limitations beyond those stated in the underlying zone designation, while in others, the "overlay" may provide relief from regulations or flexibility in site development to respond to development constraints inherent to the Neighborhood's situation. The "overlay" development regulations are contained in the "Land Use Element" (policies 1-5, pp. 27 to 32) of the Peaceful Valley Design Plan, presented in detail in the discussion paragraphs which elaborate the intent and application of each policy. This overlay approach establishes the total Design Area as an "overlay district", where both the underlying zoning and supplemental overlay regulations function to control development.

Flexibility in regulation to accommodate innovative and meritorious design is provided by "Plans-In-Lieu" and "Zoning Agreements" in the Zoning Ordinance. A project review mechanism, "Project Compliance", is also utilized to ensure that the Plan's detailed design, as well as general intent, is realized.

Development proposals in Peaceful Valley may also come under the purview of City plans and ordinances adopted to pursue other public special purpose goals. The area of the Neighborhood east of the Maple Street Bridge has a geographic and functional relationship to the Central Business District and is included as a planning element of the Central Business District Plan (1978). The entire Neighborhood also lies within the "Central Falls Design" element of the Riverfront Development Program (1975) and is a part of the Riverfront Conservation District established by the Program. While no special ordinances have been adopted to implement the land use and design objectives within this district, the 1976 Shoreline Master Program is based largely on the Riverfront Plan, and the Shoreline Use Regulations regulate development within 200 feet of the River's edge within the Conservation District. State Environmental Policy Act



.....

(SEPA) regulations may also apply to development proposals to avoid adverse environmental impacts. The Ordinance provides specific local application of the environmental review and evaluation procedures prescribed in SEPA. Flood plain regulations have been adopted by the City to ensure safe development on lands subject to flooding.

The following sections provide a guide for policy-makers, administrators, residents, and developers to understand these regulatory mechanisms and provisions in detail. Rather than duplicate regulations contained in other plans and ordinances, the relevant source documents are referenced. While this guide is comprehensive in the areas of land use and design, it does not identify every ordinance or code affecting development. It is still incumbent on property owners and developers to adhere to permit procedures established by the City for building permits, certificates of occupancy, etc. Contact with staff personnel of the respective City departments will be of benefit prior to preparing development plans.

## **Zoning**

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### **UNDERLYING ZONING/OVERLAY REGULATIONS**

The underlying zoning regulations for Peaceful Valley are established by the Comprehensive Zoning Ordinance (No. 15434). The underlying zone districts are indicated in Figure 20 (p. 74) and on Figure 21 (p. 75). The overlay development regulations are contained in the "Land Use Element" (policies 1 through 5, pp. 27 to 32) of the Peaceful Valley Design Plan and apply to the underlying zone as indicated in Figures 20 and 21, pursuant to Sec. 310.10 of the Zoning Ordinance. Where there is any conflict between the provisions of the underlying zoning and the overlay regulations, the overlay regulations shall supercede the underlying zoning.

Development proposals within the Peaceful Valley Design Area shall be subject to review for "Project Compliance," pursuant to Sec. 310.25 of the Zoning Ordinance (see following section, "Project Compliance").

Figures 20 and 21 are provided only for reference, information and convenience. For official information, see the Official Zoning Map, City Zoning Department, Room 250, City Hall.

### **PROJECT COMPLIANCE (SEC. 310.25 OF THE ZONING ORDINANCE)**

Within the Peaceful Valley Design Area, applications for development permits for building construction, including free-standing accessory structures, site improvements, or remodeling which alters the use or external appearance of the building or site, shall be reviewed by the Planning Director to determine if the proposal complies with the implementing development regulations of the Design Plan, except that construction of structures appurtenant to the main building, such as fences, chimneys and decks, and normal maintenance and repair of existing structures shall be excluded from this requirement. No building permit or certificate of occupancy shall be issued for projects which require review for compliance until the Planning Director has issued a written determination

.....

to the Director of Property Development Services that the proposal is in substantial compliance with the development regulations of the Plan for the Design Area or unless the Planning Director has not replied within the time limit specified below. If the proposal is not in compliance with the development regulations of the Plan, the Planning Director shall issue a negative determination which identifies elements of the development proposal which do not comply.

All rezonings, special permits, zoning agreements, plans-in-lieu, variances, plat approvals and planned unit developments within the Design Area shall aim toward achieving the spirit, intent and objectives of the Design Plan. No application for any of the above-mentioned approvals shall be scheduled for hearing until the Planning Director issues a written determination that the proposal is in substantial compliance with the Design Plan or unless the Planning Director has not made a determination within the time limit described below. Any proposal not in compliance may be submitted to the Plan Commission for consideration of a Plan amendment under Ordinance C27220.

The Planning Director may refer development proposals to the Urban Design Committee for an advisory report of "Project Compliance" due to the complexity of the proposal or the potential magnitude of the impact the project could have on the Design Area.

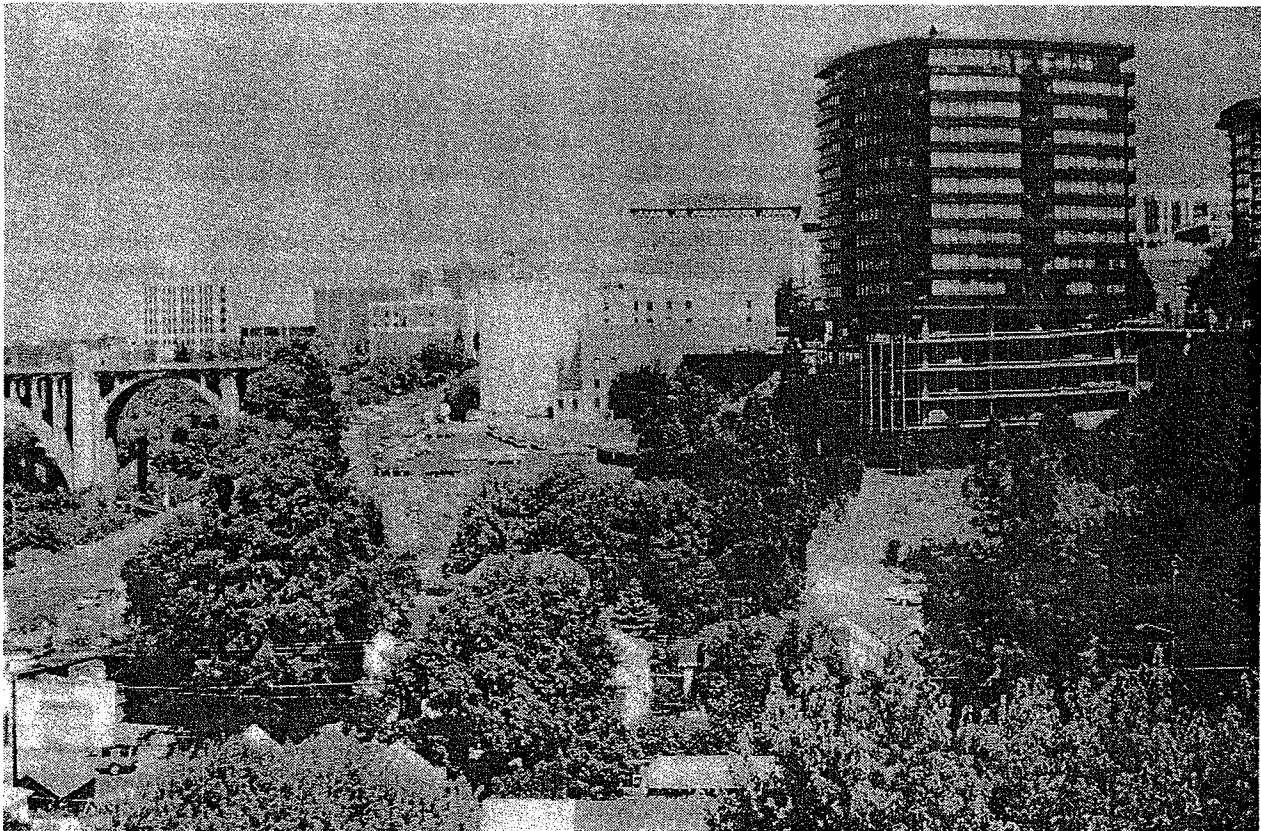
The Planning Director shall make a determination of project compliance within seven days after receipt of the essential development plans from the Director of Property Development Services or essential information on the applications for rezones and other above-mentioned approvals from the Zoning Director, except that this time period may be extended by mutual agreement of the applicant and the Planning Director. Appeal of "Project Compliance" determination issued by the Planning Director shall be made to the City Plan Commission in accordance with Section 440.40 of the Zoning Ordinance.

#### **ZONING AGREEMENTS AND PLANS-IN-LIEU (SEC. 325.10 OF THE ZONING ORDINANCE)**

In any zone in the Peaceful Valley Design Area, the Zoning Board may accept and prescribe conditions by development plans and written agreement governing the use of specific property, where such conditions are in the best public interest and necessary to assure compatibility of land uses or orderly planned development of specified arrangement and type. Plans and agreements for such development may be proposed and filed by the owners of the property in the development and may include (but shall not be limited to) provisions for site layout, traffic movement, exterior building appearance, signs, landscaping, building setbacks, height, lot area requirements, provisions for additional street and utility improvements necessitated by the proposed development, appropriate time limits for accomplishments, performance bond, and the specification of types of uses, provided such uses are permitted uses in the zone where located. Except where the Design Plan specifically prohibits a density bonus, density of residential dwelling units in the development, considered by the Board to be innovative residential development, may be allowed up to 30% above the density allowed in the underlying zone in which the "L" suffix is added or in PUDs and plans-in-lieu. All proposals for density bonuses shall be subject to criteria in Section 330.65, paragraph 3, of the Zoning Ordinance.

When a development proposal is consistent with the Comprehensive Plan and is of appropriate character so as to maintain fully or advance the intent of this Ordinance and the quality of development, the Zoning Board may, after public hearing, accept said planned development and conditions by written agreement in lieu of compliance with one or more of the regulations in the underlying zone where located. Such plans-in-lieu of compliance are to provide a more desirable development without being unduly detrimental to surrounding properties and with more benefit than would be obtained by full compliance with the regulations. Before approving a plan-in-lieu on property located in a Design Area, the Zoning Board shall request and consider an advisory report from the Urban Design Committee on the merits of the proposed development design and its achievement of Design Plan objectives. Such plans when approved by the zoning agreement will be considered as "plans-in-lieu" of compliance with zoning regulations and not as hardship variances.

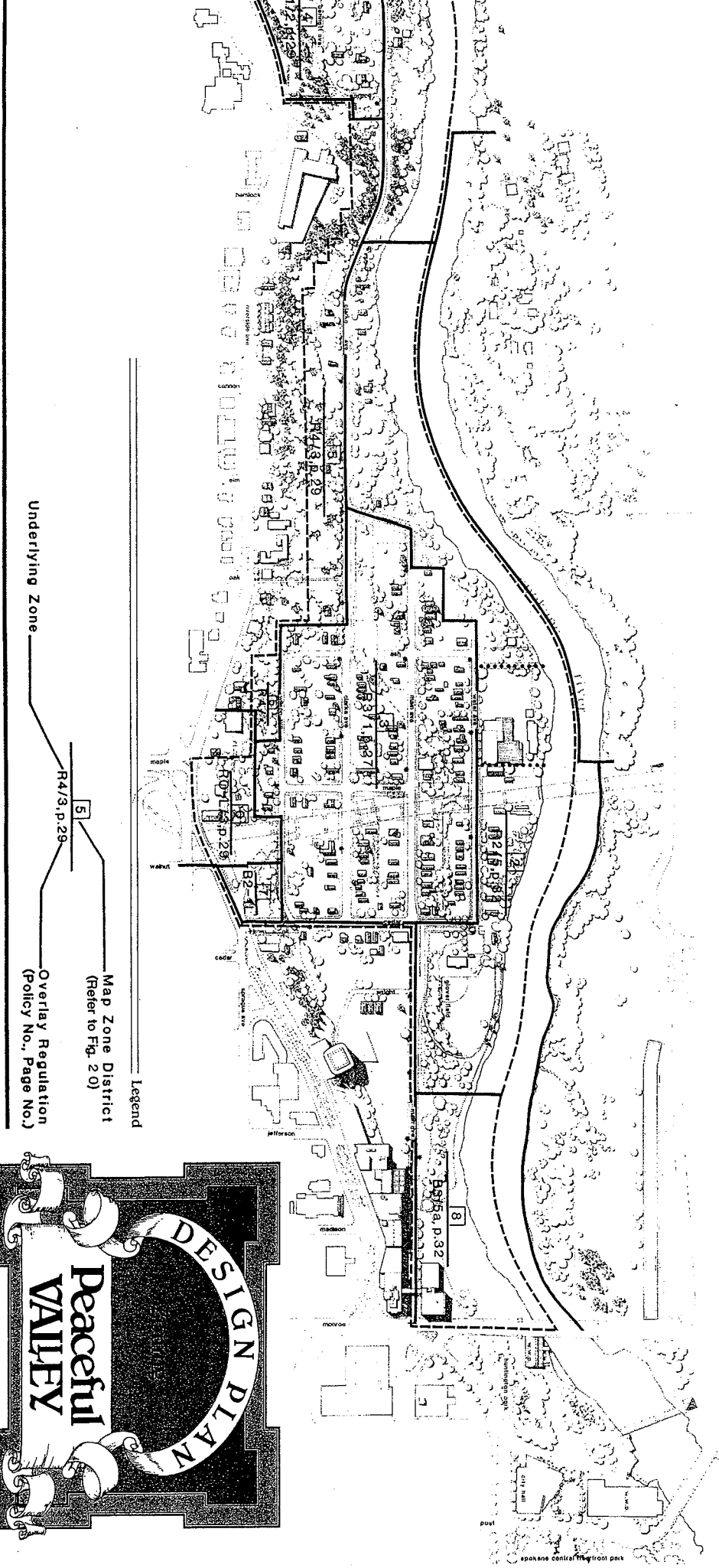
Zoning agreements and plans-in-lieu shall be notarized and recorded with the County Auditor and filed with the City's Property Development Services, Planning and Zoning Departments and shall be a Binding Site Plan for the development.





MAP ZONE DISTRICT	UNDERLYING ZONE	OVERLAYING REGULATIONS
1 Area generally between Clarke and the River and between Riverside and the River at the West End	"R1" - Sec. 120	(See policy 26, p. 46, for River-front property acquisition.)
2 Area generally between the River and Main/Water/Elm/Clarke, from Jefferson extended to Chestnut extended	"R2" - Sec. 130	(See policy 4, p. 30, for potential neighborhood business use.)
3 Area bounded generally by Cedar, Water, Wilson, and Elm (including selected frontages)	"R3" - Sec. 135	Policy 1, p. 27
4 Area generally between Riverside and Clarke, from Spruce west to City-owned property	"R1" - Sec. 135	Policy 2, p. 29
5 Area generally between Riverside and Wilson/Clarke from Spruce St. to Maple St.	"R4" - Sec. 140	Policy 3, p. 29
6 Riverside Ave. frontage properties between Maple and Walnut	"R0-L" - Sec. 142 Sec. 210.15	Policy 3, p. 29
7 Riverside Ave. frontage properties between Walnut and Cedar	"B2-1L" - Sec. 150 Sec. 210.15	Policy 5a, p. 32
8 Area generally between Riverside and the River from Jefferson to Monroe	"B3" - Sec. 155	Policy 5, p. 31





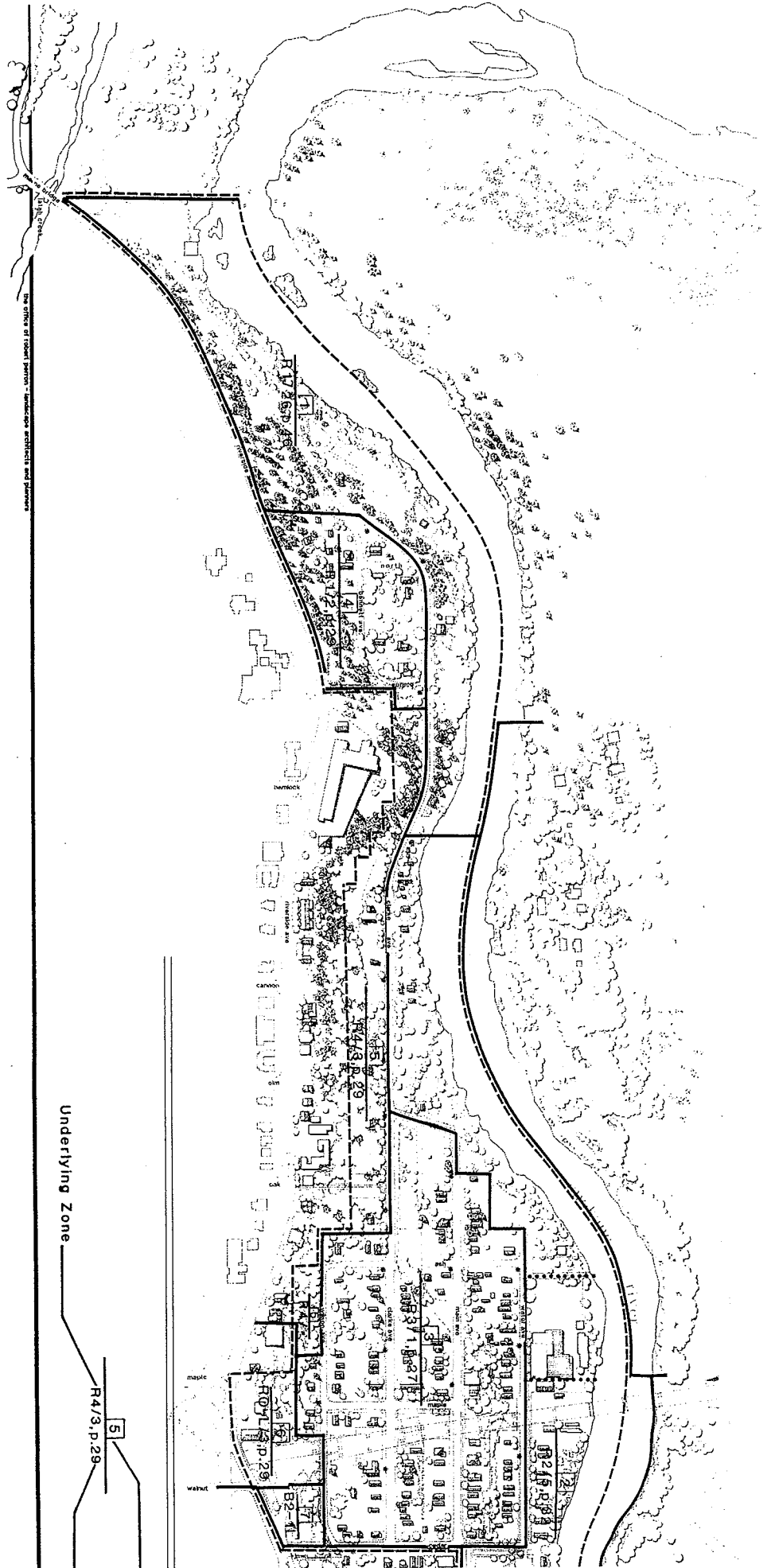
**DESIGN PLAN**

**Peaceful VALLEY**

Scale: 0 25 50 75 100 125 150 175 200  
 North

Fig. 21



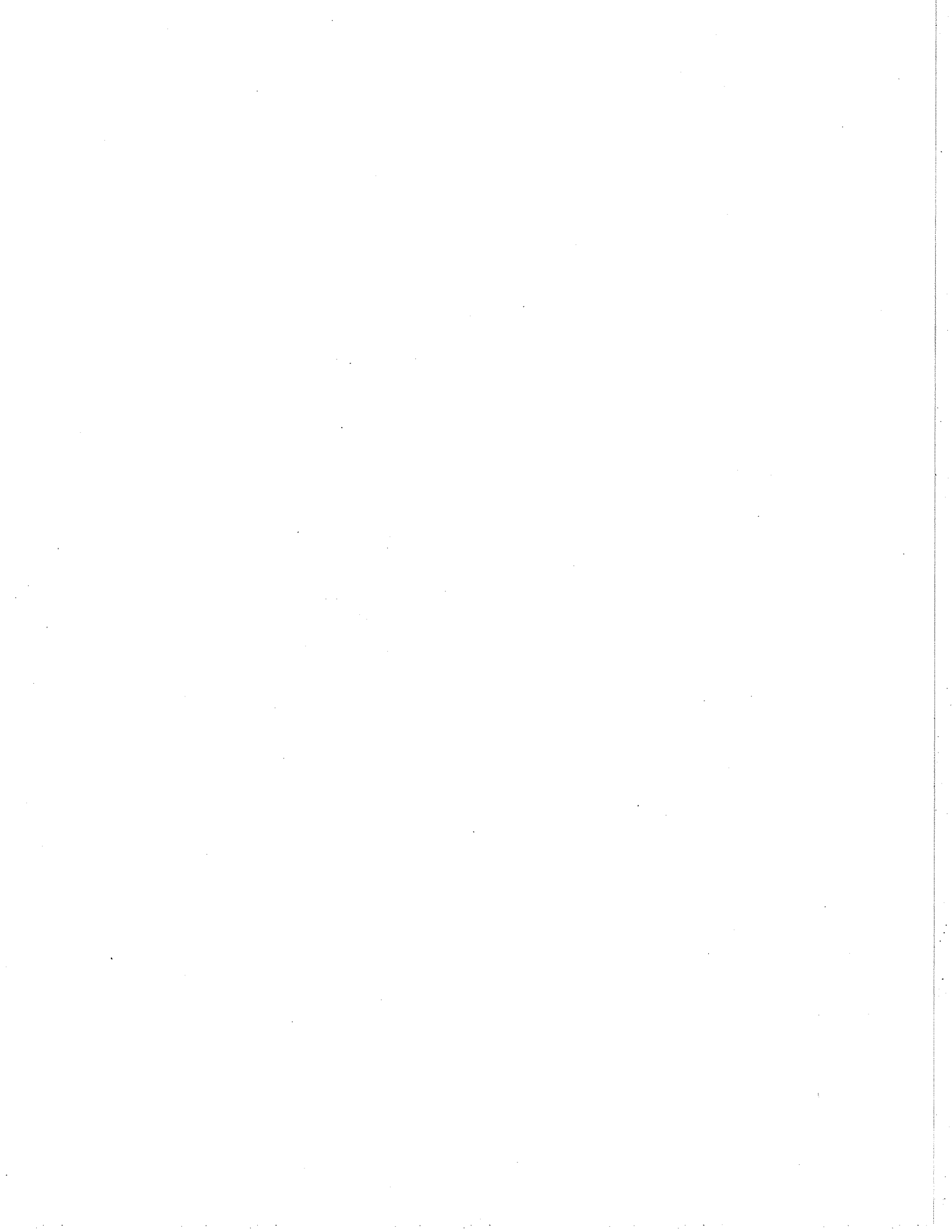


THE OFFICE OF ROBERT PATTON - LANDSCAPE ARCHITECTS AND PLANNERS

Underlying Zone

R4/3.p.29

5



## Shoreline Use Regulations

.....

The Shoreline Master Program focuses attention on the river and is aimed at achieving the highest and best use of the shorelines. The Program establishes environmental management areas, respects ecological conditions and phenomena along the shorelines, and preserves cultural and historical areas. Enforceable guidelines and regulations are presented to achieve the objective of the Program. The Program is directed toward the needs, wants and desires of the whole community.

The Master Program is based on, and coordinated with, the Riverfront Development Program, an element of the City's Comprehensive Plan, adopted by the City Council on March 25, 1975. The Master Program Land Use Plan was taken directly from the Riverfront Development Program. The Goals and Policies that are intended to guide the development of the shoreline areas were also drawn from the Riverfront Program.

The State Shoreline Management Act requires that the Master Program identify and establish goals for the major elements that can be found in the shoreline area. Spokane's Master Program addresses economic, public access, circulation, recreation, conservation, shoreline uses, historical-cultural, and restoration as the major elements. These elements are identified and mapped, and goals are established for each element to guide these activities in the shoreline area.

Policies provide the "bridges" between the goals and the more specific use regulations. Policies on the use and management of land are presented. The policies emphasize the long-term benefits over the short-term. Public access and recreational opportunities are to be improved. Coordinated, planned development is necessary to protect the public interest in the shoreline area. The shorelines are to be protected and enhanced, and emphasis on preserving the long-term natural characteristics and resources is given preference over development of any kind. The policies provide for a greenbelt along the water's edge and stipulate that land use activities that are permitted must depend on the management environment within which they are located. Development must enhance these environments. The policies are intended to preserve the Falls and to encourage the development of vistas, recreational and cultural facilities, public buildings, parks, zoos, river drives, appropriate business and apartments, park drives and paths.

Consistent with the Riverfront Development Program, four environments are designated in this Master Program. Peaceful Valley lies within the Downriver Gorge Environment below Monroe Street which is provided as a Conservancy Environment where the natural features are to be protected and conserved, but recreational use and some urban development are permitted.

To implement this Program, reference is made to state laws, local ordinances, plans and resolutions. A city administration procedure is established to handle shoreline permits and to set the responsibilities of the various city departments. Provisions are provided for granting conditional uses and variances to allow flexibility and provide relief where practical difficulties and hardships would occur if strict compliance were demanded.



.....

The Shoreline Use Regulations apply to all properties in Peaceful Valley that are within the 200 foot Shoreline Boundary. The approximate line of this boundary is shown on Figure 22, p. 78, but for formal determination of application, the Official Shoreline Boundary maps in City Hall should be consulted.

### **Environmental Policy Ordinance**

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The City of Spokane's Environmental Policy Ordinance was updated in 1984 in response to the requirements of the Washington State Environmental Policy Act (SEPA). The Ordinance provides specific local application of the environmental review and evaluation procedures prescribed in SEPA. It also provides a mechanism for modifying or denying development proposals if anticipated environmental impacts are significantly adverse, so long as specific policies have been adopted by the City which identify the limits of acceptable impacts.

The City's Environmental Inventory, first prepared in 1974 and updated periodically, identifies areas of potential hazard or sensitive to the effects of man. Portions of the Peaceful Valley Neighborhood contain three features of concern: steep slopes, lands subject to flooding, and land over the Spokane Aquifer. Proposals to develop in these areas should be carefully reviewed to assure minimum disruption of the natural forces responsible for the sensitive condition. If excessive disruption would result, proposals should be denied. (See Figure 22, p. 78).

### **Floodplain Regulations**

.....

The City of Spokane has areas which are subject to periodic flooding that may result in the loss of life and property, in health and safety hazards, in disruption of commerce and government services and in extraordinary public expenditures for flood protection and relief. To protect the public welfare in these areas, the City Council adopted the Flood Damage Prevention Ordinance, authorizing rules and regulations to implement the National Flood Insurance Program at the local level. With the passage of this Ordinance, flood insurance became available to the citizens of Spokane at a reasonable cost.

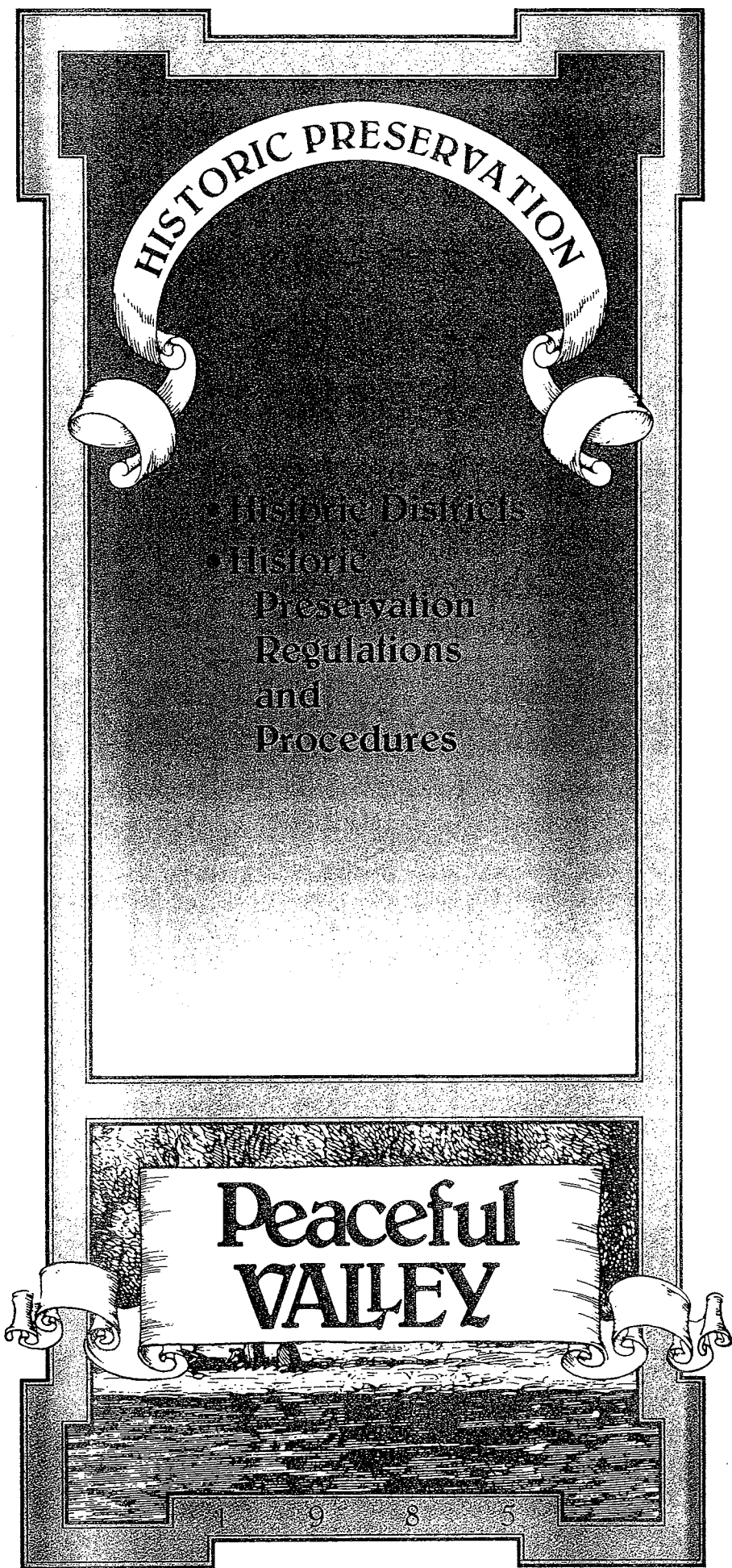
In order to accomplish its purposes, the Flood Damage Prevention Ordinance restricts or prohibits uses which are dangerous to health, safety and property due to water or erosion hazards, or which increase erosion, flood heights or velocities. It requires that uses be protected against flood damage at the time of initial construction. The Ordinance also controls the alteration of natural flood plains, stream channels and natural development which may increase flood damage. It prevents and regulates the construction of flood barriers which will unnaturally divert flood waters which may increase flood waters, or which may increase flood hazards in other areas.

The provisions of the Flood Damage Prevention Ordinance are administered by the City's Building Departments. This Ordinance applies to all development within the 100 Year Floodplain, which encompasses considerable area in Peaceful Valley (Figure 22, p. 78).

HISTORIC PRESERVATION

- Historic Districts
- Historic Preservation Regulations and Procedures

Peaceful  
VALLEY



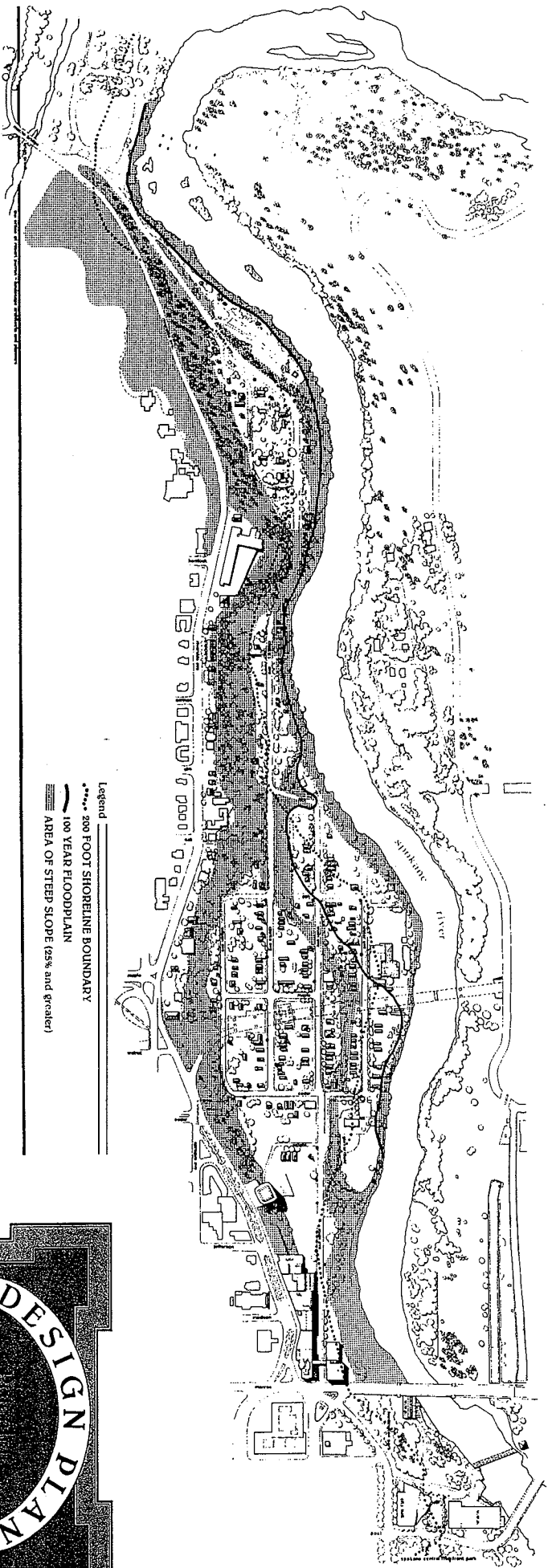


Fig. 22

# Historic Preservation

## Overview

Peaceful Valley represents an almost vanished neighborhood genre in Spokane. Nowhere else in the City do we find such a concentrated collection of consistently small, wood frame houses on consistently small lots. The Valley's historic integrity is intact; nearly all structures in the district were built between 1900 and 1920 and none has been added since 1941.

The conservation of this remarkable resource means preserving not only the structures which stand as witnesses to a bygone chapter in our history but protecting also the ambience of the neighborhood. Doing so requires care and sensitivity as new structures are built beside the old. While contemporary construction and even design need not be discouraged, design elements which reflect the established character of the neighborhood should be utilized. Maintaining the overall visual impressions of the streetscapes through repeating prevalent facade lines, scale and size will be encouraged.

## Historic Districts

Historic districts can be designated to three different Registers: the National Register of Historic Places; the State Register of Historic Places; and the Spokane Register of Historic Places. The former will provide owners of rental properties significant tax incentives for rehabilitating their structures. The latter would place a district within the purview of the Spokane City/County Historic Landmarks Commission.

The Peaceful Valley Neighborhood contains all of the Peaceful Valley Historic District (-boundaries generally conforming to the CENTRAL AREA of the Design Plan Land Use Use Element-) and part of the Riverside Avenue Historic District (-properties fronting on the north side of Riverside between Walnut and Monroe-). Both districts are designated on the National and State Registers.

## Historic Preservation Regulations and Procedures

Owners of income-producing properties within National Register historic districts, if the properties are determined significant to the district, are eligible for a 25% investment tax credit on substantial rehabilitation costs pursuant to the Economic Recovery Tax Act of 1981. The owner must invest a sum equal to \$5,000 or the adjusted basis value of the structure, whichever is greater, and must carry out the rehabilitation in compliance with the Secretary of Interior's Standards for Rehabilitation to qualify.

The Landmarks Commission operates under City Ordinance C-26352 adopted in 1981. The Commission can, with a majority of the owner's consent, recommend that the Peaceful Valley and/or Riverside Avenue historic districts be designated to the Spokane Register of Historic Places. If the City Council so designates the districts, any exterior modifications, change in use, demolition, or new construction proposed for the districts would come before the Landmarks Commission



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for a Certificate of Appropriateness. Building and Zoning officials would refer such proposals to the Commission. The Commission has carefully developed a set of guidelines for reviewing these projects. The guidelines are tailored to achieve preservation of historic character, to encourage compatible development, and to minimize intrusive visual impact on an historic resource.

The city ordinance, procedures, and design guidelines are all available for review in the City/County Historic Preservation Office.





APPENDICES

Appendices A-D  
Land Use Policy  
Permitted Uses

Peaceful  
VALLEY



## LAND USE POLICY PERMITTED USES

.....

### Appendix "A"

#### CENTRAL AREA (policy 1) permitted uses:

1. Residential uses as specified in policy 1, "Development Regulations", p. 28.
2. Any non-residential use permitted in the "R1" zone, except that the following uses specified in Sec. 120.20 of the Zoning Ordinance shall not be permitted: 11, 12, 14, 15 and 16.
3. Accessory uses ordinarily appurtenant to permitted uses. Accessory structures, including private garages, shall not be located less than sixty (60) feet from the front property line, except private garages when attached to or within the residence.

### Appendix "B"

#### BENNETT'S BENCH (policy 2) permitted uses:

1. Residential uses as specified in policy 2, "Development Regulations," p. 28 .
2. Any non-residential use permitted in the "R1" zone, except that the following uses specified in Sec. 120.20 of the Zoning Ordinance shall not be permitted: 11, 12, 14, 15 and 16.
3. Accessory uses ordinarily appurtenant to permitted uses. Accessory structures, including private garages, shall not be located less than sixty (60) feet from the front property line, except private garages when attached to or within the residence.

### Appendix "C"

#### HILLSIDES (policy 3) permitted uses:

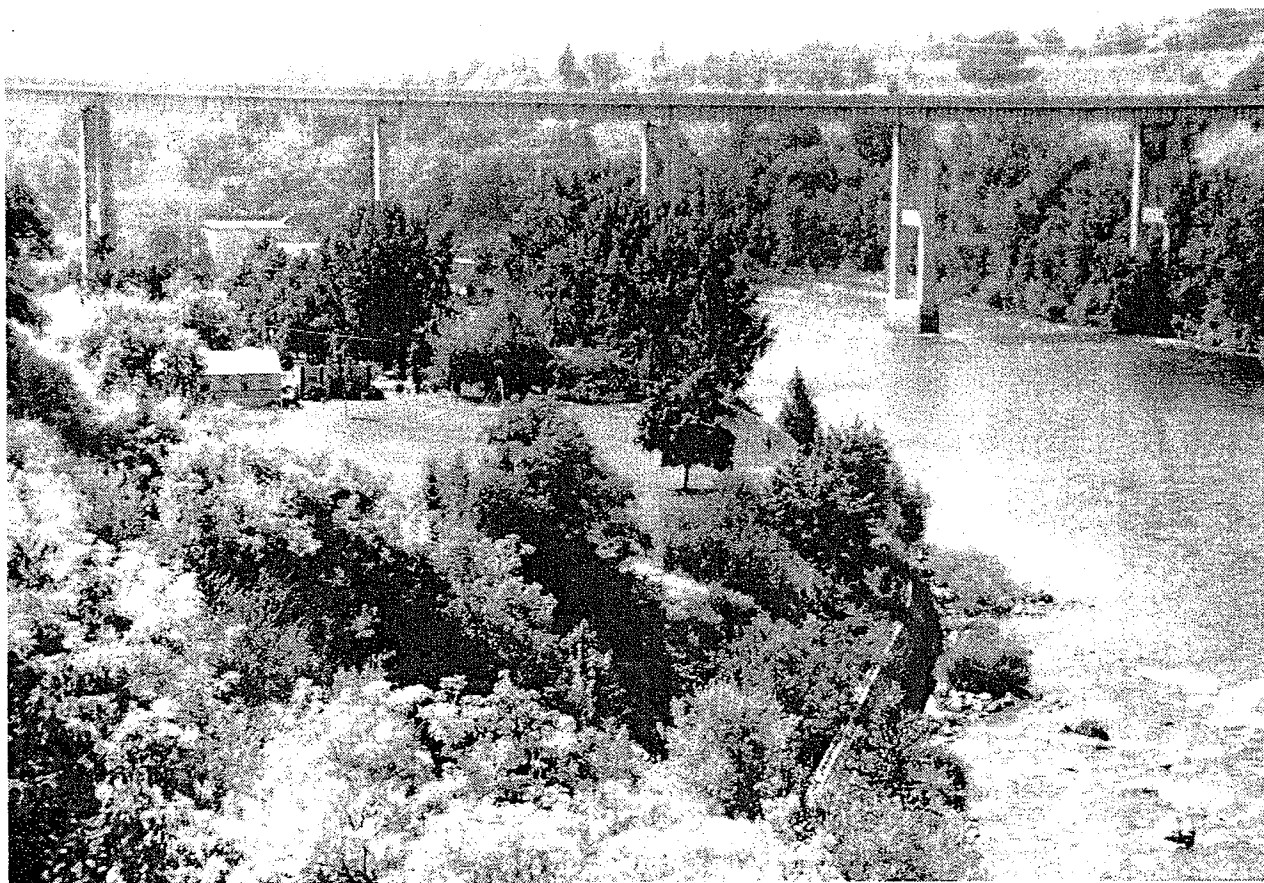
1. Residential uses as specified in policy 3, "Development Regulations," p. 28 .
2. Any non-residential use permitted in the "R1" zone, except that the following uses specified in Sec. 120.20 of the Zoning Ordinance shall not be permitted: 14, 15 and 16.
3. Any non-residential use permitted in the "R4" zone, except that the following uses specified in Sec. 140.20 of the Zoning Ordinance shall only be allowed by special permit: 5, 8, 10 and 11.
4. Accessory uses ordinarily appurtenant to permitted uses.



## Appendix "D"

.....  
CASKET COMPANY (policy 4) permitted uses:

1. Multi-family residences.
2. Grocery, fruit and vegetable stores.
3. Restaurants.
4. Theaters.
5. Art studios.
6. Craft shops.
7. Laundromat.
8. Building materials (new and used) in enclosed yards.
9. Tool sales and rentals.



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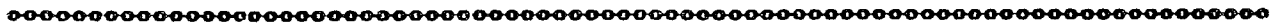


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# Acknowledgments and Credits

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The "Peaceful Valley Neighborhood Design Plan" has been approved and adopted by:

The Peaceful Valley Design Plan Task Force  
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The City Plan Commission  
Approved July 11, 1984

The City Council  
Adopted April 18, 1985



