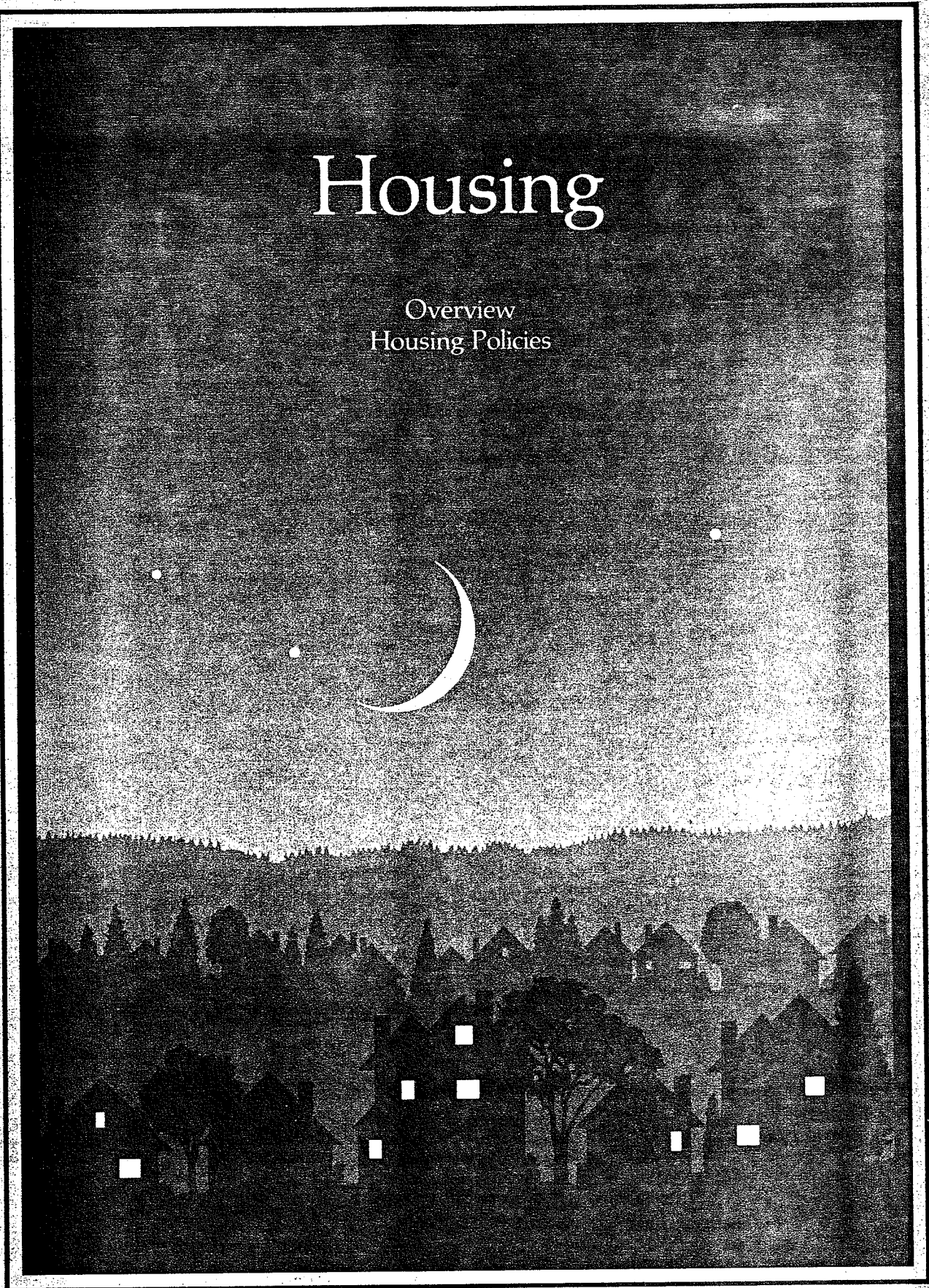


Housing

Overview
Housing Policies





Overview

In June of 1982 the West Central neighborhood commissioned Haworth and Anderson, a real estate market consulting firm, to prepare an analysis of the housing market in the neighborhood. Among the firm's findings:

Overall, the major trends in West Central were to a younger and rental-oriented population. One-person households grew strongly while single-parent families were the only family group to increase. One-unit structures gained strongly due to the impact of a mobile home subdivision. If not for that one development, the growth in two- to nine-unit structures would have exceeded one-unit structures by a large margin. Rental demand was also evident in the approximate 24% gain in units in ten-plus-unit structures.

The West Central neighborhood can best be characterized as a neighborhood in transition. With the exception of the Sans Souci mobile home park, the investment in this neighborhood has been from the public sector as the court-house complex expands, from private commercial developers serving the court-house complex, and from developers of multi-unit apartments. The proximity of this neighborhood to the downtown employment centers, as well as still relatively low rents, has attracted low-income persons and single-parent families. The poor quality of much of the housing stock and number of older homes converted to multi-family use is the primary reason for the low rents.

The pace of these trends, conversion of owner-occupied housing to rental use, development of new multi-family rental structures, and deterioration of the original housing stock varies from place to place within the West Central neighborhood, but they are furthest advanced in the central, southern, and eastern portions. The beginnings of the trends are visible, though less evident, as one moves west and north, except in the stable Summit Boulevard area.

In the areas where they are furthest advanced, these trends cannot likely be reversed, nor would it be desirable to reverse them in those areas until the present substandard housing has been replaced. Instead, the neighborhood favors a housing conservation and development strategy that (1) preserves those areas of the neighborhood where owner-occupancy is strong and housing is in good condition, (2) stabilizes areas where deterioration is beginning but is not yet advanced, and (3) encourages development of new housing to replace that which has become deteriorated, in response to the demands of the market.

GOAL: Upgrade the quality of the neighborhood's housing through preservation and rehabilitation of sound existing units and by encouraging construction of new single-family and multi-family units.

Housing Policies

The Housing Policies address the most significant housing issues of the neighborhood. Some of the policies support improvements through public and private investment, while others encourage public actions such as changes in development regulations to effect improvements. The Housing Policies complement the Residential Policies of the Land Use Element, identifying specific programs or actions necessary to meet the neighborhood's priority housing needs.

1. Targeted Home Rehab

POLICY 34 Concentrate public home rehabilitation efforts in target areas where it is feasible to stabilize low-density residential environments.

Discussion

Much of the central portion of the neighborhood is moving in the direction of commercial and multi-family redevelopment. Although some rehab resources, especially as needed to meet health/safety and energy efficiency needs (including fire safety improvements to rental property), should continue to be available throughout the neighborhood, major efforts should be concentrated in those areas which, with reasonable investment, can remain strong, low-density residential areas. Four priority areas for targeting are:

- (1) The blocks bounded by "A" Street, Lindeke, Sinto and Broadway.
- (2) The blocks bounded by Cochran, Mission, Chestnut and Sinto.
- (3) The blocks bounded by Lindeke, Sharp, Cochran and Broadway.
- (4) The blocks bounded by Belt, Indiana, Oak and Spofford.

Deterioration has begun but is not yet advanced in these areas, all of which adjoin single-family areas which remain strong and attractive. The aim in each of them should be rehabilitation, as needed, of all sound, owner-occupied homes, and in order to enhance pride-of-place, improvement of at least the exteriors of rental properties. Resources should be concentrated in one area at a time until the desired result is substantially achieved.

POLICY 35 Improve the appearance of homes situated along major traffic corridors and other high-visibility areas to improve the neighborhood's image as a desirable place to live.

Discussion

The impressions acquired of a neighborhood by the public are determined largely by the image it projects from a few high-traffic areas. Rehabilitation, particularly of the exteriors, of homes along major arterials (especially Broadway and Boone Avenues) and in the vicinity of the courthouse complex can enhance this image.



Typical West Central Residence

2. Home Ownership

POLICY 36 Increase owner-occupancy of homes, primarily in low-density areas, to deter further destabilization of residential environments.



Discussion

Techniques should be devised for increasing home ownership in those portions of the neighborhood where redevelopment trends are not yet established. Possible strategies might include creation of a fund for subsidizing mortgage loans for purchasers of homes currently in rental use, development of incentives for landlords to offer purchase options to tenants, or organizing a neighborhood-based venture which would acquire, rehabilitate, and sell former rental properties to owner-occupants. Efforts along these lines should be especially focused on the portion of the neighborhood lying west of Chestnut-Maxwell-Oak.

3. New Housing

POLICY 37 Provide incentives for residential development which contributes to the neighborhood's ambience and character.

Discussion

Design guidelines should be developed for new projects within historically or architecturally noteworthy areas of the neighborhood, e.g., the courthouse and Summit Boulevard areas. Incentives such as relaxation of density limits and site-coverage requirements should be offered to developers who follow the published guidelines.

4. Housing Information

POLICY 38 Support programs or activities which increase awareness of housing opportunities, needs, or other issues within the neighborhood.

Discussion

City departments should encourage and assist neighborhood organizations which undertake to provide housing information and referral services to homeowners, landlords, tenants, developers and others, and which can sponsor neighborhood forums for discussion of housing and related issues.

5. Housing for Special Needs

POLICY 39 Allow group housing facilities at appropriate locations within the neighborhood for individuals requiring special residential settings or support environments to meet daily living needs.

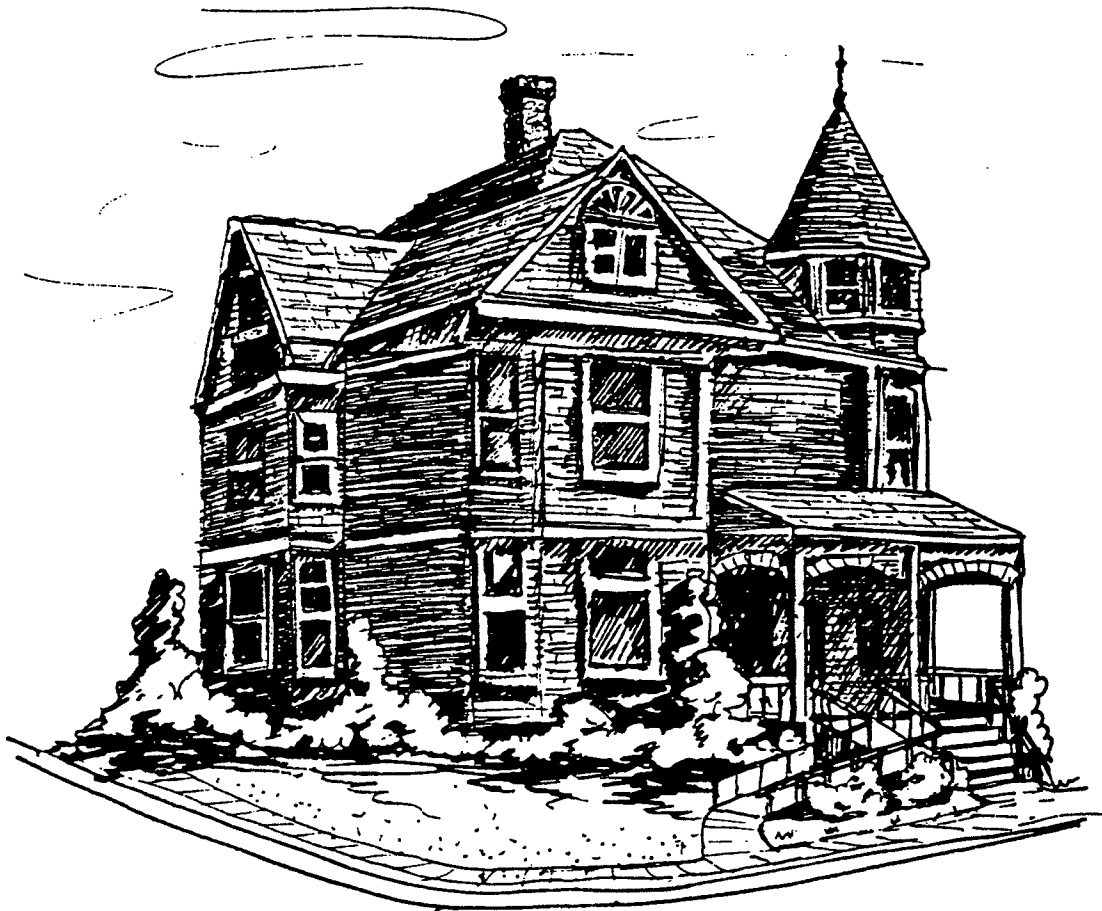
Discussion

The neighborhood recognizes its social responsibility to accommodate group housing facilities which serve special client groups. The most prevalent of these include group homes and residential care facilities for the developmentally disabled and for individuals in substance abuse and mental health programs, as well as nursing homes and facilities operated for the handicapped or elderly.

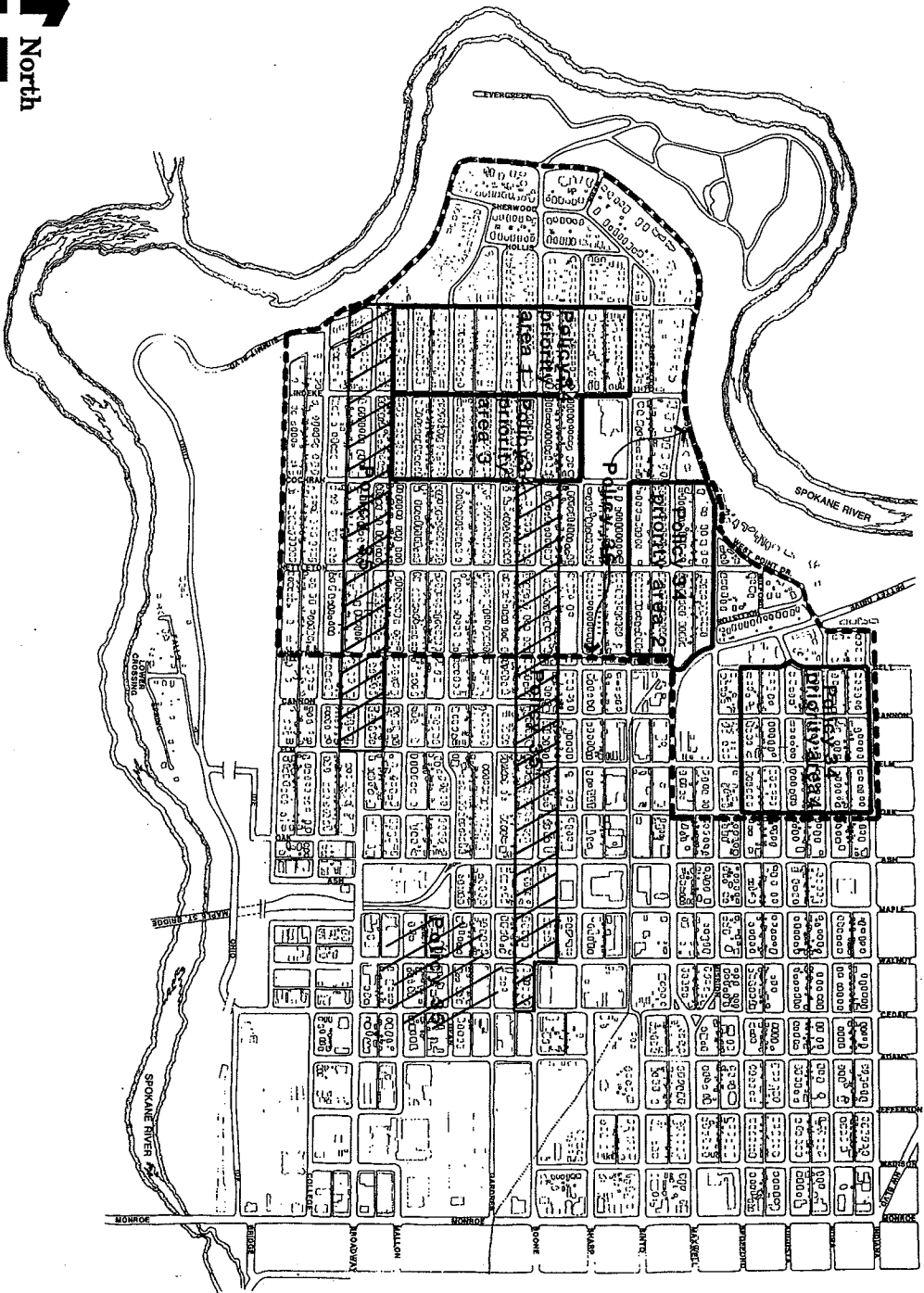
Converting large, old homes to serve these special needs is an economically attractive alternative to constructing new group housing facilities. In the City's low to moderate income neighborhoods, these structures often lose their value as single-family homes, becoming too expensive to maintain and offering more floor area than is desired in the current housing market. The availability of these homes in West Central and other inner-City neighborhoods has produced concentrations of group homes in these areas, in contrast to other neighborhoods with moderate to high income populations.

From a social perspective some of the neighborhood's reluctance to accept group homes is tied to their relative concentration in the neighborhood and the associated perception that living environments and property values may be jeopardized as a consequence. A regulation ensuring minimum intervals between group care facilities and balanced dispersion to appropriate residential environments throughout the City is suggested as a means to help mitigate this problem.

Siting of group homes should adhere to the same density criteria that guides the location of various residential uses throughout the City. Occupancy of group homes should not exceed the density guidelines of the surrounding area, e.g., group homes in single-family areas should reflect the characteristics of single-family living, but large group homes in multi-family areas may exhibit occupancy typical of apartments.



Group Home



West Central Neighborhood DESIGN PLAN Housing

Spokane City Plan Commission

Figure 4



Design

Overview
Character Feature Policies
Design Integrity Policies





Overview

In the profile section of this Design Plan, it was noted that the history of the neighborhood has had a large influence on its present form and character. The neighborhood developed over a period of years because of internal and external influences, but its development has followed no particular plan. In its younger days when the neighborhood was fresh, this lack of planning did not seem like an obvious problem. However, the neighborhood is now experiencing a decline, and problems arising from incongruent adjoining land uses and inadequate community facilities have become obvious. The other policy elements of the design plan; land use, circulation, community facilities and housing will play an important role in correcting these problems. However, some element is still needed to tie these other elements together so that they function as a unit to make the neighborhood a more livable place. This, then, is the first purpose of the Design Element, to plan the functional relationship between the other elements. The second purpose of the Design Element is to ensure that along with a new spirit of coordinated neighborhood-wide planning, West Central also experiences a new spirit of high-quality, site-specific planning which is sensitive to existing natural features and also to existing surrounding development.

GOAL: Encourage development of amenities and character features throughout the neighborhood which integrate land use patterns and circulation to provide a readily apparent identity and unified character; encourage site planning and land use which is respectful of site conditions and existing neighborhood character.

Character Feature Policies

The design element policies presented here are based on the analysis, recommendations and ideas presented in Jongejan, Gerrard, and McNeal's analysis of West Central. The intent of these policies is to plan the functional relationship between the other plan elements. They will do this by providing character features and amenities consistently throughout the neighborhood, which will traverse land use boundaries and weave the neighborhood into one fabric with common characteristics. This approach will give the neighborhood a readily apparent identity and unified character.

1. Neighborhood Entrances

POLICY 40 Create visually distinct neighborhood entrances that announce and define the neighborhood and its boundaries.

Discussion

Because the neighborhood is bounded on the south, west and northwest by the Spokane River, entrances are limited to the north and east boundaries or to bridges from the south. Most people entering the neighborhood will do so at one of three locations, either at Ash and Indiana, Broadway and Monroe, or Pettet Drive. These entrance points should be enhanced to create a positive first impression of the neighborhood and to improve circulation by encouraging more traffic to concentrate on these major streets. Entry treatments can include a sign or marker symbolically representing the neighborhood, accented by plant material, artwork and lighting, and they can be combined with a bus shelter or bench.



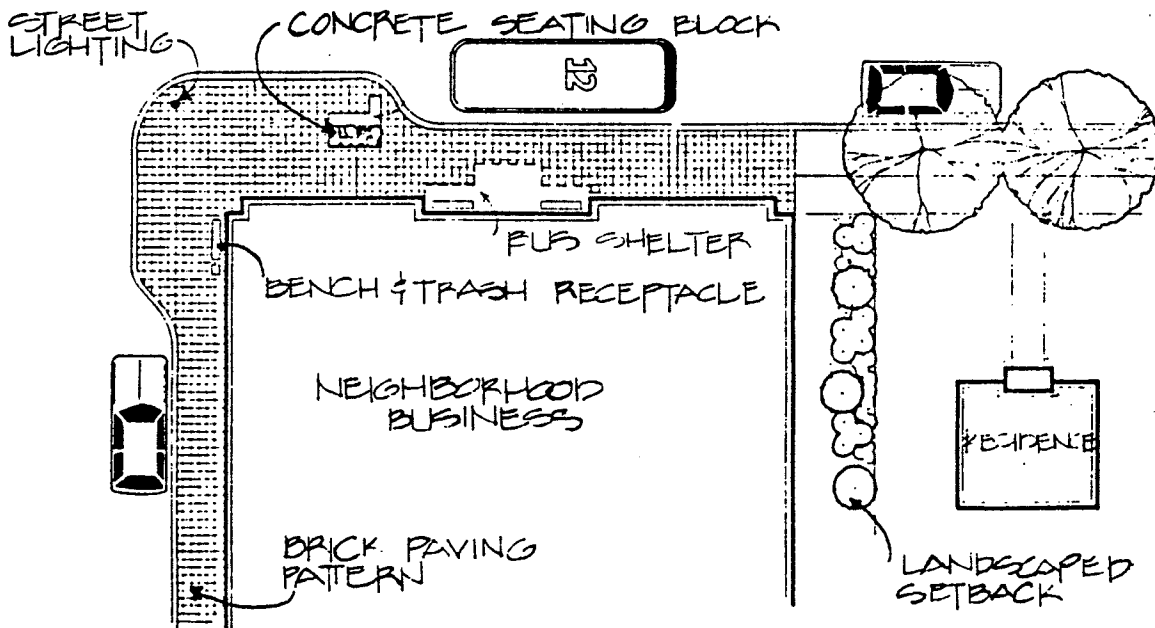
Neighborhood Entrance

2. Streetscape


POLICY 41 Improve the appearance of West Central by providing visual and physical amenities along major traffic corridors and other high-visibility areas to improve the neighborhood's image as a desirable place to live.

Discussion

As noted in Housing Policy 35 "the impressions acquired of a neighborhood by the public are determined largely by the image it projects from a few high traffic areas". The most significant visual impacts will be made if improvements to the streetscape are along arterials (especially Broadway and Boone Avenues). Improvements in the public right-of-way include widening sidewalks to the edge of the parking lane at key areas such as corners, historic buildings and retail areas to allow for pedestrian gathering and street amenities. Benches, bus shelters, awnings, street trees, and textured crosswalks would also be appropriate.



Neighborhood Business



Hard streetscape improvements should be chosen based on simplicity of design and ease of maintenance. Street trees should be chosen based on their ease of adaptability to street conditions, an absence of wide-spread root systems, and their branching patterns and growth characteristics.

3. Neighborhood Focus

POLICY 42 Provide a gathering point within the neighborhood which will serve as a focus for neighborhood activities.

Discussion

At present Cannon Park and the Community Center are the central gathering areas in the neighborhood, but they are too small. The Phase II NIP includes plans to expand Cannon Park and physically links it to the activities at the Community Center. Such a plaza would accommodate a variety of local activities, such as Fourth of July and Labor Day picnics, local arts and crafts fairs, Boy/Girl Scout ceremonies, and home repair/insulation/gardening demonstrations, or it could serve as the start/finish line for (running) races.

4. Signs

POLICY 43 Encourage public and commercial signs in West Central that are in harmony with the neighborhood character and which add a sense of human scale to the streetscape.

Discussion

Because signs are one of the most highly visible aspects of the streetscape, they should be designed to enhance the appearance of the neighborhood rather than detract from it. Signs should be in scale with the building which they identify and they should be harmonious in design and materials. Signs which move, twirl, or flash are discouraged. Portable signs, except those which identify a firm or its products on vehicles, are discouraged. Signs which are expressive of the identity or nature of the building which they serve are encouraged.

5. Property Maintenance


POLICY 44 Encourage property owners and tenants to maintain property to improve the appearance of the neighborhood.

Discussion

One result of the reduction in property values and the increase in renter occupied property is a negligence of property and deferment of maintenance. This is unfortunate because it increases the perception that West Central is a declining neighborhood and therefore not a good investment or a desirable place to live. Several approaches can be taken to encourage residents to keep up the appearance of their property. City departments should receive more support for enforcing litter and abandoned car codes. Home rehab funds can be withheld from property owners until they comply with set standards. Peer pressure can be used to address other eyesore problems.

6. Historic Preservation

POLICY 45 Identify areas of the neighborhood which exhibit a notable historic character and take steps to preserve these areas for the future cultural benefit of Spokane residents.



Discussion

Several areas in West Central are characterized by buildings with a historic significance. Examples include the areas along Summit Boulevard with buildings such as the "Grotto" and Finch Hall and the area on Monroe just past the Monroe Street Bridge. There is a possibility that these areas may be placed on the National or State Historic Register. In the meantime steps should be taken to preserve these historically significant buildings. Some measures include doing a historical survey, providing financial incentives for restoration, and review of restoration plans by Historic Preservation.

Design Integrity Policies

The design integrity policies presented here are intended to promote quality development that is sensitive to natural site conditions and also to surrounding development. The design integrity policies direct development to consider such site conditions as topography and vegetation before development begins. The policies also address the relationship of buildings to existing development, and they encourage development that is in visual harmony with the rest of the neighborhood.

1. Relationship of Buildings to Natural Features

POLICY 46 Minimize disturbance to existing landforms.

Discussion

A site for development should be evaluated before design of the building begins so that its natural topographic features can become an asset in the final product. Site plans which are sensitive to existing landforms will reduce erosion, promote site individuality and reduce cost and maintenance.

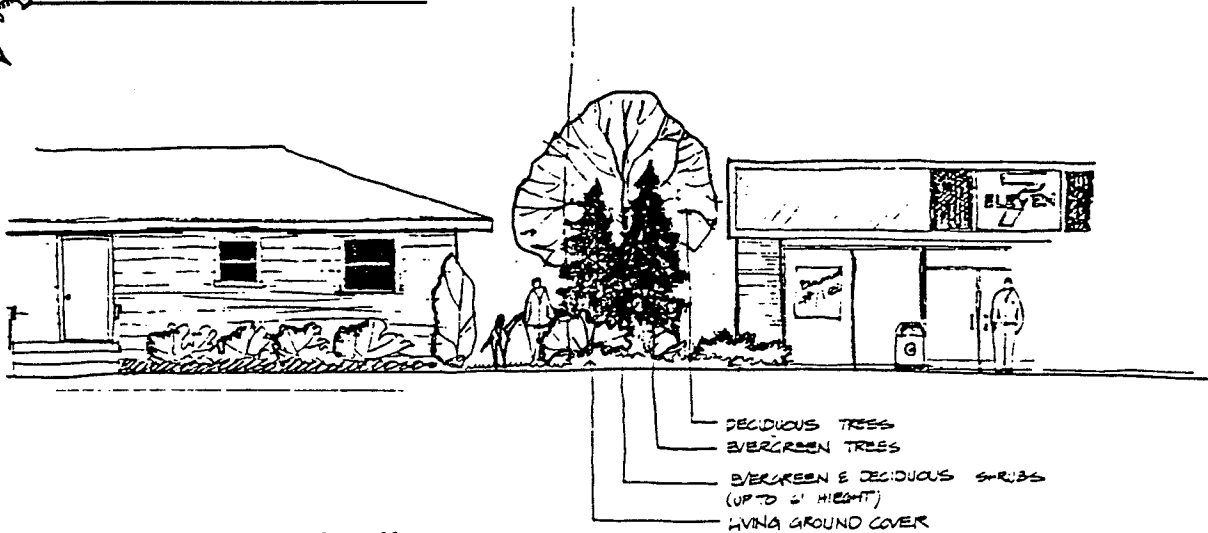
POLICY 47 Develop site plans to expand the incidence of vegetation, trees, shrubs and groundcover throughout the neighborhood.

Discussion

Site plans should be developed to preserve existing vegetation. Site development should consider retaining large mature trees as well as young, healthy ones. Trees on such sites should be protected during construction and should be given adequate room for growth after construction.

Site plans should also identify and preserve grassy swales and lawns which contribute to natural drainage patterns. This will reduce runoff and promote recharge and natural filtering of groundwater.

Site plans should incorporate new plant material to soften the hard edges of the built environment, to provide shade and physical amenity and to buffer incompatible uses. New plant material should be properly installed and should include a maintenance program to ensure its continued upkeep.



Residential/Commercial Buffer

2. Relationship of Building to Existing Development

POLICY 48 Design residential environments and commercial environments to maintain continuity of building style between the old and the new.

Discussion

Most of West Central's existing housing stock has a turn-of-the-century character. New development should strive to maintain compatibility with the existing character by incorporating some of these same features. Some features to include are hip roofs, gables, wood siding, front porches, and wood frames.

POLICY 49 New development should maintain compatibility in site planning.

Discussion

West Central's existing residential neighborhoods exhibit a strong single-family character even though much of the neighborhood is designated medium density or higher. New development should be sensitive to this by developing on same size lots, by using similar setbacks, and by maintaining a similar site layout. In neighborhoods with alleys, new development should be designed to have the parking area and refuse area in the back, with access from the alley. Front entrances should be accessed by a sidewalk from the street. In areas where a planting strip with street trees is typical, new development should continue that pattern. Multi-family residences which adjoin single family residences should provide a landscape buffer.

POLICY 50 Design new development to enhance positive neighborhood features.

Discussion

Tall buildings should enhance topographic form rather than clutter the horizon. Siting of new buildings should consider significant views of public spaces, rivers, or structures that serve as locators or landmarks. Buildings should not appear to loom or tower over structures nearby, either physically or psychologically.

POLICY 51 Organize heavy commercial and light industrial districts to limit their impact on surrounding development.

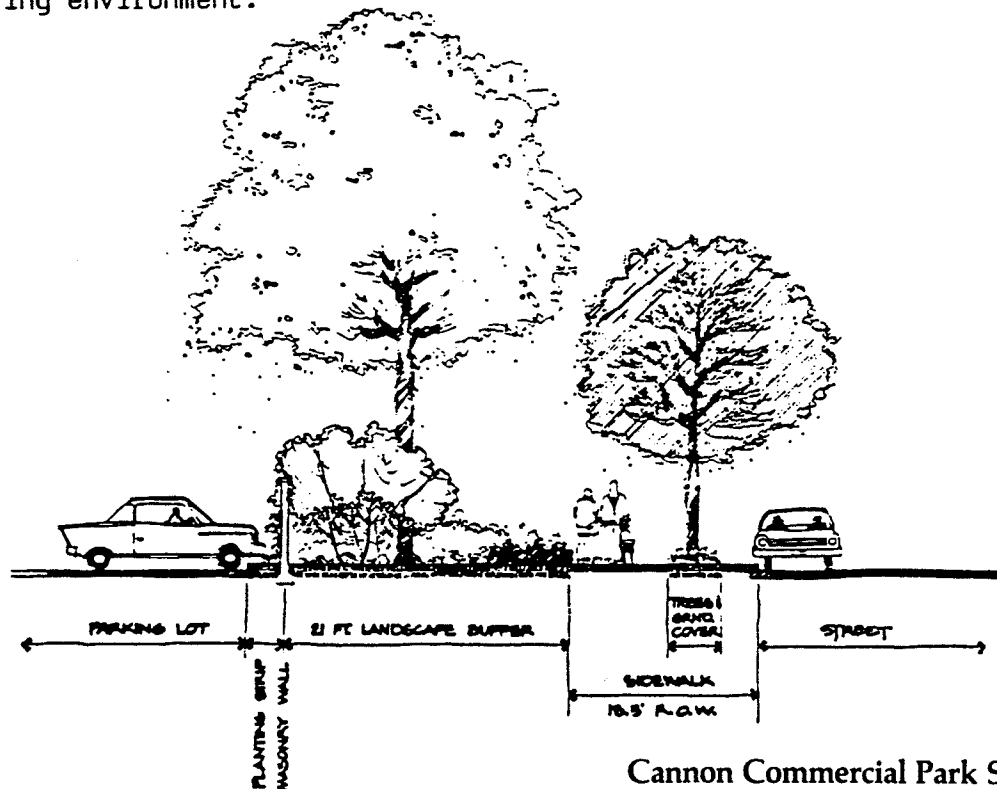
Discussion

Activity should be centralized in the interior of heavy commercial and industrial districts with buildings used around the perimeter to act as a visual and sound buffer and to provide visibility to the line of building fronts. Within the interior, circulation should be organized to provide a single entrance and exit from arterials to limit congestion on surrounding residential and non-arterial streets. Around the perimeter a buffer should be provided between the building and the street. This buffer can be in the form of plant material, berms, walls, or actual distance. Street trees and walls should be of a height and density to effectively screen buildings and/or parking and activity within the interior. The buildings should lend themselves to use of a continuous facade treatment and consistent signage.

Neighborhood Design Concept

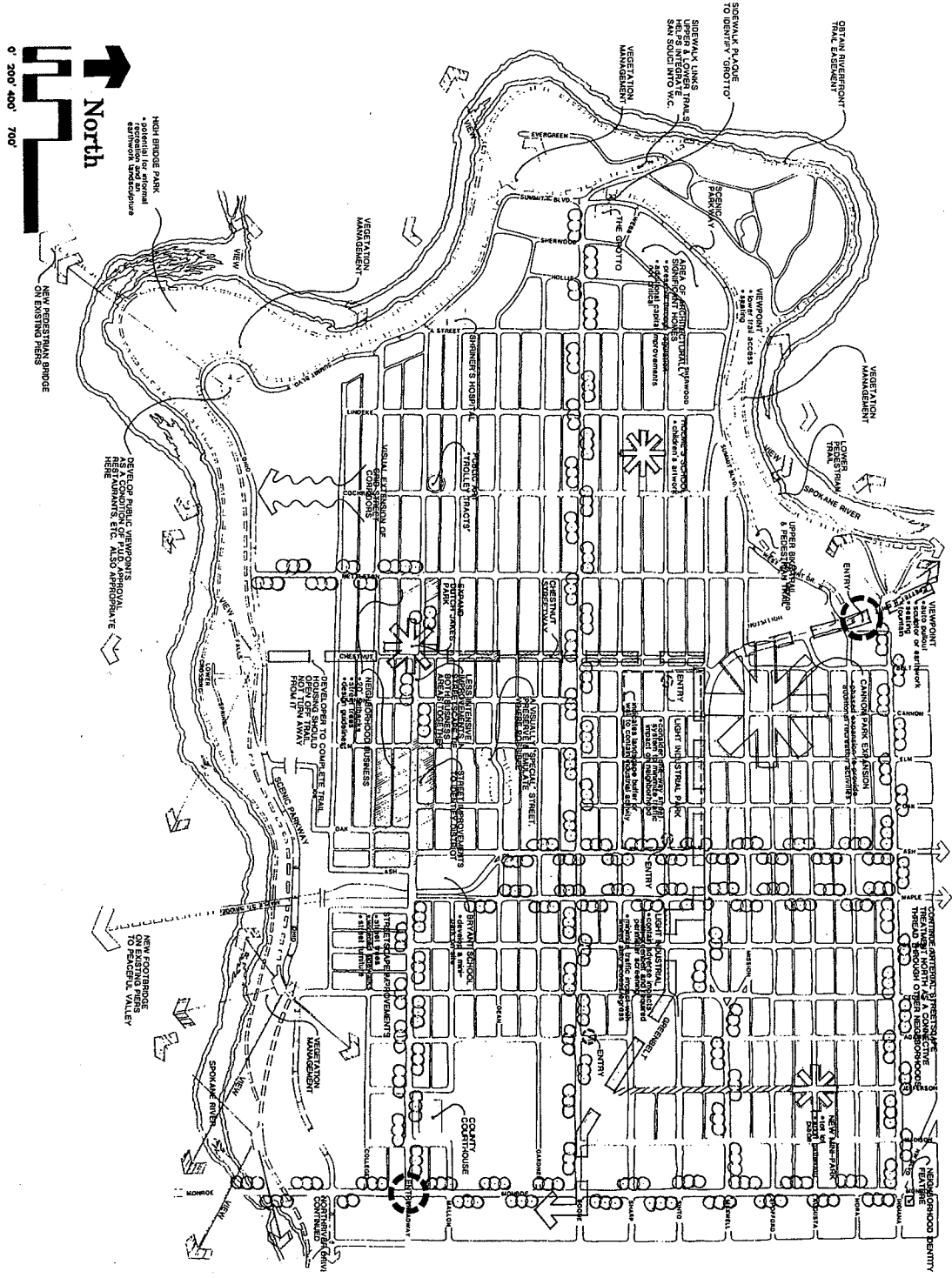
The Neighborhood Design Concept (Figure 5) was prepared to provide a framework for developing the component elements of the Design Plan. It is a graphic depiction of the integral relationships between these planning elements and promotes comprehensive neighborhood revitalization rather than piecemeal redevelopment. The Design Concept emphasizes the amenities of the Neighborhood to utilize these assets as the foundations of an enhanced urban environment.

The Neighborhood Design Concept is also an illustrative guide for public infrastructure improvements that produce complimentary "systems," e.g. a pedestrian pathway system which connects parts of a park and open space system. This "systems approach" increases public use, enhances access, promotes development economy, and generally organizes the neighborhood for an improved living, working, and recreating environment.



West Central Neighborhood DESIGN PLAN

Neighborhood Design Concept



Spokane City Plan Commission
Figure 5



Implementation

Overview

Zoning

Shoreline Master Program and Use Regulations

Historic Preservation

Environmental Concerns

Floodplain Regulations





Overview

The West Central Neighborhood is a well-established, inner-city development environment. It exhibits a distinct urban character, is situated within a well-defined setting, and lies at the north-west corner of the Central Business District area. These factors, detailed in the design plan text, support the Neighborhood's designation as a "Design Area".

The Zoning Code is the principal regulatory mechanism, providing the underlying framework for controlling land use, density, intensity and site development. The zone designations applied to West Central reflect the 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, zoning classifications have been updated throughout the Neighborhood to implement the Design Plan. The policy guidance of the Design Plan, coupled with these new zoning classifications, provides adequate direction and regulation to insure that revitalization of the Neighborhood proceeds along desired patterns.

Flexibility in regulation to accommodate innovative and meritorious design is provided by "Plans-In-Lieu" and "Zoning Agreements" in the Zoning Code. 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 West Central 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 Ash Street is included as a planning element of the North Riverbank Plan (1982). Portions of the Neighborhood also lie within the "Central Falls Design" element of the Riverfront Development Program (1975) and are a part of the Riverfront Conservation District established by the Program. While no special ordinances had 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 City's Environmental Policy 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 of 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

The zoning regulations for West Central are established by the Spokane Municipal Code (Chapter 11.19, Zoning Code). The zone districts are indicated in Figure 6.

Development proposals within the West Central Design Plan Area shall be subject to review for "Project Compliance," pursuant to Section 11.19.244 of the Zoning Code (see following section, "Project Compliance").

Figure 6 is provided only for reference, information and convenience. For official information, see the Official Zoning Map, City Planning Department, Room 250, City Hall.


1. Project Compliance (Sec. 11.19.244 of the Zoning Code)

Within the West Central 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, except that this time period may be extended by mutual agreement of the applicant and the Planning Director.



2. Zoning Agreements and Plans-In-Lieu (Sec. 11.19.290 of the Zoning Code)

In any zone in the West Central Design Area, the Hearing Examiner 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) provision 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 used 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 Hearing Examiner 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 11.19.369, paragraph D, of the Zoning Code.

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 Code and the quality of development, the Hearing Examiner 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 zone where located. Plans-in-lieu 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. Plans when approved 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 and Planning Departments and shall be a Binding Site Plan for the development.



Shoreline Master Program & 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. West Central 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 West Central that are within the 200 foot Shoreline Boundary. The approximate line of this boundary is shown in Figure 6, but for formal determination of application, the Official Shoreline Boundary maps in City Hall should be consulted.



Historic Preservation

The West Central Neighborhood's 100 year history has produced many structures which contribute to the City's architectural heritage. This historic resource ranges from individual homes in the classic bungalow style to the National Historic Register 1895 Spokane County Courthouse. Many neighborhood properties are listed on the Local, State and/or National Registers.

Additional structures in the Neighborhood may warrant listing on a Register, and Neighborhood sub-areas may be appropriate for designation as Historic Districts. The residents of West Central recognize these potentials and support efforts to identify and preserve valuable buildings and districts.

1. 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 Historic Landmarks Commission.

2. 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 Landmark's Commission operates under City Ordinance C-26352 adopted in 1981. The Commission can, with a majority of the owner's consent, recommend that a historic district be designated to the Spokane Register of Historic Places. If the City Council so designates the district, any exterior modifications, change in use, demolition, or new construction proposed for the district would come before the Landmarks Commission 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 ordinances, procedures, and design guidelines are all available for review in the City Historic Preservation Office.



Environmental Concerns

The City of Spokane's Environmental Policy Ordinance was adopted 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 West Central 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.

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 some area in West Central.

West Central Neighborhood DESIGN PLAN

Zoning

(also including Shorelines,
Boundary and 100 Year
Floodplain)

- Design Area Boundary
- ▨ North Riverbank
Design Plan Area
- R1 One-Family Residence
- R2 Two-Family Residence
- R3 Multi-Family Residence
- R4 Multi-Family Residence
- RO-1 Residence-Office
- B1 Local Business
- B2-1/B2 Community Business
- C-1 Commercial
- M1-1/M1 Light Industrial
- L Limited
- D Design
- 200 ft. Shorelines
Boundary
- - - 100 year Floodplain

Spokane City Plan Commission

Figure 6

