

2024

Community
& Economic
Development
Annual Report



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Message from the Director

Dear Community Members, Partners, and Stakeholders,

I am pleased to present the 2024 Community and Economic Development Division's Annual Report, which highlights the dedication and hard work of our city staff across Development Services, Code Enforcement/Parking Services, Planning Services/Economic Development and Historic Preservation. Each department has made significant strides in the past year, with many seeing growth in both activity and impact. Our staff has handled these challenges with professionalism, limited resources, and continues to demonstrate resilience in the face of an increasingly complex regulatory environment.

We are grateful for the private sector's ongoing investment in our community. These partnerships play a crucial role in supporting Spokane's growth and shaping a vibrant, sustainable future for all of us.

Here are some of the key highlights from 2024:

- **Development Services** reached a historic milestone, with a building value of \$769 million, a 62% increase from the previous record set in 2006, with 94% of this value coming from private investment. We also permitted the most residential (1,433) and multi-family (1,035) units in a year and conducted the highest number of building inspections (46,000) in 17 years.
- **Code Enforcement and Parking Services** introduced a Long-Term Rental Registration and Inspection Program, registering over 6,800 properties. The Homeless Outreach Team managed more than 4,300 complaints, resulting in the removal of 691,000 pounds of waste from unlawful camps. Parking Services earned record revenue of \$3.8 million and automated several processes to improve efficiency.
- **Historic Preservation** added 13 new buildings to the Spokane Register of Historic Places, preserving our city's history for future generations.
- Spokane continues to lead in **zoning code and housing policy reform**. In the past two years, we have made significant strides to enhance our housing development opportunities and ensure a more inclusive, sustainable future:
 - Multiple units are now allowed on every residential lot in the city.
 - Parking minimums for all residential construction have been eliminated.
 - Height restrictions in downtown have been removed.
 - Lot sizes for residential development have been reduced.
 - Accessory Dwelling Units (ADUs) are now allowable on any residential lot.
 - The housing section of the Comprehensive Plan is being updated to encourage a greater variety of housing types, including mixed-income housing.
 - The areas eligible for the Multi-Family Tax Exemption (MFTE) and Parking to Office Conversion programs have been expanded to cover the entire city.

These accomplishments are a direct result of the hard work of our dedicated staff and the support of our private sector partners. I want to thank each of you — whether you are a city employee, a business owner, a developer, or a community member — for your ongoing dedication and support. Together, we are laying the groundwork for a bright future for Spokane.

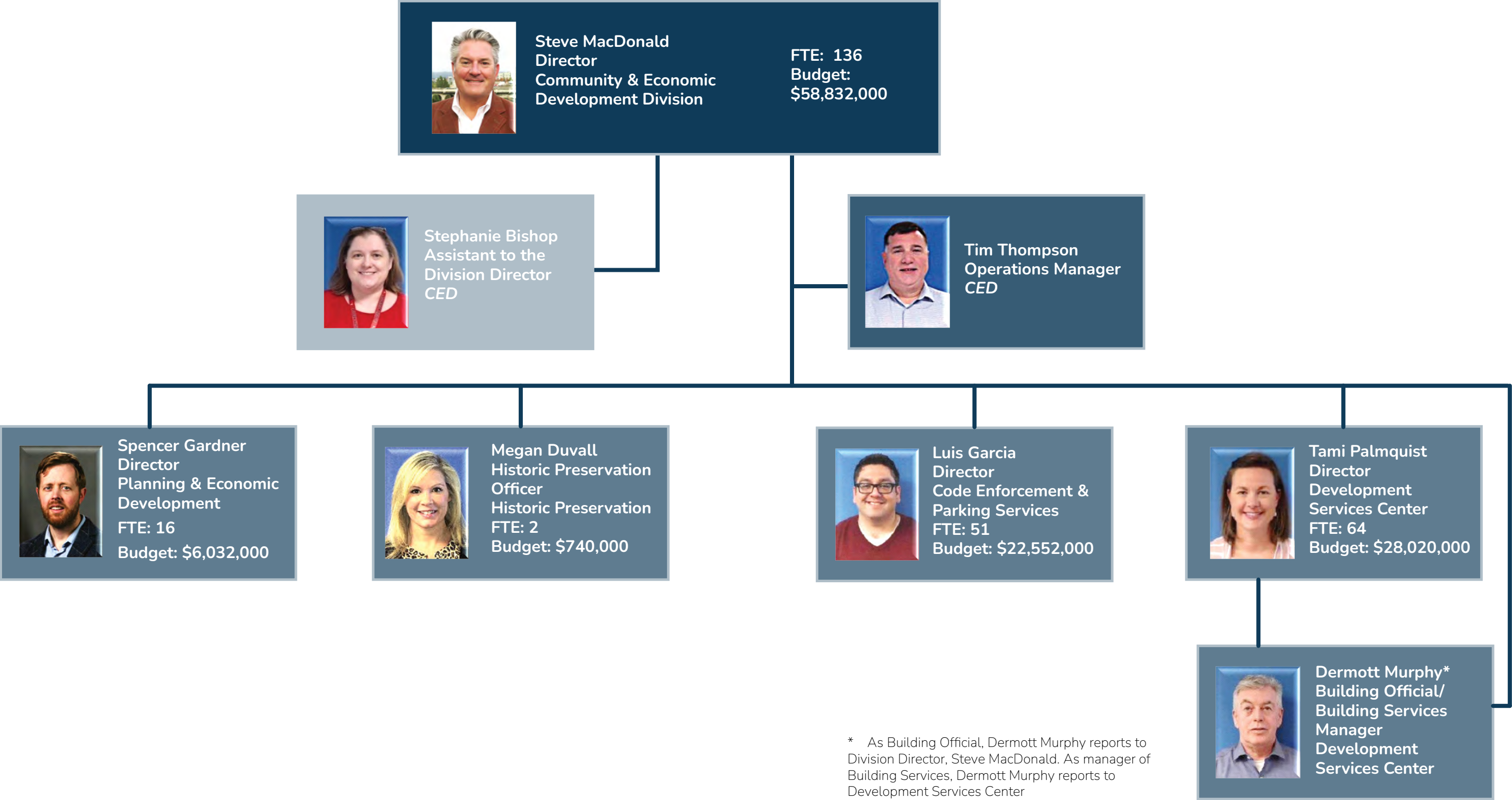
Sincerely,

Director of Community and Economic Development
City of Spokane



Image Source: James Richman

CED Organizational Chart



* As Building Official, Dermott Murphy reports to Division Director, Steve MacDonald. As manager of Building Services, Dermott Murphy reports to Development Services Center

About the Division



Development Services Center - Building Services, Engineering Services, Planning and Zoning Services

The Development Services Center (DSC) is the face of the Division providing customer service for a wide range of needs from building plan review, issuing building and occupancy permits, inspecting building projects and providing engineering services. The DSC plays a vital role in growth of new development throughout the City. In order to fulfill these many functions, the department is subdivided into four subgroups which are: Plan Review, Building Services, Current Planning & Zoning Services, and Engineering Services.

Code Enforcement & Parking Services

Code Enforcement Officers oversee a range of nuisance complaints from junk vehicles to substandard buildings. They seek to resolve complaints voluntary compliance giving citizens a chance to fix the problem before being penalized. In addition, the Code Enforcement's Litter Crew is in charge of removing, or abating, illegal solid waste that poses health risks to the public.

The City operates a complex and dynamic parking system to support a diverse array of business, entertainment and residential needs in order to move people and goods across the City. Parking Enforcement Specialists enforce the Spokane Municipal Code (SMC) related to parking across the City to keep people safe and streets easy to navigate. Our Parking Enforcement Specialists are professionals, and they are committed to educating and helping the public.

Planning & Economic Development

The Planning and Economic Development Department focuses on the long range goals and growth of the City. Planning creates plans and policies to direct growth in accordance with the State's Growth Management Act. Economic Development administers various incentives to help stimulate desired forms of growth throughout the City.

Historic Preservation

The Spokane City Historic Preservation Office and the Spokane Historic Landmarks Commission are local government programs that share responsibility for the stewardship of historic and architecturally significant properties within the City of Spokane and unincorporated areas of Spokane County. Historic Preservation provides multiple incentives to historic property owners to help them restore the facade of their historic buildings. Additionally, they facilitate the placement of historic buildings on the Spokane Register of Historic Places and the formation of Historic Districts.

Division Admin Team

The Administration team is the glue that holds and connects the Division together. They efficiently carry out daily functions that keep the Division running. In 2024, they scanned and filed 8,299 sewer cards, and off-sited 8,421 files. Additionally, they converted two permit processes to fully digital software. This move will save Parking Services \$5,000 annually in printing and mailing costs. They also took calls for the Homeless Outreach Team and helped to ensure quick clean ups of illegal encampments. Staff also helped to facilitate six different boards and commissions including two that were created in 2024.

Development Services Center

Housing! Housing! Housing!

Established several new housing records eclipsing the previous highs set just last year in 2023!

1433
homes

Most Residential
Units Permitted
in a Year

1035
units

Most Multi-Family
Units Permitted in
a Year

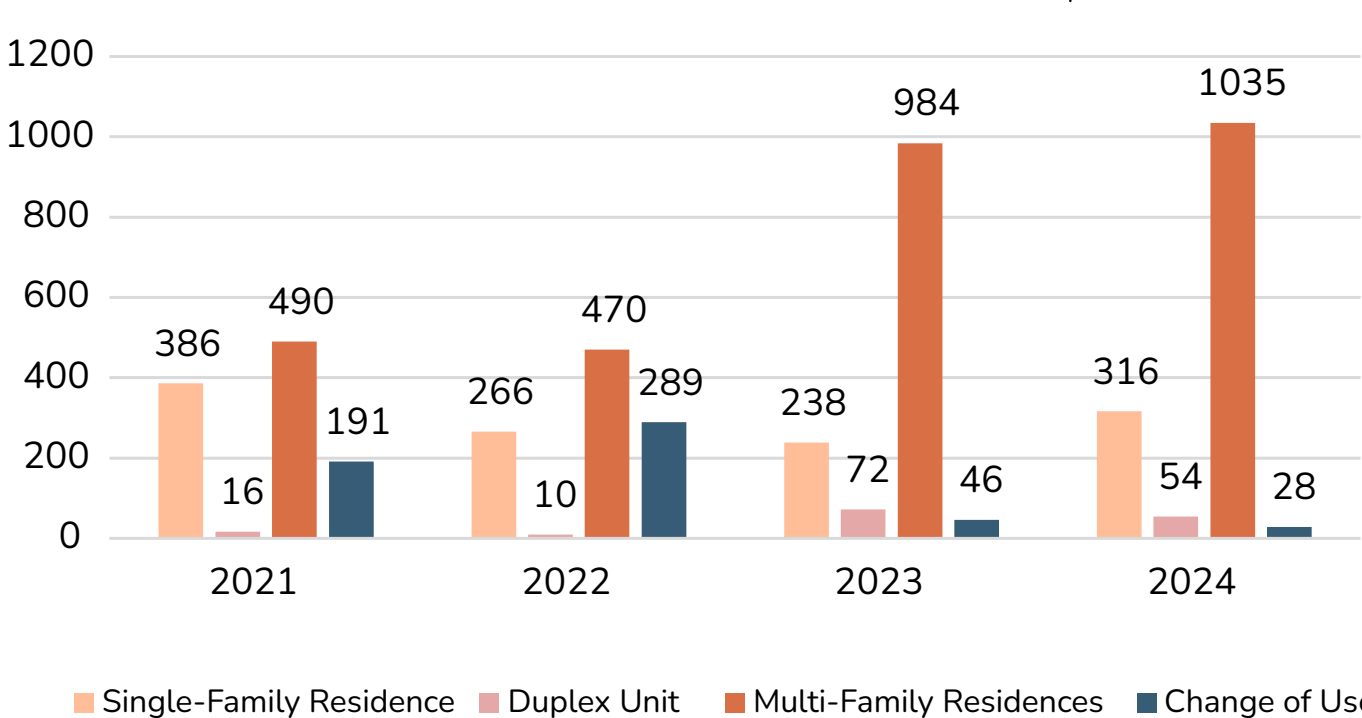
506
July

Most Residential
Units Permitted
in a Month

459
July

Most Multi-Family
Units Permitted in
a Month

Residential Units Issued Annual Comparison



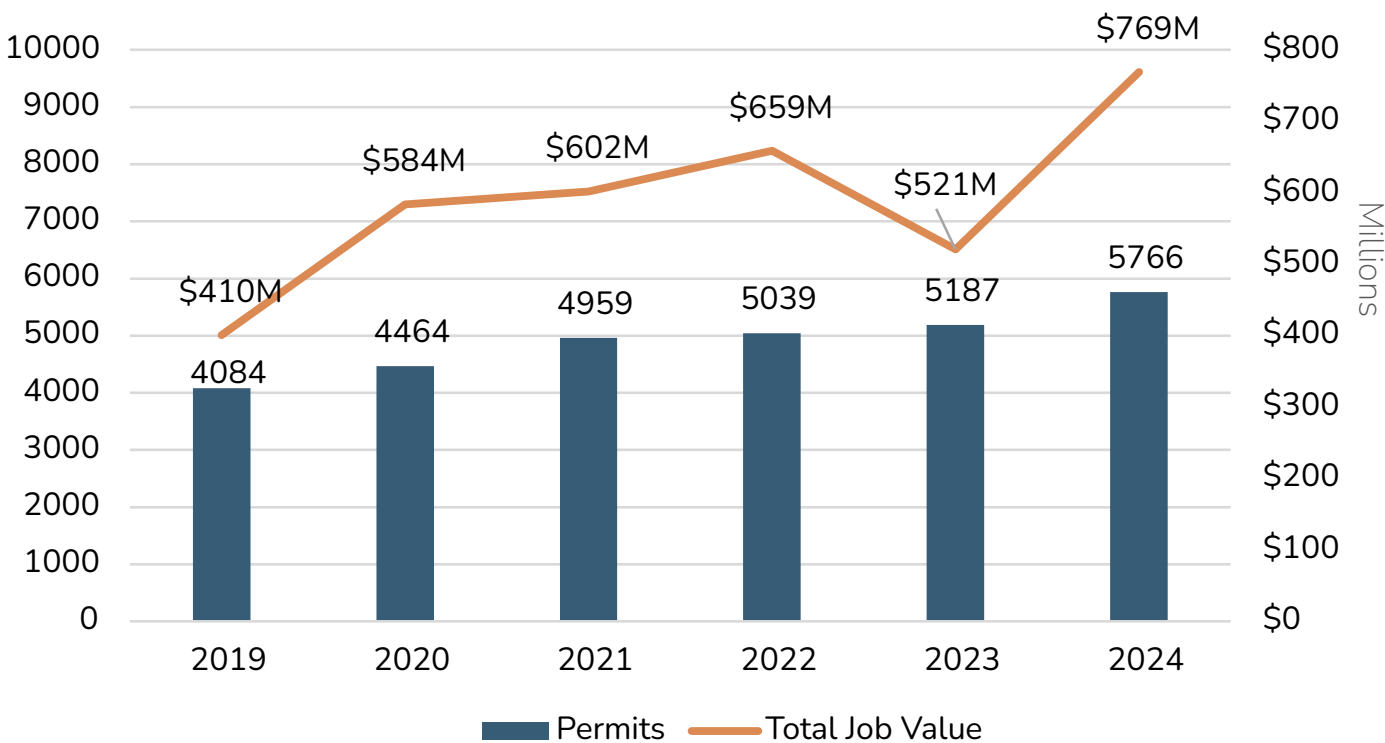
\$768.96 million

Total job values making 2024 the highest year on record even when adjusted for inflation

94% (\$697.08 million)

of this was private investment in 2024.

Total Construction Permits Issued and Job Values
Building, Trade, Development, Engineering, & Planning



Significant Projects & Job Values

Largest Projects Issued by Construction Valuation



Image Source: Jubilant Hollister

Jubilant Line 4 Expansion

Construction Value
\$100,000,000



Image Source: Journal of Business

Frequency Apartments Phase 1

Construction Value
\$35,347,297

Housing Units: 153



Image Source: Journal of Business

King Beverage Corporate Warehouse

Construction Value
\$23,201,716

Largest Projects in Plan Review by Construction Valuation



Image Source: Urbal Architecture

Prose Apartments Complex

Construction Value
\$41,216,394.80

Housing Units: 300



Image Source: Google Maps

NODO Normandie

Construction Value
\$36,583,783.00

Housing Units: 236



Image Source: Beacon Hill Spokane

The Vista Apartments at Beacon Hill

Construction Value:
\$31,708,901.94

Housing Units: 140

Inspections

In 2024 there were a total of 45,941 inspections, making 2024 the 6th highest year on record for inspections going back to 1995. This is also the highest number of completed inspections since 2006 making it an 18-year record!

Since 2011, we have seen a steady climb in inspections from 28,852 in 2011 to 45,941 in 2024.

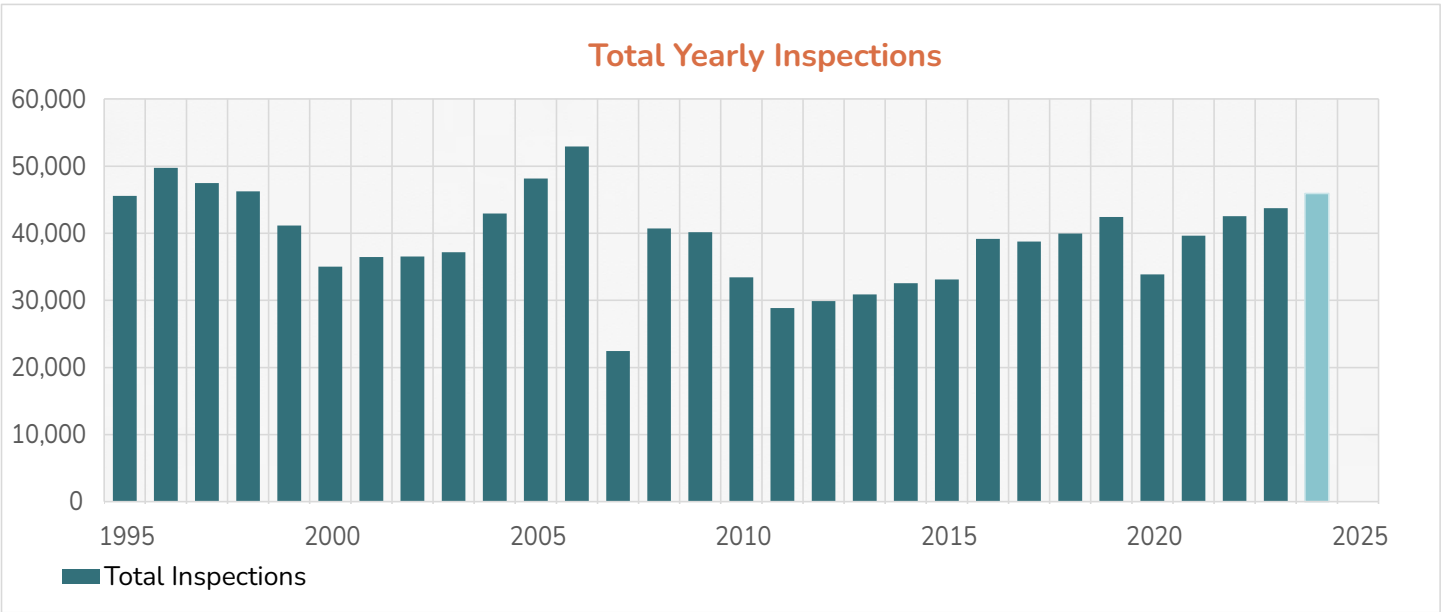
The inspection approval rate has been on the slight decline but remains steady in the low to mid 70% with the 10-year average being 78%.

Inspections follow a tightly seasonal trend with inspections peaking in June, August and sometimes October with January and February being the low point in an average year



45,941
inspections

Highest number of
complete inspections
since 2006.



Code Enforcement

- a year of big numbers

Homeless Outreach Team efforts

4,361

Complaints Managed

690,620 lbs.

of solid waste removed from unlawful camps

In 2024, the Code Enforcement team as part of the Homeless Outreach Team, managed 4,361 complaints regarding unlawful camping. In response to these complaints, the crew completed 2,811 total abatements, and removed 690,620 lbs. of solid waste. The team has kept a strong relationship with the Spokane Riverkeeper during 2024. The Code Enforcement crew partnered with the Riverkeeper on about 20 projects in 2024, and removed just under 49,360 lbs. of garbage, scrap materials and discarded items from areas directly adjacent to our waterways.

Long-term rental registration and inspections program

6,830

Long term rental registered



31,685

Rental dwelling units represented

In addition to the Homeless Outreach Team efforts, the crew removed an additional 418,640 lbs. of solid waste from our community in response to illegal dumps. These cleanup efforts are generated from complaints and proactively. Another 399,320 lbs. of garbage was abated from private property during 2024 in response to Code Enforcement Inspections cases to resolve private property violations.

Illegal dump abatements

399,320 lbs.

of solid waste abated from private property

418,640 lbs.

of solid waste abated from illegal dumps

The Code Enforcement team launched the long-term rental registration and inspections program in 2024, which is likely the largest program launch in department history. The Code Enforcement team worked extensively with landlords and tenants, as well as the Washington State Department of Revenue, throughout the year on this program, assisting with property registration and business licensing questions, and conducting inspections at these properties both proactively and in response to complaints. While the program is now launched and operational, program development and refinement will continue to be a top priority for the department. There are currently 6,830 long-term rental properties registered in our system, representing 31,685 rental dwelling units.



Parking Services

- a record breaking year

In 2024, Parking Services transitioned four permit types from traditional hang tags into digital permits. This step enabled the Department to streamline processes, and improve response time and consistency as well as improving compliance and making enforcement easier. The Department also saved over \$9,000 dollars in printing, mailing, and staff time costs.

Digital Permits Issued in 2024

Type	Number Issued	Revenue
Commercial Loading Zone (CLZ) permit	950	\$95,000
Lewis and Clark Student Parking	230	\$20,700
	40	\$0
	420	\$38,160
Downtown Residential Parking District	2880	

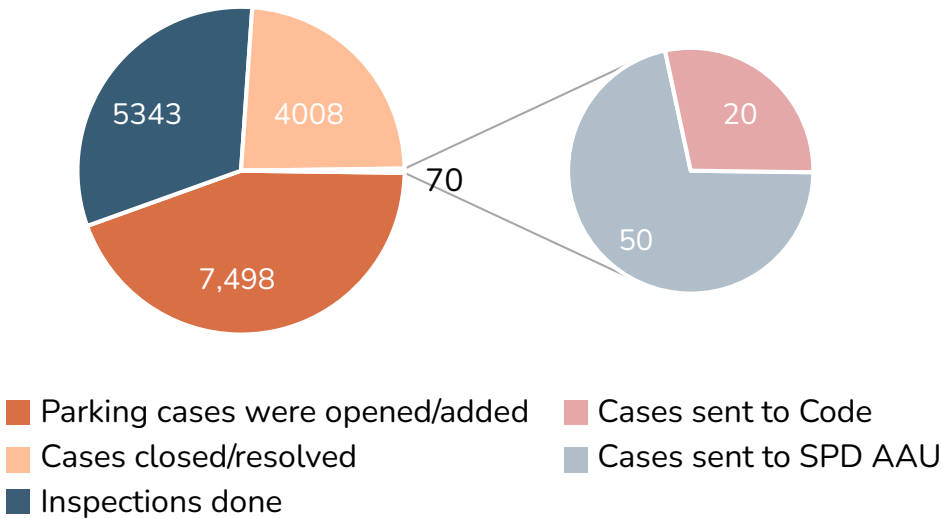
Enforcement

Tickets: Parking Services wrote 19,797 tickets in 2024.

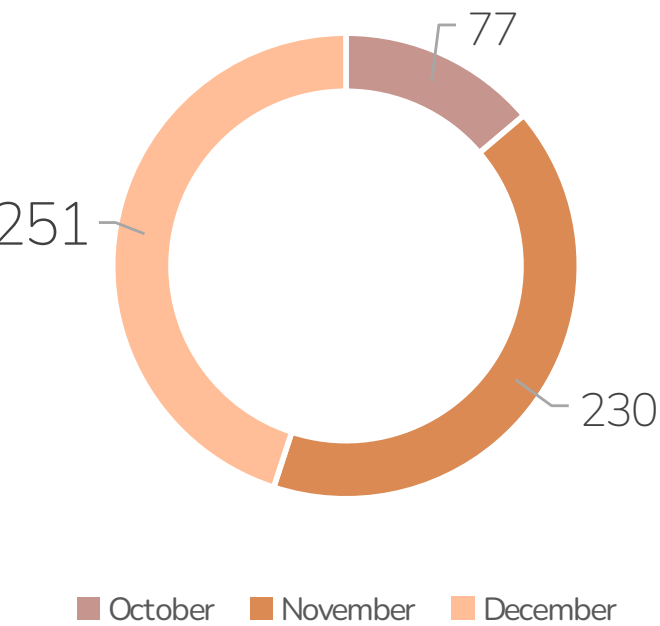
Scofflaw: Parking Services booted 24 vehicles and towed/impounded 10 vehicles in 2024.

Impounds: 173 (of those 8 were towed as Junk/Hulk)

Parking Complaints/Requests (cases opened/closed/resolved)



Downtown Residential Parking Permits Issued in Q4 of 2024



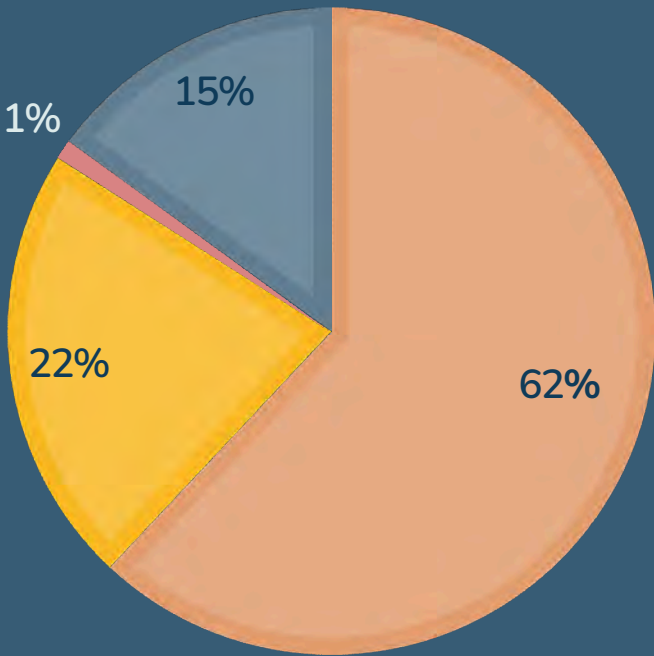
Parking Services

- record breaking revenue

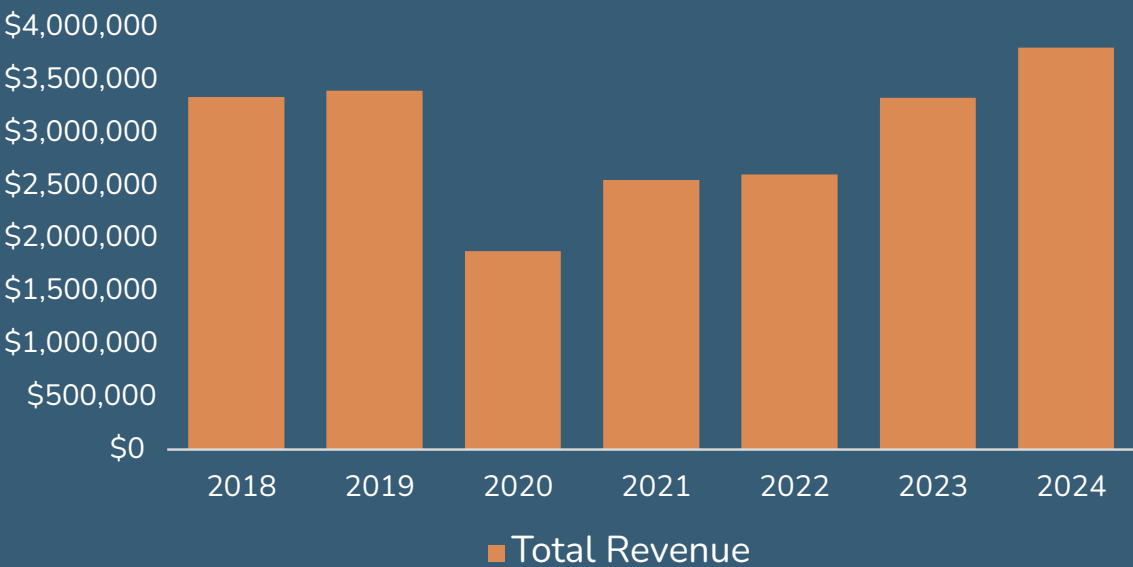
\$3,803,658.82
2024 Revenue from Meters/Kiosks/Park Mobile

Revenue by Payment Device

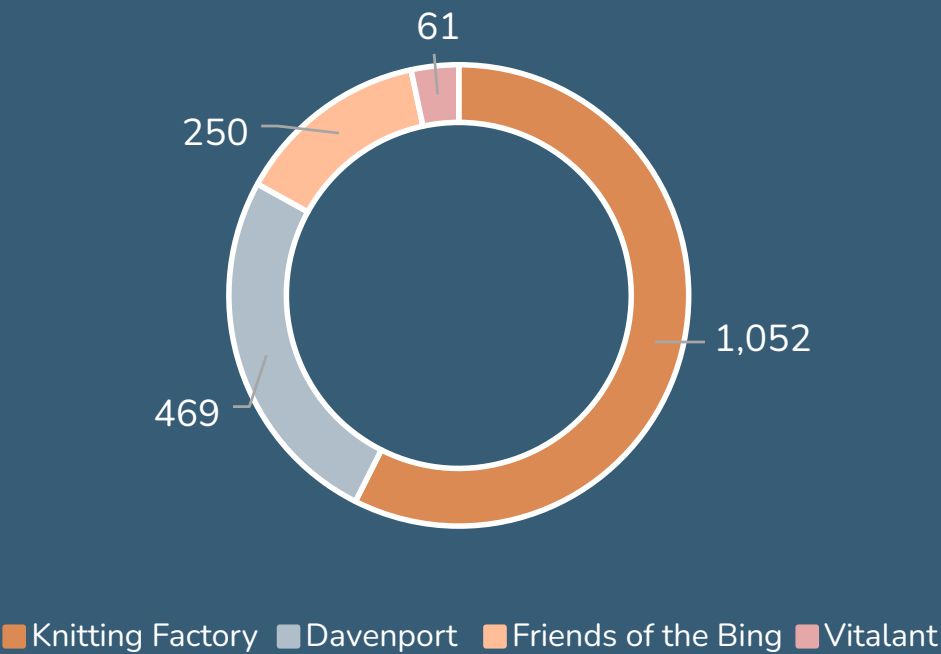
- 2024 ParkMobile App
- 2024 MacKay Meters
- 2024 Flowbird (Kiosk)
- 2024 POM Meters



Total Revenue by Year (no Citation revenue)



Top 5 Reservations for Special Loading Zones



Historic Preservation

-protecting historic places

In 2024, 13 buildings were added to the Spokane Register of Historic Places.

The Historic Preservation Fund awarded four Facade Improvement Grants leveraging over \$32,500 in facade improvements to locally listed properties. These funds come from all demolition permit fees within the city of Spokane.

63 Certificate of Appropriateness reviews were conducted with only one review going before the entire Landmarks Commission. Reviews were completed in 24 hours or less.

The Historic Preservation Department created an interlocal agreement to provide Preservation services to the City of Medical Lake.

The Department also helped Mayor’s Office to craft a deconstruction ordinance requiring architectural salvage of buildings that are eligible for listing on the Spokane Register of Historic Places. It passed in November of 2024 with a 7-0 vote and went into effect in mid-December.



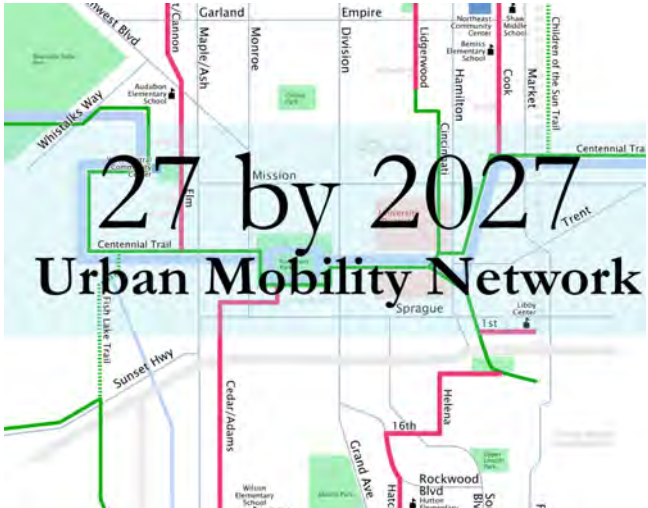
\$11,899,639

13 Special Tax Valuation Incentive applications totaling \$11,899,639 in investment in historic properties.



Planning & Economic Development

-building towards the comprehensive plan



Studies and Plans Completed

In 2024, the Planning and Economic Development Department completed two significant studies. The Centers and Corridors Study, which renewed and set a future direction for the City’s Centers and Corridors, and the South Logan Transit-Oriented Development Plan. This plan updated zoning codes in the South Logan neighborhood to allow for higher density development around transit stops. The South Logan TOD Plan was adopted by City Council and has since been implemented.

Connecting with Community

In order to increase citizen participation and to gain guidance from interested stakeholders, two new Boards and Commissions were formed. The first was the Transportation Commission which combined various standing groups into one comprehensive Commission. The goal was to increase the effectiveness of citizen input regarding transportation. The other, was the Climate Resilience and Sustainability Board, in order to gain community support and ideas regarding climate legislation.

Active Transportation

Launched into multiple active transportation projects including the Howard Street Pilot Project and the 27x27 Bike Network. Both projects aim to increase pedestrian activity and connectivity throughout the City. The Howard Street Project created a pop-up plaza during the summer months. The 27x27 Network is an ambitious plan to create 27 miles of bike network by 2027.

Updating Code

Based on feedback, Long Range planners amended 20 different sections of the Development Code to fix errors, increase clarity, ensure and create more flexibility with residential design standards, and bring the off-street parking code into conformance with the removal of minimums.

Launched Plan Spokane 2026 - Comprehensive Plan Periodic update

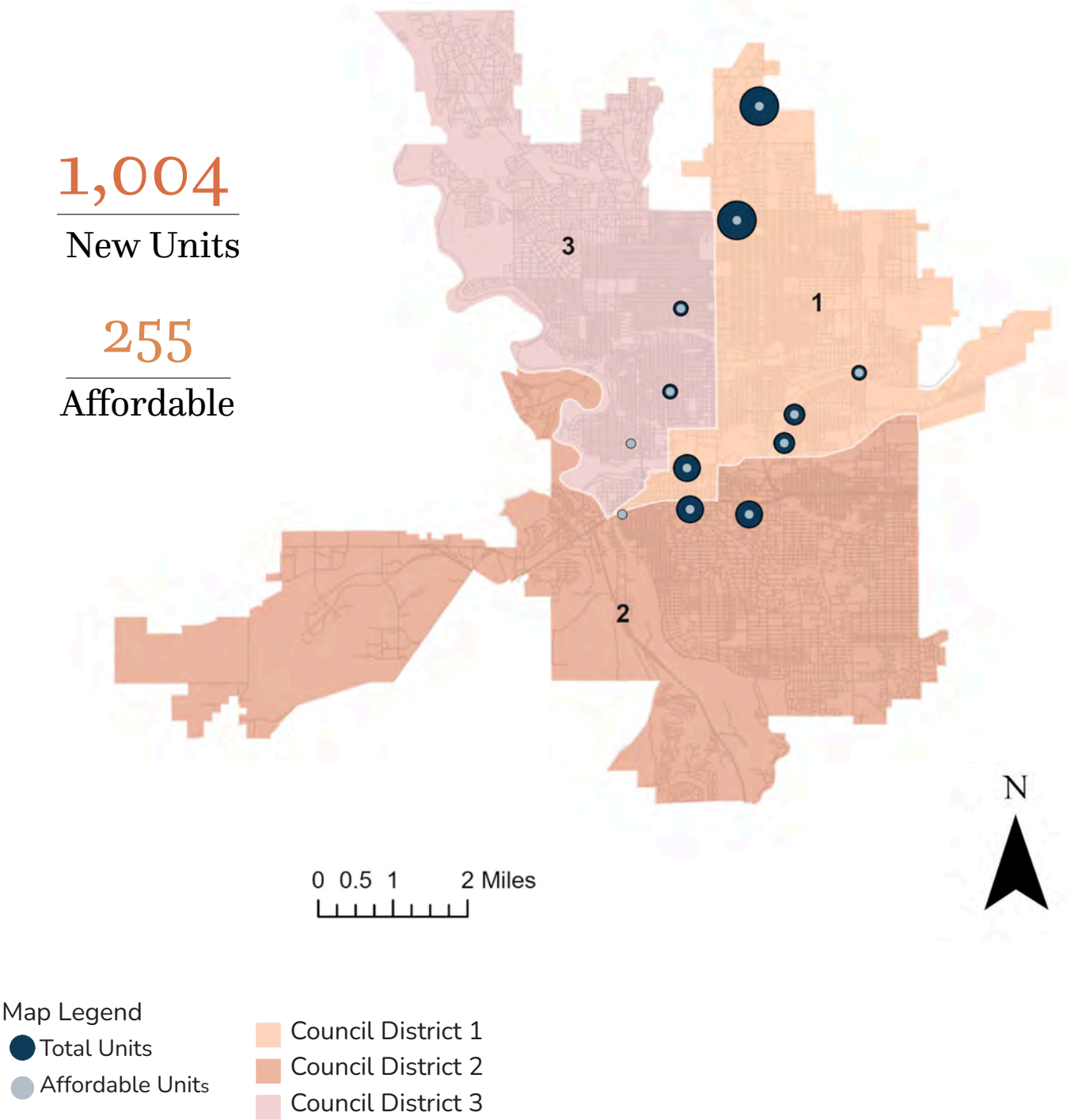
Began a 2 year long process of updating Spokane’s Comprehensive Plan which is the primary policy document that guides the City’s growth and development patterns for the next 20 years.



Planning & Economic Development

- building toward the future

2024 Finalized MFTE Projects



Housing, Commercial, and Industrial Incentives

The Economic Development section of the Planning Department works to administer incentives in order to stimulate growth and development throughout the City. There are currently a number of Incentives aimed towards encouraging the construction of multi-family housing, including the Multi-family Tax Exemption, Parking to People, and Commercial Conversion incentives.

In 2024, projects utilizing the Multi-Family Tax Exemption create 1,004 new units of multi-family housing and 255 of those units have been deemed affordable housing, meaning that there are rent restrictions on those units.

Brownfields

The City of Spokane's Brownfields Program works to minimize the risks associated with redeveloping a possibly contaminated sites. The program seeks out funding to conduct site assessments, conduct cleanup activities, along with providing technical assistance and information on statewide programs and policies.

The City of Spokane was able to get a grant from the Environmental Protection Agency in order to help property owners conduct preliminary (Phase 1) and secondary (Phase 2) studies of their land in order to determine if the land is contaminated.

Phase 1 and Phase 2 studies conducted in 2024:

- Phase I's completed: 5
- Phase II's started: 4



Projects completed using City Incentives

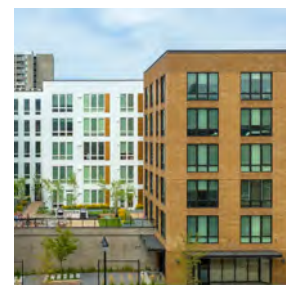
“Spokane can plausibly claim to be the leading city for housing innovation in America right now.”

-The prominent, California-based writer and environmental advocate Alex Steffen wrote on X as reported in the Inlander on 11.30.2023.

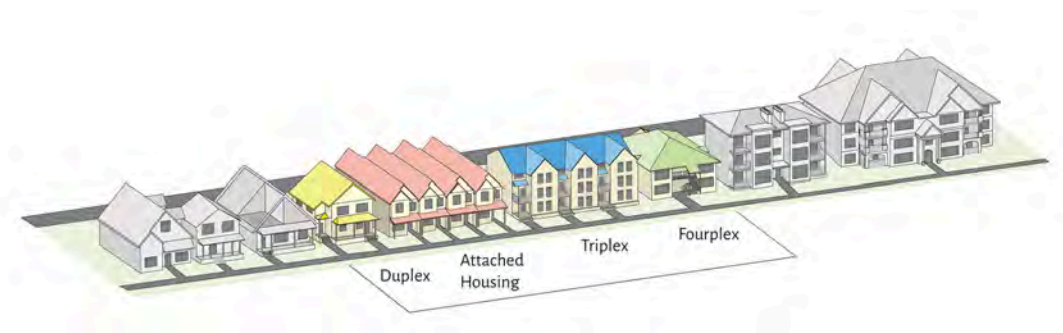
Spokane is a leader in zoning, code, and housing policy reform.

In the past two years:

- Multiple units are now allowed on every residential lot in the city.
- Parking minimums for all residential construction have been eliminated.
- Height restrictions in downtown have been removed.
- Lot sizes for residential development have been reduced.
- Accessory Dwelling Units (ADUs) are now allowable on any residential lot.
- The housing section of the Comprehensive Plan is being updated to encourage a greater variety of housing types, including mixed-income housing.
- The areas eligible for the Multi-Family Tax Exemption (MFTE) and Parking to Office Conversion programs have been expanded to cover the entire city.



The Building Opportunity and Choices for All Program allowed up to 4 units on one lot citywide.



Goals for 25-26 Biennium

Department Goals

Code Enforcement and Parking Services

Code Enforcement plans to fill vacant Neighborhood and Housing Specialist and Enforcement Specialist positions in 2025. Additionally, positions were added to our Litter Crew. These additional crew positions will be to assigned to a downtown-specific team,

Code Enforcement also intends to draft a new chapter of Title 10 of the Spokane Municipal Code, which will act as the primary location for the City’s private property maintenance code relating to property-specific nuisance, zoning, and substandard building regulations.

Parking Services plans to create a parking validation program to allow businesses to market this amenity.

They plan to move to kiosk parking devices

throughout the north bank and complete the replacement of new meters, removing the 90’s era technology still in place at many locations.

They will also Increase the number of License Plate Reader (LPR) equipped vehicles for better data collection and enforcement.

As well as build a data dashboard of the parking system.

Finally, continue to administer the Boot and Tow program ensuring parking ticket debt is paid and pilot the Barnacle Parking Device as a Boot alternative.

Historic Preservation

Historic Preservation is working with property owners to create a local historic district in Cannon Hill Park Neighborhood. This district

includes approximately 170 properties from Cannon Hill Park to 21st Avenue.

Additionally, Historic Preservation will work to pass an improvement to current legislation around demolition review in the Centers and Corridors zones which would require a replacement of a historically eligible building.

Finally, continue to encourage the use of the Special Valuation. Since 2000, there have been 270 projects using Special Valuation totaling \$315,000,000 of investment dollars in Spokane’s historic resources!

Planning and Economic Development

Planning will adopt the preferred alternative for the Comprehensive Plan Environmental Impact Statement, which is a key step in the 2026 Plan update.

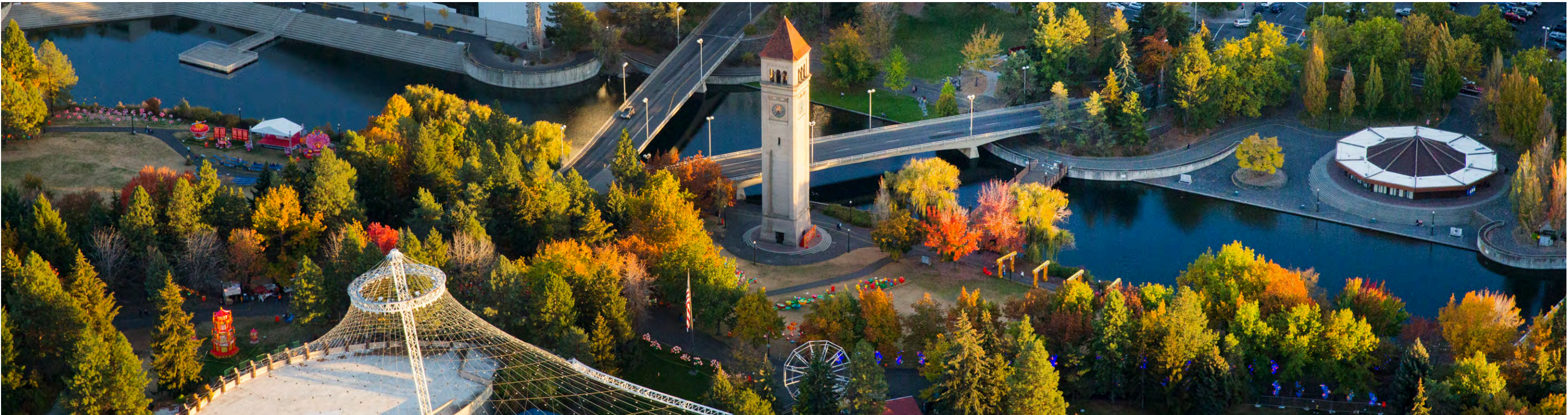
The department is also anticipating the release of pre-reviewed building plans. The goal is to help facilitate the rapid creation of quality attainable housing throughout the City.

Finally, the phase 1 of Latah Tax Increment Financing/infrastructure revenue study will be completed in 2025.

Development Services Center (DSC)

The DSC plans to release for public use the City’s new permitting system “LAMA” in August of this year. Additionally, they plan to improve website navigation for a smoother customer experience.

Development Services Center also intends to provide more training and learning opportunities to staff members.





Contact Us:



Call:

Dial 311 or 509.755.
CITY (2489)



Online:

<https://my.spokanecity.org/business/>



In person:

808 W Spokane Falls
Blvd, 3rd Floor
Spokane, WA 99201