Building Opportunity and Choices for All
Priority Dates
Pilot Timeline

- Effective date is August 27, 2022
- Pilot ends July 18, 2023, per Ord. C36232

**June - July 2022**
- Mayor and City Council announce Building Opportunity and Choices for All

**July 18**
- City Council Adoption

**September 12**
- Second Public Hearing

**August 2022 - July 2023**
- One Year Work Plan
  - Public Outreach and Stakeholder Engagement
  - Comprehensive Plan amendments
  - Tracking buildings constructed or approved through pilot
  - City staff draft permanent regulations

**January - July 2023**
- Comprehensive Plan Amendments go to Plan Commission and City Council

**April - July 2023**
- Permanent Code Changes go to Plan Commission and City Council

**April - July 2023**
- Public hearing process for code amendments
Vesting

Development on existing lots

• Building permits are vested for 180 days

• Can submit requests to Building Official for an extension

• Must conform to applicable building, fire, and engineering requirements

• Final plats approved before July 18, 2022 may utilize BOCA
Vesting

Development requiring a plat

- Preliminary plats may vest to pilot regulations
- Applications must show the building footprints and state housing type(s)
- Vested for 5 years per RCW 58.17.170
- Must conform to applicable building, fire, and engineering requirements existing at the time permits are submitted
Platting in process

- A new plat is *likely* required **IF**
  - Modifying housing types or densities from approved preliminary
  - Preliminary and/or Final Plat was conditionally approved
- Still need approval from agencies such as WSDOT
- Vested for **5 years** per RCW **58.17.170**
Development and Design Standards
## Dimensional Standards

<table>
<thead>
<tr>
<th>Dimension</th>
<th>Value</th>
<th>Note</th>
</tr>
</thead>
<tbody>
<tr>
<td>Width</td>
<td>40 ft</td>
<td>Current RSF standard</td>
</tr>
<tr>
<td>Depth</td>
<td>80 ft</td>
<td>Current RSF standard</td>
</tr>
<tr>
<td>Min. size</td>
<td>4,350 sq ft</td>
<td>Current RSF standard for detached</td>
</tr>
<tr>
<td>Max. roof height</td>
<td>40 ft</td>
<td>Current RSF standard is 35 ft</td>
</tr>
<tr>
<td>Max. wall height</td>
<td>30 ft</td>
<td>Current RSF standard is 25 ft</td>
</tr>
<tr>
<td>Floor Area Ratio (FAR)</td>
<td>N/A</td>
<td>Bulk governed by building coverage, setbacks, height</td>
</tr>
<tr>
<td>Building coverage</td>
<td>60%</td>
<td>RSF average is 47%</td>
</tr>
</tbody>
</table>
## Dimensional Standards for Townhomes

<table>
<thead>
<tr>
<th>Dimension</th>
<th>Value</th>
<th>Current Standard</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Width (rear loaded only)</strong></td>
<td>16 ft</td>
<td>Current RTF standard</td>
</tr>
<tr>
<td><strong>Width (front loaded)</strong></td>
<td>36 ft</td>
<td>Current RTF standard</td>
</tr>
<tr>
<td><strong>Depth</strong></td>
<td>80 ft</td>
<td>Current RSF standard</td>
</tr>
<tr>
<td><strong>Min. lot size</strong></td>
<td>1,280 sq ft</td>
<td>16 ft x 80 ft = 1,280 sq ft</td>
</tr>
<tr>
<td><strong>Max. roof height</strong></td>
<td>40 ft</td>
<td>Current RSF standard is 35 ft</td>
</tr>
</tbody>
</table>
| **Max. wall height**          | 30 ft (edges)  
35 ft (interior) | Current RSF standard is 25 ft |
| **Floor Area Ratio (FAR)**    | N/A                    | Bulk governed by height and setbacks |
| **Building coverage**         | N/A                    | Stormwater review required |
Density Calculations and Infill

- Mostly impacts RMF and RHD zones
- 17C.400.020 density calculations mostly impact infill
- Pilot allows development to round up for unit count (e.g. 7.3 becomes 8 units)
Density Calculations and Subdivisions

• Lots that meet pilot dimensional standards are considered in compliance with density calculations
Design Standards

- Landscaping and Front Yards
  - 50% of front yard planted with living ground cover
  - Encourages Spokanescape guidelines
- Outdoor Areas
  - 48 sf per unit in a building, private or combined common area
  - Common areas programmed with 3 amenities
- Entrances
  - Oriented towards street frontage
  - Each unit has a covered main entry point
Design Standards

• Front façade must be 15% transparent
• Building Articulation
  • Modulate every 30 ft, at least 4 ft difference
• Screening
  • Garbage and mechanical areas
  • No storage within 15 ft of street
• Parking Facilities
  • Garage wall max 50% of front façade
  • Must be set back at least 2 ft
  • Only 1 curb cut per 2 units
Additional Standards

Applicable building, fire, engineering, and utility requirements must still be met:

- Commercial building review (3+ units)
- Stormwater review due to increased building coverage
- Fire review for aerial access

Additional Standards:

- Some rooftop projections are allowed on flat roofs
- No limit to the number of consecutive attached houses
- Porches may extend up to six feet into the front setback.
- Front setback capped at 15 feet.
- On interior lots, the side lot line setback for the side containing the common wall is reduced to zero
- All development approved under the Building Opportunity and Choices for All pilot program must meet the design standards outlined in Section 17C.400.030 Pilot Low-Intensity Residential Design Standards.

*Standards not listed in the ordinance remain as currently stated in the permanent code.*
Bundle Incentives
Focus incentives and staff resources to our most economically distressed census tracts – **Spokane Targeted Investment Area (STIA)**

- Includes 34 census tracts defined as distressed
  - high poverty (20% or more), and/or
  - low income (<80% AMI), and/or
  - high unemployment (> 1.5X National rate)

- Census tracts are removed when they are no-longer distressed
Target Investment Area

Resolution 2022-0064
Multi-Family Tax Exemption (MFTE): Spokane Target Investment Area
economically distressed census tracts

- **8-yr: 4+ units** market rate (no income & rent restriction)

- **12-yr: 4-11 units** set aside **25%** of the units as income and rent restricted for households 80-115% AMI – fee simple owner-occupied units may require Deed Restriction

- **12-yr: 12+ units** set aside **30%** of the units as income and rent restricted for households 80-115% AMI – fee simple owner-occupied units may require Deed Restriction

- **20-yr: 4+ units**, Deed Restriction will apply – permanent affordable, set aside **25%** of the units as restricted to low-income household up to **80% AMI**
Multi-Family Tax Exemption (MFTE): Affordable Housing Emphasis Area

*not economically distressed*

- **12-yr: 4-11 units** set aside **25%** of the units as income and rent restricted for households 80-115% AMI – fee simple owner-occupied units may require Deed Restriction

- **12-yr: 12+ units** set aside **30%** of the units as income and rent restricted for households 80-115% AMI – fee simple owner-occupied units may require Deed Restriction

- **20-yr: 4+ units**, Deed Restriction will apply – permanent affordable, set aside **25%** of the units as restricted to low-income household up to **80% AMI**

- **No**: 8-yr market rate or 12-yr to 8-yr conversions
New Multi-Family Housing Projects (4+ units)

- Up to $150,000 in construction permit fees paid by City:
  - Available until funds are exhausted
- Awards can be leveraged with Multi-Family Tax Exemption incentives (plus others)
- Applications are required
PCS: Affordable Housing Incentive Criteria

Affordable housing projects must:

• be within the Spokane Targeted Investment Area
• create new Multi-Family Housing (4+ units)
  ▪ for owner and/or renter occupancy
• set aside 20-25% of the units as affordable to low-moderate income households
• report on housing status and affordability requirements
• construction permits before October 31, 2023
Build Permanent Changes
1-Year Work Plan

Comprehensive Plan Amendment
  • Update comprehensive plan policies
  • Revise residential land use designations
  • Update Land Use Plan Map
• This is foundational to permanent code changes
1-Year Work Plan

• Municipal Code Amendments
  • Permit more housing types in RSF and RTF zones
  • Update dimensional standards to be less restrictive
  • Update Title 17C.100 to be more user friendly
Engage Your Community

• City will be educating and engaging with residents and neighborhood councils

• We’ll be tracking and reporting pilot metrics to Council and the community

• **YOUR** advocacy and input are important in framing the discussion and ultimately getting real changes
Pre-Development Meetings

Contact the Development Services Center to schedule a Pre-Dev meeting

Meet with City departments and other agencies involved in plan review

Get a better idea of project feasibility, get an overview of requirements before application submittal
Feedback or questions on permanent changes
KayCee Downey, 509-625-6194 or kdowney@spokancity.org
Amanda Beck, 509-625-6414 or abeck@spokancity.org
Kevin Freibott, 509-625-6184 or kfreibott@spokancity.org

Questions about developing a specific site
Current Planning, 509-625-6188 or planningreview@spokancity.org
Development Services Center, 509-625-6300 or permitteam@spokancity.org

MFTE and other Incentives
Teri Stripes, 509-625-6597 or tstripes@spokancity.org