

Building Opportunity and Choices for All



City of Spokane | Planning Services

August 17, 2022

Priority Dates



Pilot Timeline

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





Vesting

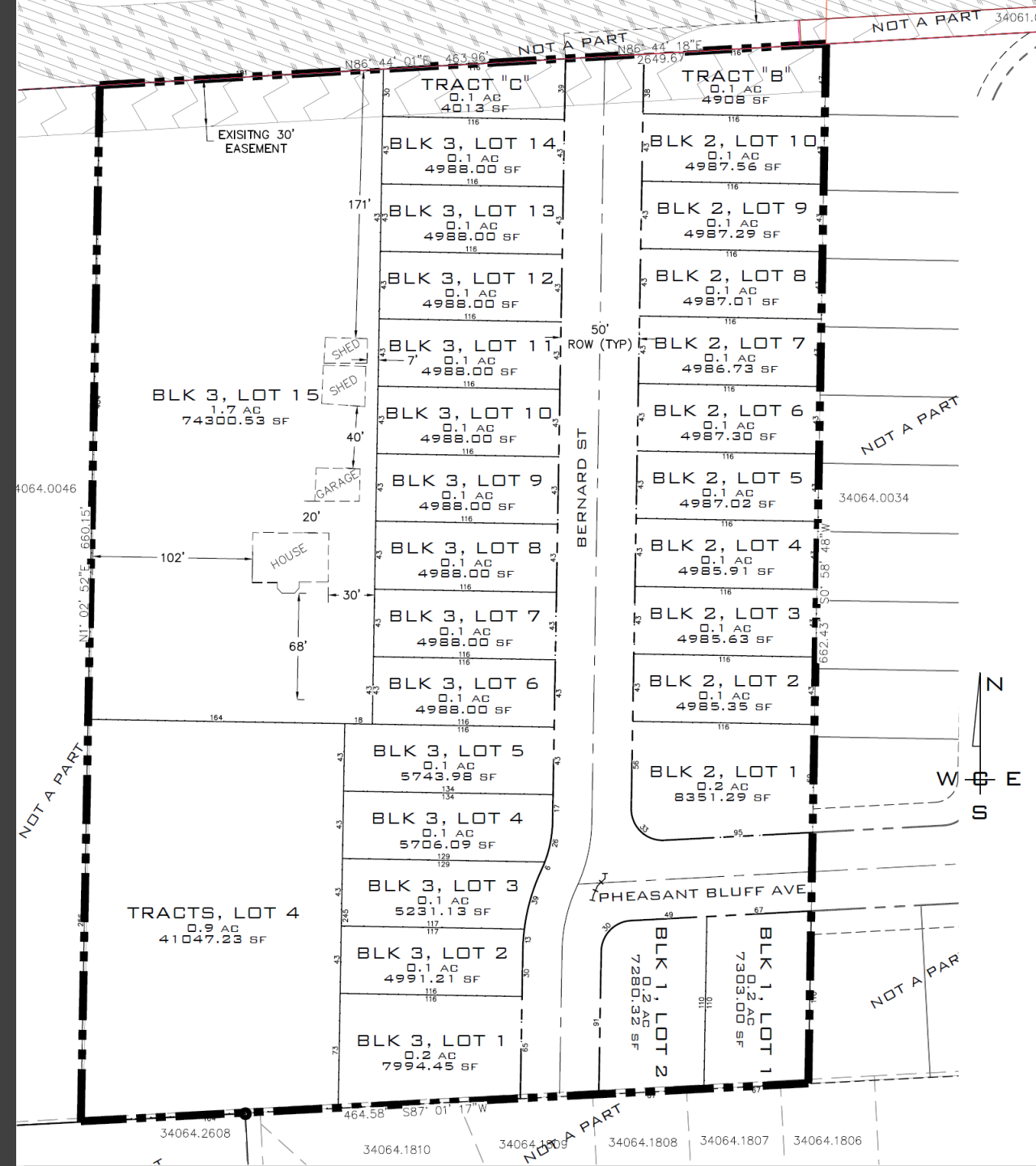
Development on existing lots

- 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



Vesting

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

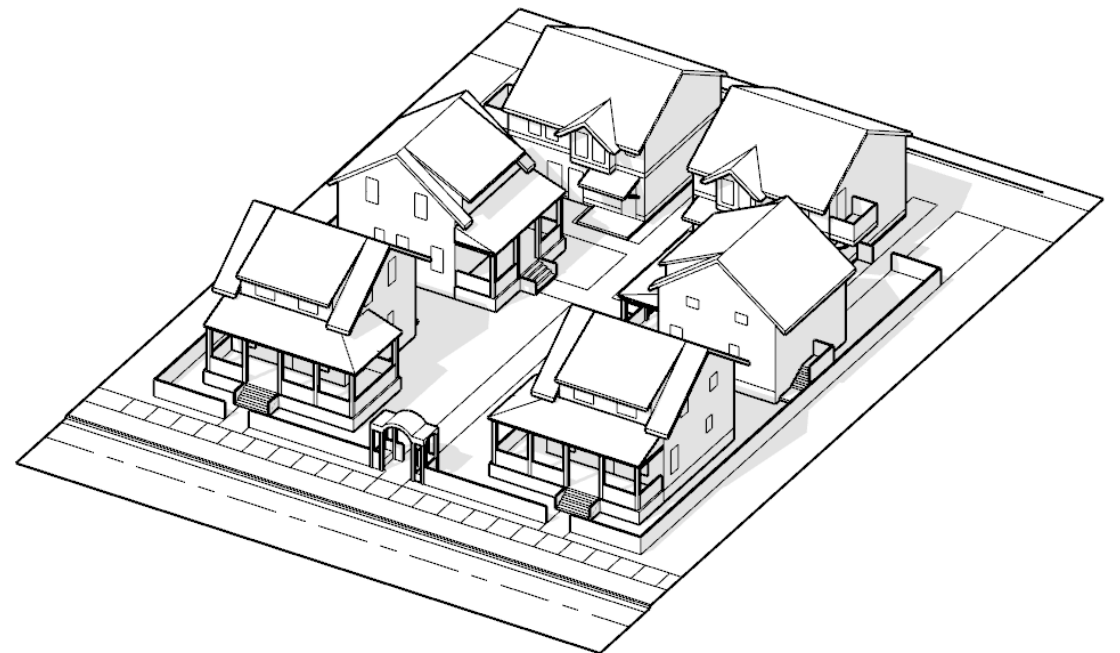
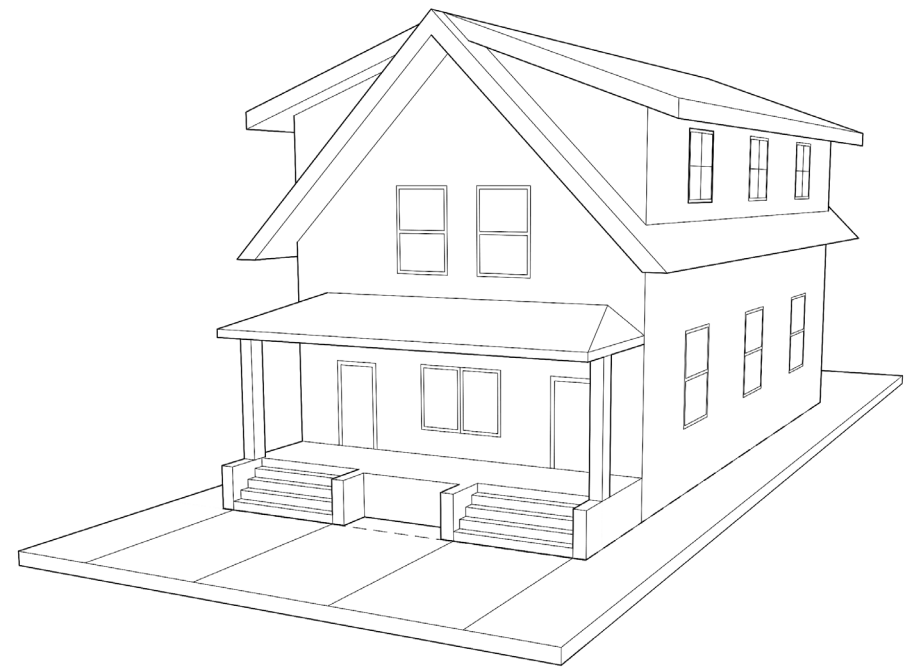
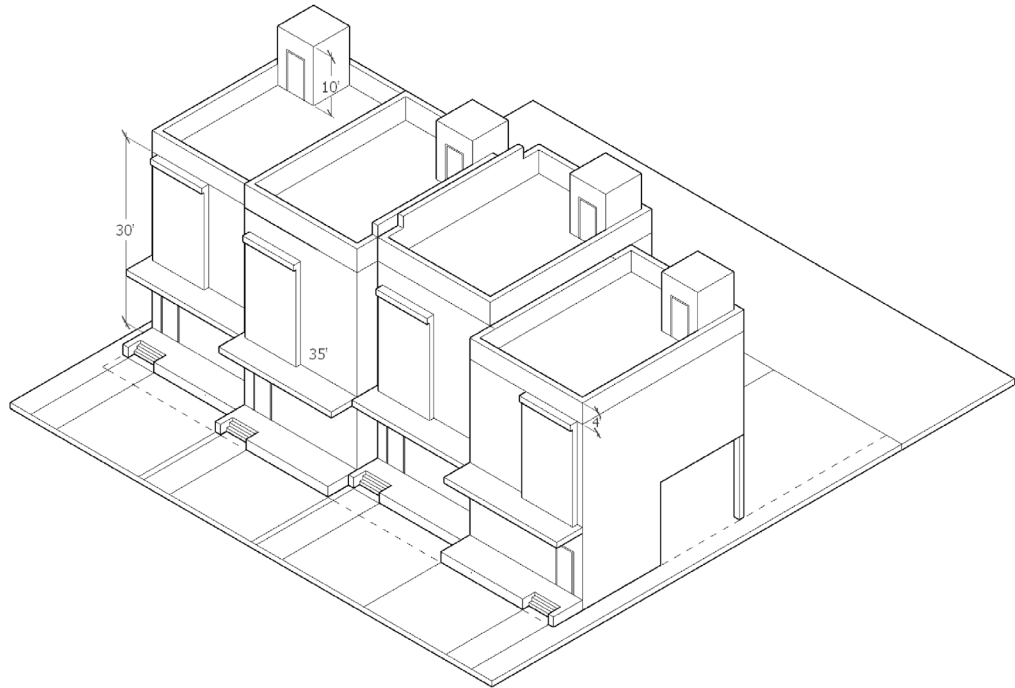


Width	40 ft	Current RSF standard
Depth	80 ft	Current RSF standard
Min. size	4,350 sq ft	Current RSF standard for detached
Max. roof height	40 ft	Current RSF standard is 35 ft
Max. wall height	30 ft	Current RSF standard is 25 ft
Floor Area Ratio (FAR)	N/A	Bulk governed by building coverage, setbacks, height
Building coverage	60%	RSF average is 47%

Dimensional Standards for Townhomes



Width (rear loaded only)	16 ft	Current RTF standard
Width (front loaded)	36 ft	Current RTF standard
Depth	80 ft	Current RSF standard
Min. lot size	1,280 sq ft	16 ft x 80 ft = 1,280 sq ft
Max. roof height	40 ft	Current RSF standard is 35 ft
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





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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



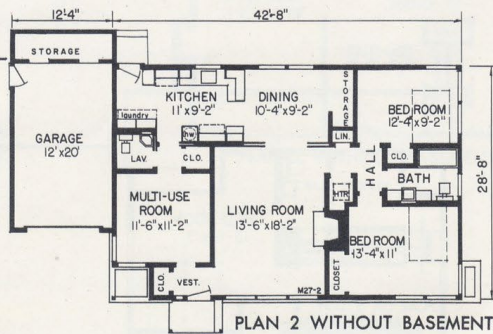
Design Standards

- 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

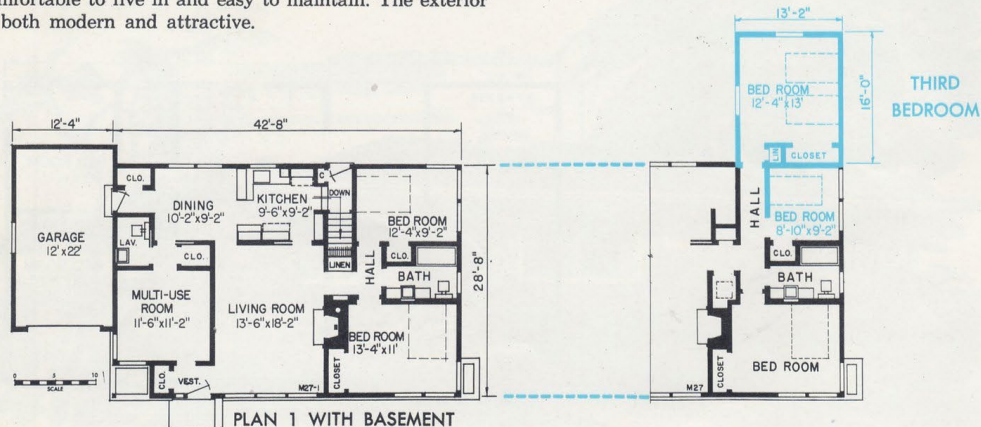


m-27

Living Area, Plan 1 or 2—1,232 sq. ft.

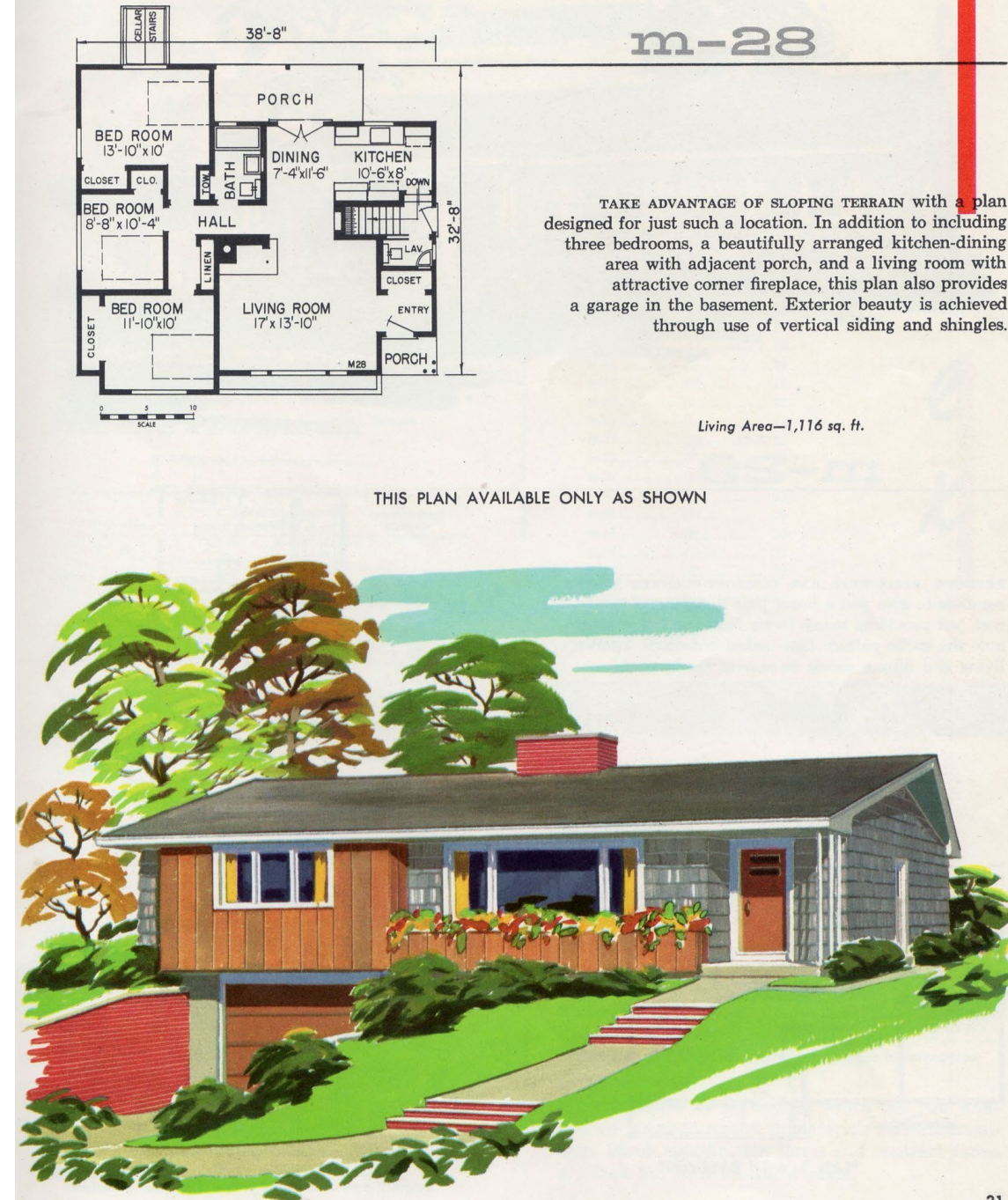


HERE IS ANOTHER RANCH HOME that offers you the choice of a third bedroom now or in the future as needed without detracting from the beauty of the original home. In addition to appealing features such as bath and a half and natural fireplace, note the efficient traffic pattern that makes this home comfortable to live in and easy to maintain. The exterior is both modern and attractive.



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

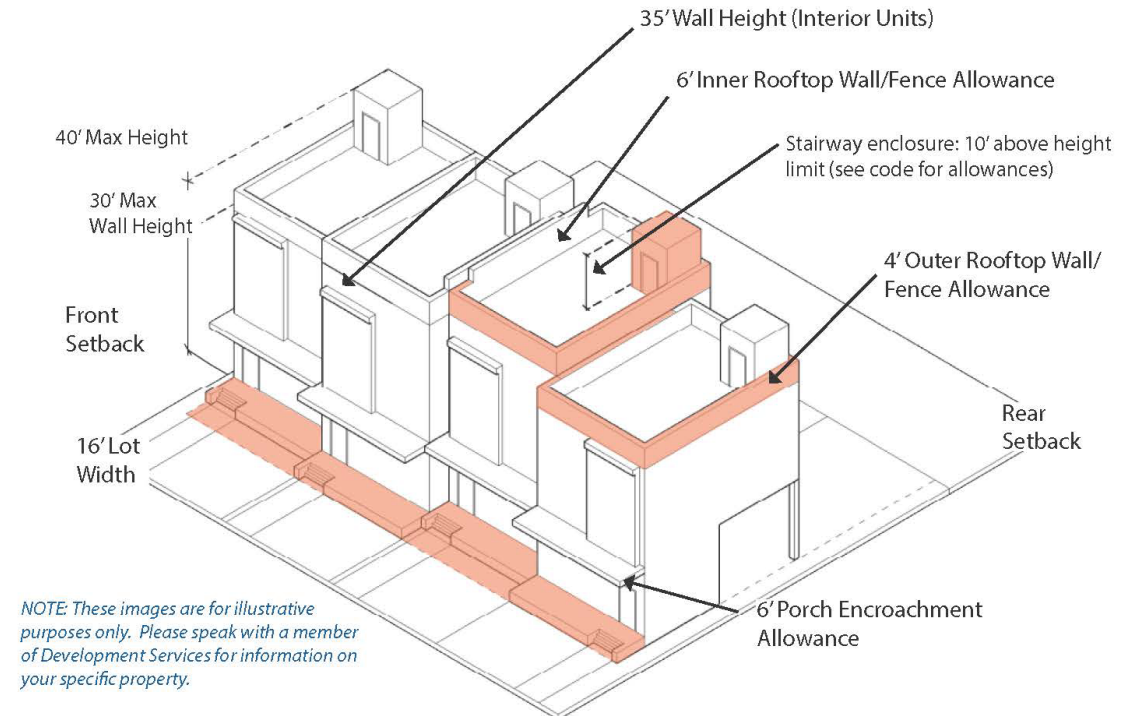
Applicable building, fire, engineering, and utility requirements must still be met

- 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.*



Additional requirements may apply:

- | | |
|------------------------------|--|
| • Commercial Building Review | • Curb cuts/Streets |
| • Stormwater Review | • Water |
| • Landscaping | • Structures with livable space taller than 30-feet will require Fire Review to ensure appropriate aerial access |
| • Solid Waste Management | |
| • Street trees | |

Predevelopment meetings are available upon request

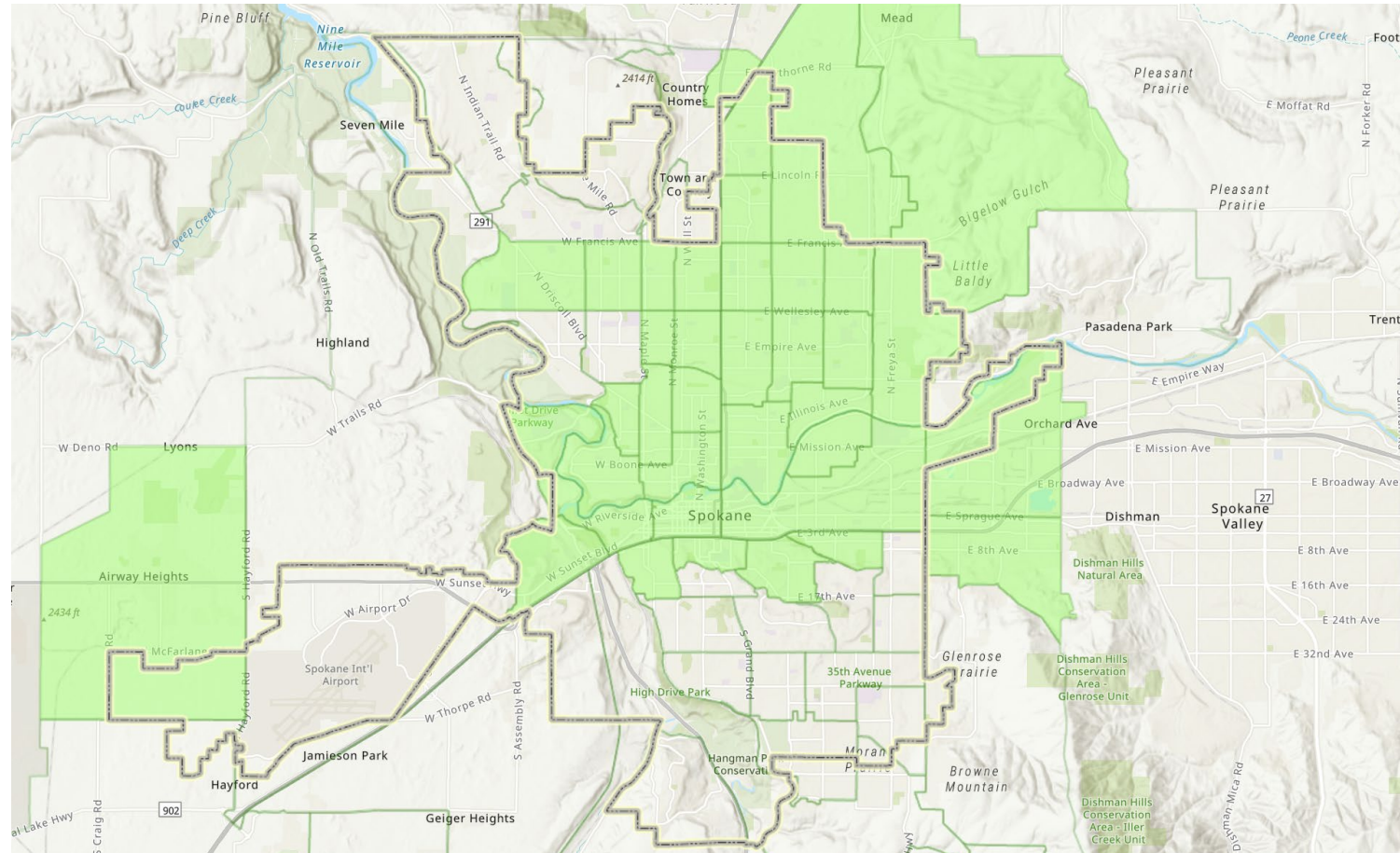
Bundle Incentives



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

Resolution 2022-0064



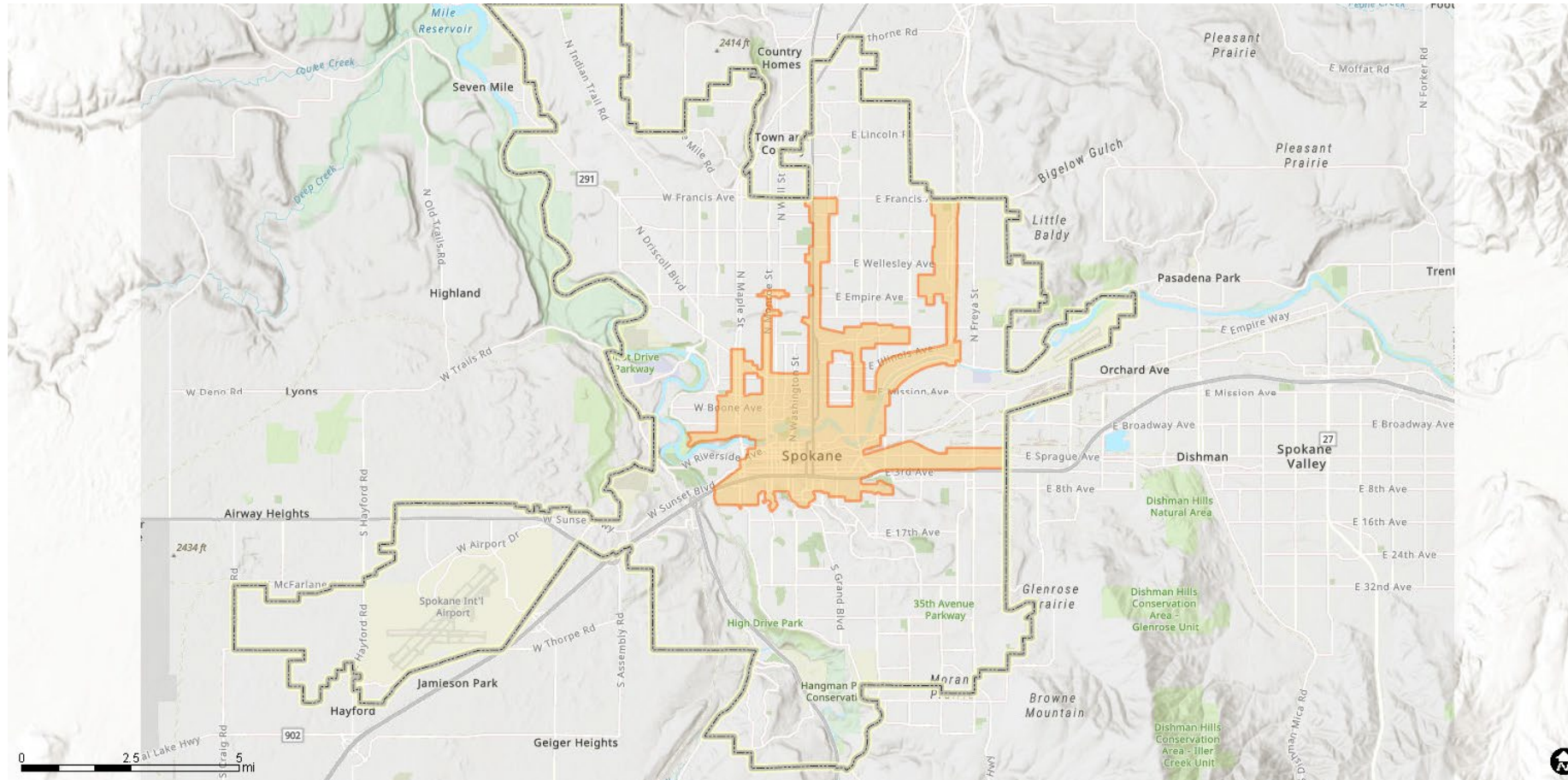
Multi-Family Tax Exemption (MFTE): Spokane Target Investment Area

economically distressed census tracts

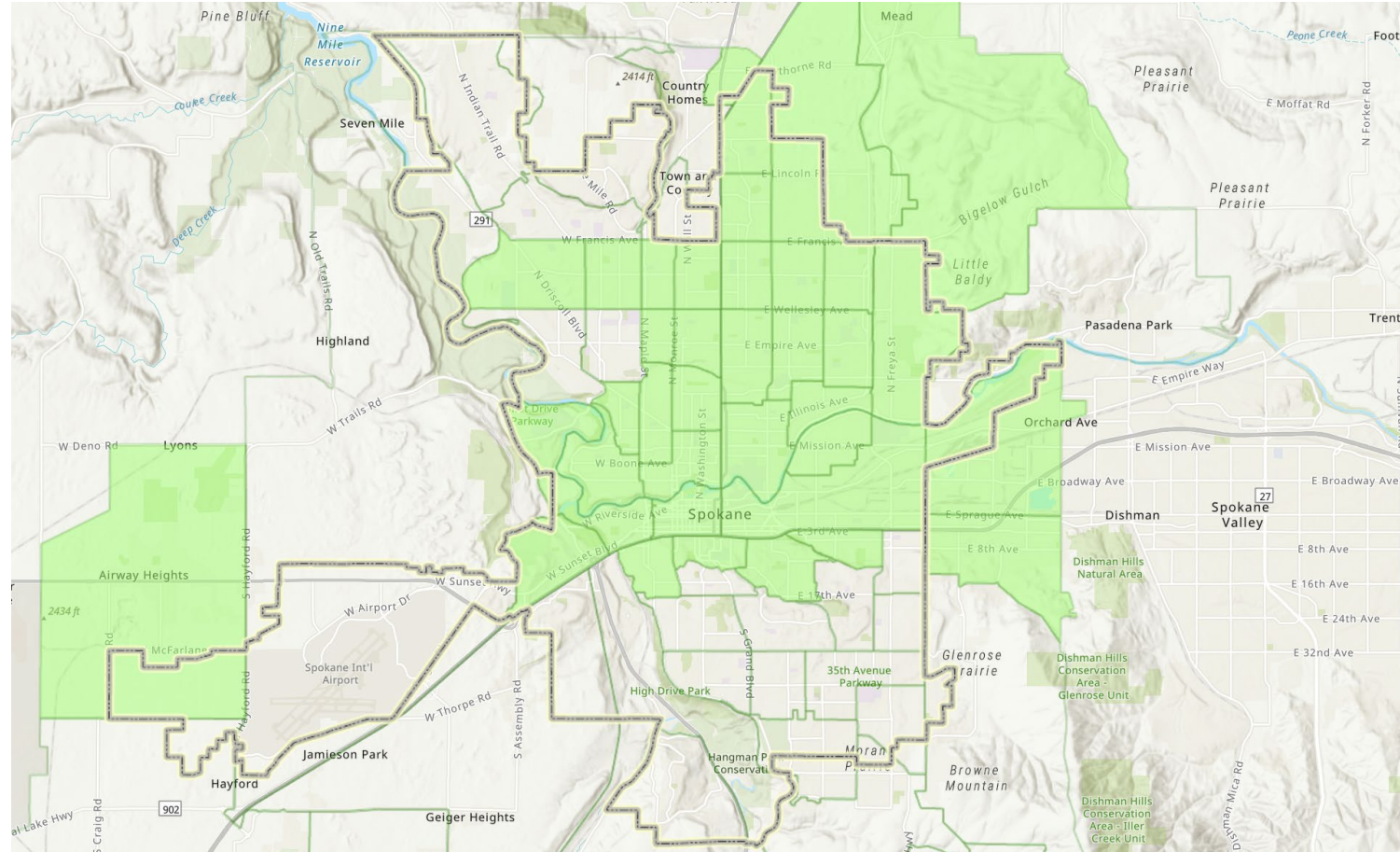
- **8-yr: 4+ units** market rate (no income & rent restriction)
- **12-yr: 4-11 units** set aside **25%*** of the units as income and rent restricted for households 80-115% AMI – fee simple owner-occupied units may require Deed Restriction
- **12-yr: 12+ units** set aside **30%*** of the units as income 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**

Previous MFTE Area

Resolution 2022-0064



Resolution 2022-0064



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**

PCS: Affordable Housing Incentive *Award*

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**

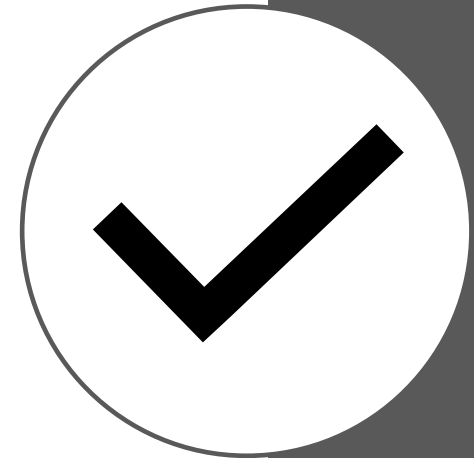
A woman with long dark hair and glasses, wearing a white t-shirt, stands in the center of a meeting room, pointing towards a whiteboard. The whiteboard is covered with numerous colorful sticky notes (pink, yellow, and orange) arranged in a structured manner. Several people are seated around a long white table in the foreground, looking towards the presenter. The table is equipped with laptops, notebooks, and other office supplies. The room has large windows on the left side, letting in natural light. The overall atmosphere is professional and collaborative.

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

Purpose

17C.110.015 Design Standards Administration

17C.110.020 List of the Residential Zones

17C.110.030 Characteristics of Residential Zones

17C.110.040 Other Zoning Standards

17C.110.100 Residential Zone Primary Uses

17C.110.110 Limited Use Standards

17C.110.115 Housing Types Allowed

17C.110.120 Accessory Uses

17C.110.125 Nuisance-related Impacts

17C.110.200 Lot Size

17C.110.205 Density

17C.110.208 Lot Dimension Standards

17C.110.209 Compact Lot Standards

17C.110.210 Building Coverage

17C.110.215 Height

17C.110.220 Setbacks

17C.110.223 Required Outdoor Areas

17C.110.225 Accessory Structures

17C.110.230 Fences

17C.110.235 Demolitions

17C.110.240 Nonconforming Situations



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

Contact Us



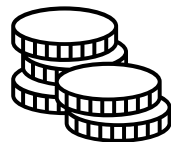
Feedback or
questions on
permanent changes

KayCee Downey, 509-625-6194 or kdowney@spokanecity.org
Amanda Beck, 509-625-6414 or abeck@spokanecity.org
Kevin Freibott, 509-625-6184 or kfreibott@spokanecity.org



Questions about
developing a
specific site

Current Planning, 509-625-6188 or
planningreview@spokanecity.org
Development Services Center, 509-625-6300 or
permitteam@spokanecity.org



MFTE and other
Incentives

Teri Stripes, 509-625-6597 or tstripes@spokanecity.org