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

Comprehensive Plan Amendments go to Plan Commission and City Council

Jan. - July 2023
Public hearing process for Comp. Plan amendments

April - July 2023
Public hearing process for code amendments

Permanent Code Changes go to Plan Commission and City Council
Development and Design Standards
Accessory Dwelling Units

**Permanent** ADU regulations were approved by City Council on June 27
- Not part of the Building Opportunity and Choices for All interim ordinance

Changes included:
- Increased detached size to 975 sf
- No minimum lot size
- Removed owner occupancy
- Modified parking, dimensional standards, and design elements
Dimensional Standards

- Allow duplexes up to fourplexes on all residential lots
- Allow attached homes on all residential lots with no cap on number of attached homes
- Adjust lot standards to improve likelihood for all low-scale residential types
Design Standards

- Applies uniform design standards, modified to small scale development, based on existing multifamily standards
  - Landscaping and Front Yards
  - Outdoor Areas
  - Entrances
  - Building Articulation
  - Screening
  - Parking Facilities
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
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
  • City will be educating and engaging with residents and neighborhood councils
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
Thank you for attending the Building Opportunity and Choices for All open house.

As part of the year-long community engagement about the pilot program that will inform permanent changes to the City’s comprehensive plan and development code, we want to reach as many groups as possible.

Scan the QR code with your phone or go to: https://forms.gle/cMbjpd4H9u5HAoYE9
Contact Us

Feedback or questions on permanent changes
KayCee Downey, 509-625-6194 or kdowney@spokancity.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
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**