



# Official Gazette

## City of Spokane, Washington

Statement of City Business, including a Summary of the Proceedings of the City Council

Volume 114

**AUGUST 21, 2024**

Issue 34



### MAYOR AND CITY COUNCIL

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# Minutes

## NOTICE MEETING MINUTES OF SPOKANE CITY COUNCIL Monday, August 12, 2024

The minutes for the Monday, August 12, 2024, Spokane City Council Meeting were not available for publication in this issue of the *Official Gazette*. The minutes will be published in the Wednesday, August 28, 2024, issue of the *Official Gazette*.

# General Notices

## Notice of Seizure and Intended Forfeiture

In a seizure conducted by the Spokane Police Department in the State of Washington for the county of Spokane. Report No.: 2024-20067058; Date of Seizure: 4/30/2024; Seizure No.: 24-026.

The seizing agency, Spokane Police Department (SPD), to the said potentially interested party, Justin M. Ramirez, 8/10/1992:

You are hereby notified that **pursuant to RCW 69.50.505, property you own or may have an interest in has been seized by SPD** and is subject to seizure and forfeiture and **NO PROPERTY RIGHT EXISTS IN THEM.**

If you would like to make a claim because this property belongs to you and/or you are an interested party, you **MUST, within forty-five days of the date of first publication of this notice**, notify SPD in writing of your claim of ownership or right to possession to the item(s) seized. Send your written claim (certified mail preferred) to: **Forfeiture Claim, SPD Civil Enforcement Unit, 1100 West Mallon, Spokane, WA 99260**. In your letter please identify the property you are claiming and whether you wish to request a copy of the police report documenting the seizure of the property.

Your failure to notify SPD in writing of your claim no later than September 16, 2024, constitutes a default forfeiture and a loss of your right to an adjudicative hearing regarding this matter. RCW 69.50.505(4); RCW 34.05.440.

### THE FOLLOWING PROPERTY HAS BEEN SEIZED:

Item #	Description
3	2003 BMW 325, WA CME0088
11	\$3,845.00 in U.S. Currency

Lt. Troy Teigen #329  
Spokane Police Department  
1100 W. Mallon Ave  
Spokane, WA 99260

# Ordinances

**These ordinances are published in this issue of the *Official Gazette* pursuant to passage by the Spokane City Council. It should be noted that these ordinances may be subject to veto by the Mayor. If an ordinance is vetoed by the Mayor, the Mayoral veto will be published in a subsequent issue of the *Official Gazette*.**

## ORDINANCE C36548

An ordinance relating to the establishment of a sales and use tax deferral program for affordable housing; retitling chapter 08.07D of the Spokane Municipal Code (SMC); and enacting a new chapter 08.07E to Title 08 of the SMC.

**WHEREAS**, in 2023, the City established chapter 08.07D SMC titled “Sales and Use Tax Deferral Program for Affordable Housing” to address redevelopment of underdeveloped urban land consistent with chapter 82.92 RCW; and

**WHEREAS**, chapter 8.07D SMC allows for infill development of former surface parking lots for to create affordable housing; and

**WHEREAS**, in 2024, the Washington State Legislature enacted Senate Bill 6175, which provides qualifying cities the legislative authority to enact a sales and use tax deferral program to encourage redevelopment of underutilized commercial property located in urban areas; and

**WHEREAS**, the State of Washington’s sales and use tax is 6.5 percent, while the City of Spokane’s is an additional 2.5 percent, thus equaling a 9 percent sales and use tax; and

**WHEREAS**, the deferral amount is the entire 9 percent sales and use tax; and

**WHEREAS**, there are many existing buildings located in downtown centers near work and services where there is underutilized commercial property that can be redeveloped into affordable housing; and

**WHEREAS**, to encourage the redevelopment of underutilized commercial property in the downtown center, the City of Spokane may create a sales and use tax deferral program to align with Senate Bill 6175 and hereby does; and

**WHEREAS**, as required pursuant to Senate Bill 6175, the City Council adopted Resolution 2024-0066, the Resolution of Intent to establish this program, at the July 22, 2024 Legislative Session and notices for the August 12, 2024 hearing were published on \_\_, 2024 in the City of Spokane Official Gazette; and

**WHEREAS**, to align with chapter 82.92 RCW and avoid confusion within the SMC with the establishment of the new chapter 08.07E SMC, which will also create a sales and use tax deferral program for affordable housing, Chapter 08.07D SMC needs to be renamed to identify it is for the redevelopment of underdeveloped urban land.

**NOW THEREFORE**, the City of Spokane does ordain:

**Section 1.** That the title to chapter 08.07D of Title 08 of the Spokane Municipal Code is retitled as follows:

**Chapter 08.07D Sales and Use Tax Deferral Program for ((Affordable Housing)) Underdeveloped Urban Land Redevelopment**

**Section 2.** That there is enacted a new chapter 08.07E to Title 08 of the Spokane Municipal Code to read as follows:

**Chapter 08.07E Sales and Use Tax Deferral Program for Underutilized Commercial Property**

SMC 08.07E.010	Purpose and Intent
SMC 08.07E.020	Definitions
SMC 08.07E.030	Application Process
SMC 08.07E.040	Approval Process
SMC 08.07E.050	Appeals Process
SMC 08.07E.060	Application Fee
SMC 08.07E.070	Additional Requirements, Conditions, and Obligations
SMC 08.07E.080	Annual Report

SMC 08.07E.090	Application to the Department
SMC 08.07E.100	Voluntary Discontinuance
SMC 08.07E.110	Transfer of Ownership
SMC 08.07E.120	Multi-family Tax Exemption
SMC 08.07E.130	Sunset

### Section 08.07E.010 Purpose and Intent

The purpose of this chapter is to authorize a sales and use tax deferral program to assist the City of Spokane and increase more affordable housing units in targeted urban areas by incentivizing the redevelopment of underutilized commercial property in the urban core.

### Section 08.07E.020 Definitions

As used in this chapter:

- A. "Affordable housing" means:
  - 1. Homeownership housing intended for owner occupancy to low-income households whose monthly housing costs, including utilities other than telephone, do not exceed 30 percent of the household's monthly income;
  - 2. "Rental housing" for low-income households whose monthly housing costs, including utilities other than telephone, do not exceed 30 percent of the household's monthly income.
- B. "Applicant" means an owner of commercial property.
- C. "City" means the City of Spokane, acting through the Director of Community and Economic Development and/or the City Council, as provided in this chapter.
- D. "Conditional recipient" means an owner of commercial property granted a conditional certificate of program approval under this chapter, which includes any successor owner of the property.
- E. "Department" means the Washington State Department of Revenue.
- F. "Director" means the Director of Spokane Department of Community and Economic Development or the Director's designee.
- G. "Eligible investment project" means an investment project that is located in a city and receiving a conditional certificate of program approval.
- H. "Governing authority" means the local legislative authority of a city having jurisdiction over the property for which a deferral may be granted under this chapter.
- I. "Household" means a single person, family, or unrelated persons living together.
- J. "Initiation of construction" means the date that a building permit is issued under the building code adopted under RCW 19.27.031 for construction of the qualified building, if the underlying ownership of the building vests exclusively with the person receiving the economic benefit of the deferral.
  - 1. "Initiation of construction" does not include soil testing, site clearing and grading, site preparation, or any other related activities that are initiated before the issuance of a building permit for the construction of the foundation of the building.
  - 2. If the investment project is a phased project, "initiation of construction" applies separately to each phase.
- K. "Investment project" means an investment in multifamily housing, including labor, services, and materials incorporated in the planning, installation, and construction of the project. "Investment project" includes investment in related facilities such as playgrounds and sidewalks as well as facilities used for business use for mixed-use development.
- G. "Low-income household" means a single person, family, or unrelated persons living together whose adjusted income is at or below 80 percent of the median family income adjusted for family size, for the county, city, or metropolitan statistical area, where the project is located, as reported by the United States department of housing and urban development.

- H. "Multifamily housing" means a building or a group of buildings having four or more dwelling units not designed or used as transient accommodations and not including hotels and motels. Multifamily units may result from rehabilitation or conversion of vacant, underutilized, or substandard buildings to multifamily housing.
- I. "Owner" means the property owner of record.
- J. "Underutilized commercial property" means an entire property, or portion thereof, currently used or intended to be used by a business for retailing or office-related or administrative activities. If the property is used partly for a qualifying use and partly for other purposes, the applicable tax deferral must be determined by apportionment of the costs of construction under rules adopted by the department. For the purposes of this subsection, "qualifying use" means used or intended to be used by a business for retailing or office-related or administrative activities.

### **Section 08.07E.030 Application Process**

An owner of underutilized commercial property seeking a sales and use tax deferral for conversion of a commercial building to provide affordable housing under this chapter on an investment project must complete the following procedures:

- A. The owner must apply to the City in writing, on forms adopted by the Spokane Department of Community and Economic Development. The application must contain the following:
  - 1. Information setting forth the grounds supporting the requested deferral including information indicated on the application form or in the guidelines;
  - 2. A description of the investment project and site plan, and other information requested;
  - 3. A statement of the expected number of affordable housing units to be created;
  - 4. A statement that the applicant is aware of the potential tax liability involved if the investment project ceases to be used for eligible uses under this chapter;
  - 5. A statement that the applicant is aware that the investment project must be completed within three years from the date of approval of the application;
  - 6. A statement that the applicant is aware that the governing authority or the city official authorized by the governing authority may extend the deadline for completion of construction or rehabilitation for a period not to exceed 24 consecutive months; and
  - 7. A statement that the applicant would not have built in this location but for the availability of the tax deferral under this chapter.
- B. The applicant must verify the application by oath or affirmation; and
- C. The application must be accompanied by the application fee, if any, required under this chapter; and
- D. The Director, with the approval of the Spokane City Council, may permit the applicant to revise an application before final action by the City on the application.

### **Section 08.07E.040 Approval Process**

The Director may approve the application and grant a conditional certificate of program approval if it finds that:

- A. (1) The investment project is set aside primarily for multifamily housing units and the applicant commits to renting or selling at least 10 percent of the units as affordable housing to low-income households. In a mixed use project, only the ground floor of a building may be used for commercial purposes with the remainder dedicated to multifamily housing units; and (2) the applicant commits to any additional affordability and income eligibility conditions adopted by the local government under this chapter not otherwise inconsistent with this chapter;
- B. The investment project is, or will be, at the time of completion, in conformance with all local plans and regulations that apply at the time the application is approved;
- C. The investment project will occur on land that constitutes, at the time of application, underutilized commercial property;
- D. The area where the investment project will occur is located within an area zoned for residential or mixed uses;

- E. The terms and conditions of the implementation of the development meets the requirements of this chapter and any requirements of the city that are not otherwise inconsistent with this chapter;
- F. The land where the investment project will occur was not acquired through a condemnation proceeding under Title 8 RCW; and
- G. All other requirements of this chapter have been satisfied as well as any other requirements of the city that are not otherwise inconsistent with this chapter.;

#### **Section 08.07E.050 Appeals Process**

- A. The City must approve or deny an application filed under this chapter within 90 days after receipt of the application.
- B. If the application is approved, the City must issue the applicant a conditional certificate of program approval. The certificate must contain a statement by the Director of Community and Economic Development that the investment project as described in the application will comply with the required criteria of this chapter.
- C. If the application is denied by the City, the City must state in writing the reasons for denial and send the notice to the applicant at the applicant's last known address within 10 days of the denial.
- D. Upon denial of an application by the City, an applicant may appeal the denial to the City's Hearing Examiner within 30 days after receipt of the denial. The appeal before the Hearing Examiner must be based upon the record made before the City with the burden of proof on the applicant to show that there was no substantial evidence to support the City's decision.
- E. The decision of the City on appeal is final.

#### **Section 08.07E.060 Application Fee**

The City may establish an application fee. This fee shall not exceed an amount determined to be required to cover the cost to be incurred by the City in administering the program under this chapter and shall be reviewed and approved by the City Council on an annual basis. The application fee must be paid at the time the application for program approval is filed.

#### **Section 08.07E.070 Additional Requirements, Conditions, and Obligations**

- A. Within 30 days of the issuance of a certificate of occupancy by the City for an eligible investment project, the conditional recipient must file with the City the following:
  - 1. A description of the work that has been completed and a statement that the eligible investment project qualifies the property for a sales and use tax deferral under this chapter;
  - 2. A statement of the new affordable housing to be offered as a result of the conversion of underutilized commercial property to multifamily housing; and
  - 3. A statement that the work has been completed within three years of the issuance of the conditional certificate of program approval.
- B. Within 30 days after receipt of the statements required under subsection (A) of this section, the City must determine and notify the conditional recipient as to whether the work completed and the affordable housing to be offered are consistent with the application and the contract approved by the City, and the investment project continues to qualify for a tax deferral under this chapter. The conditional recipient must notify the Department within 30 days from receiving the City's determination.
- C. The City must notify the conditional recipient within 30 days that a tax deferral under this chapter is denied if the City determines that:
  - 1. The work was not completed within three years of the application date;
  - 2. The work was not constructed consistent with the application or other applicable requirements;
  - 3. The affordable housing units to be offered are not consistent with the application and criteria of this chapter; or
  - 4. The owner's property is otherwise not qualified for a sales and use tax deferral under this chapter.

- D. If the City finds that the work was not completed within the required time period due to circumstances beyond the control of the conditional recipient and that the conditional recipient has been acting and could reasonably be expected to act in good faith and with due diligence, the Director, with the approval of the City Council, may extend the deadline for completion of the work for a period not to exceed 24 consecutive months, and must notify the Department of the extension.
- F. In the event the City determines the conditional recipient is not entitled to a sales and use tax deferral under this Section 08.07D.080, the conditional recipient may appeal a decision by the City to the City's Hearing Examiner within 30 days after receipt of the denial. The appeal before the Hearing Examiner must be based upon the record made before the City with the burden of proof on the applicant to show that there was no substantial evidence to support the City's decision. The conditional recipient may appeal a decision by the City's Hearing Examiner to deny a deferral of sales and use taxes in superior court under RCW 34.05.510 through 34.05.598 if the appeal is filed within 30 days of notification by the City to the conditional recipient.
- G. Upon denial of the sales and use tax deferral by the City under this Section 08.07D.070, the City shall notify the Department, upon which taxes deferred under this chapter are immediately due and payable, subject to any appeal by the conditional recipient.

### **Section 08.07E.080 Annual Report**

- A. Thirty days after the anniversary of the date of issuance of the certificate of occupancy and each year thereafter for ten years, the conditional recipient must file with the Director an annual report indicating the following:
  - 1. A statement of the affordable housing units constructed in the property as of the anniversary date;
  - 2. A certification by the conditional recipient that the property has not changed use;
  - 3. A description of changes or improvements constructed after issuance of the certificate of occupancy; and
  - 4. Any additional information requested by the City.
- B. The conditional recipient of a deferral of taxes under this chapter must file a complete annual tax performance report with the Department pursuant to RCW 82.32.534 beginning the year the certificate of occupancy is issued and each year thereafter for 10 years.
- C. In the event the City issues a certificate of program approval under this chapter, it shall report annually by December 31st of each year, beginning in 2025, to the Washington Department of Commerce the following information:
  - 1. The number of program approval certificates granted;
  - 2. The total number and type of buildings converted;
  - 3. The number of affordable housing units resulting from the conversion of underutilized commercial property to multifamily housing; and
  - 4. The estimated value of the sales and use tax deferral for each investment project receiving a program approval and the total estimated value of sales and use tax deferrals granted.

### **Section 08.07E.090 Application to the Department**

- A. A conditional recipient must submit an application to the Department for a sales and use tax deferral before initiation of the construction of the investment project. In the case of an investment project involving multiple qualified buildings, applications must be made for, and before the initiation of construction of, each qualified building. The application must be made to the Department of Revenue in the form and manner prescribed by the Department. The application must include a copy of the conditional certificate of program approval issued by the City, estimated construction costs, time schedules for completion and operation, and any other information required by the Department.

### **Section 08.07E.100 Voluntary Discontinuance**

- A. If a conditional recipient voluntarily opts to discontinue compliance with the requirements of this chapter, the recipient must notify the City and Department within 60 days of the change in use or intended discontinuance.

- B. If, after the Department has issued a sales and use tax deferral certificate and the conditional recipient has received a certificate of occupancy, the City finds that a portion of an investment project is changed or will be changed to disqualify the recipient for sales and use tax deferral eligibility under this chapter, the City must notify the Department and all deferred sales and use taxes are immediately due and payable.
- C. This section does not apply after ten years from the date of the certificate of occupancy.

#### **Section 08.07E.110 Transfer of Ownership**

- A. Transfer of investment project ownership does not terminate the deferral. The deferral is transferred subject to the successor meeting the eligibility requirements of this Section 08.07E and Chapter 82.92.120 RCW.
- B. The transferor of an eligible project must notify the City and the Department of such transfer, in writing and whereupon the City will certify to the Department whether the successor meets the requirements of the deferral. The transferor must provide the information necessary for the Department to transfer the deferral. If the transferor fails to notify the City and the Department, all deferred sales and use taxes are immediately due and payable as provided in Chapter 82.92.120 RCW.

#### **Section 08.07E.120 Multi-family Tax Exemption**

An owner of underutilized commercial property claiming a sales and use tax deferral under this chapter may also apply for the multiple-unit housing property tax exemption program under chapter 08.15 SMC and chapter 84.14 RCW. For applicants receiving the property tax exemption under chapter 08.15 SMC and chapter 84.14 RCW, the amount of affordable housing units required for eligibility under this chapter is in addition to the affordability conditions in Chapter 08.15 SMC and Chapter 84.14 RCW.

#### **Section 08.07E.130 Sunset**

This sales and use tax deferral program shall expire ten (10) years from the effective date of this ordinance.

**Section 3. Severability.** If any section, subsection, sentence, clause, phrase or word of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality thereof shall not affect the validity or constitutionality of any other section, subsection, sentence, clause, phrase or words of this ordinance.

**Section 4. Clerk Corrections.** Upon approval by the city attorney, the city clerk is authorized to make necessary corrections to this ordinance, including scrivener's errors, or clerical mistakes; references to other local, state, or federal laws, rules, or regulations; or renumbering or referencing of ordinances or their sections and subsections.

**Passed by City Council August 12, 2024**  
**Delivered to Mayor August 15, 2024**

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### **ORDINANCE NO. C36550**

An ordinance amending Ordinance C26051 that vacated Thirteenth Avenue and Woodland Boulevard from the southeast right of way line of I-90 to the west line of "A" Street, Evergreen Drive from the southeast right of way line of I-90 to the north line of Fourteenth Avenue and the unnamed strip of land south of Lot 12 and north of Lots 17, 18, and 19, Block 16, Woodland Heights Addition, from the west line of Evergreen Drive to the extended west line of said Lots 12 and 17, and providing for an effective date.

WHEREAS, a petition for the vacation of Thirteenth Avenue and Woodland Boulevard from the southeast right of way line of I-90 to the west line of "A" Street; Evergreen Drive from the southeast right of way line of I-90 to the north line of Fourteenth Avenue and the unnamed strip of land south of Lot 12 and north of Lots 17, 18, and 19, Block 16, Woodland Heights Addition, from the west line of Evergreen Drive to the extended west line of said lots 12, and 17, has been filed with the City Clerk representing 100% of the abutting property owners, and a hearing has been held on this petition before the City Council as provided by RCW 35.79; and

WHEREAS, the City Council has found that the public use, benefit and welfare will best be served by the vacation of said public way; - NOW THEREFORE,

The City of Spokane does ordain:

Section 1. That Thirteenth Avenue and Woodland Boulevard from the southeast right of way line of I-90 to the west line of "A" Street; Evergreen Drive from the southeast right of way line of I-90 to the north line of Fourteenth Avenue and the



unnamed strip of land south of Lot 12 and north of Lots 17, 18, and 19, Block 16, Woodland Heights Addition, from the west line of Evergreen Drive to the extended west line of said lots 12, and 17 are hereby vacated.

Section 2. That the City reserves and retains easement for utilities over Woodland Boulevard ~~and Evergreen Drive~~ as herein vacated and no buildings or structures shall be erected thereon without written permission of the Public Works Director.

Section 3. Passage of this ordinance shall be subject to the approval of the City Zoning Board of the special permit application for the Planned Unit Development being proposed for this area.

Section 4. This ordinance shall take effect and be in force thirty (30) days from and after its passage.

**Passed by City Council August 12, 2024**  
**Delivered to Mayor August 15, 2024**

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### ORDINANCE NO. C36552

AN ORDINANCE relating to maximum residential heights and multi-unit open space standards amending Spokane Municipal Code (SMC) Sections 17C.111.205 and 17C.111.420.

WHEREAS, in 2021, the Washington State Legislature appropriated \$2.5 million for cities to facilitate transit-oriented development in areas with light rail or fixed rail systems, bus rapid transit, high-frequency bus service or park and ride lots; and

WHEREAS, the City of Spokane was one of 11 communities that received the Transit-Oriented Development Implementation (TODI) grant for \$250,000 from the Washington Department of Commerce in 2021 to facilitate transit-oriented development and increase residential capacity in areas of high-capacity transit; and

WHEREAS, the City of Spokane prepared the Transit-Oriented Development (TOD) Framework Action Plan, adopted by resolution in May 2022 under RES 2022-0039, that identifies strategies best suited to Spokane for supporting TOD along new High-Performance Transit lines, including a focus on South Logan; and

WHEREAS, the City provided opportunities for meaningful public involvement and review in the South Logan TOD Plan and EIS process, including a community meeting consistent with RCW 43.21C.440; has considered all comments received; and, as appropriate, has modified the proposal or mitigation measures in response to comments, resulting in the Preferred Alternative analyzed in the FEIS; and

WHEREAS, the *Final South Logan TOD Plan and Final Environmental Impact Statement (FEIS)* was published on November 30, 2023 for final consideration; and

WHEREAS, on January 29, 2024 Spokane City Council adopted by resolution (RES 2024-0015) the Final South Logan TOD Plan and FEIS as a declaration of the subarea's desired future condition; and

WHEREAS, in order to facilitate the higher intensity residential development envisioned in the Plan, the adopted Final South Logan TOD Plan called for a review of higher intensity residential design standards, as well as permitted heights; and

WHEREAS, based on feedback from developers and the community, it was determined that modifications were required to the open space standards to increase feasibility of higher intensity residential development within the South Logan TOD project area while ensuring open space access for all residents; and

WHEREAS, based on feedback from developers and the community, it was determined that modifications were required to the maximum heights permitted in the higher intensity residential zones to increase feasibility of development within the South Logan TOD project area; and

WHEREAS, for regulatory consistency throughout Spokane and to ensure the benefits of increased feasibility and access to open space, the amendments affect citywide development regulations; and

WHEREAS, on April 29, 2024, the Washington State Department of Commerce and appropriate state agencies were given the required 60-day notice of the City's intent to adopt updated development regulations; and

WHEREAS, the Spokane Plan Commission held public workshops on the provisions in this ordinance on March 13, April 10, April 24, May 22, and June 12 of this year; and

WHEREAS, a SEPA Determination of Nonsignificance and Checklist were issued by Planning Services on June 12, 2024; and

WHEREAS, prior to the Plan Commission public hearing, a legal notice was published in the *Spokesman-Review* on June 12 and June 19, 2024; and

WHEREAS, on June 19, 2024, the Planning Department staff finalized their Staff Report to the Spokane Plan Commission recommending approval of the provisions of this ordinance; and

WHEREAS, on June 26, 2024, the Spokane Plan Commission held a public hearing on the provisions of this ordinance and unanimously voted to recommend approval with conditions, as outlined in the Findings of Fact, Conclusions, and Recommendation signed June 28, 2024; and

WHEREAS, the City Council adopts the recitals set forth herein as its findings and conclusions in support of its adoption of this ordinance.

NOW, THEREFORE, the City of Spokane does ordain:

Section 1. That SMC Section 17C.111.205 be amended to read as follows:

**Section 17C.111.205 Development Standards Tables**

Development standards that apply within the residential zones are provided in Tables 17C.111.205-1 through 17C.111.205-3.

**Tables are on following pages**

TABLE 17C.111.205-1 LOT DEVELOPMENT STANDARDS [1]					
	RA	R1	R2	RMF	RHD
DENSITY STANDARDS					
Maximum density on sites 2 acres or less [2][3]	No maximum	No maximum	No maximum	No maximum	No maximum
Maximum density on sites larger than 2 acres [2]	10 units/acre	10 units/acre	20 units/acre	No maximum	No maximum
Minimum density [2]	4 units/acre	4 units/acre	10 units/acre	15 units/acre	15 units/acre
LOT DIMENSIONS FOR SUBDIVISIONS AND SHORT SUBDIVISIONS					
Minimum lot area	7,200 sq. ft.	1,200 sq. ft.	1,200 sq. ft.	1,200 sq. ft.	1,200 sq. ft.
Minimum lot width with no driveway approach [4]	40 ft.	15 ft.	15 ft.	15 ft.	15 ft.
Minimum lot width with driveway approach [4]	40 ft.	36 ft.	36 ft.	25 ft.	25 ft.
Minimum lot width within Airfield Overlay Zone	40 ft.	40 ft.	36 ft.	25 ft.	25 ft.
Minimum lot depth	80 ft.	80 ft.	40 ft.	N/A	N/A
Minimum lot frontage	40 ft.	Same as minimum lot width	Same as minimum lot width	Same as minimum lot width	Same as minimum lot width
MINIMUM LOT DIMENSIONS FOR UNIT LOT SUBDIVISIONS					
Minimum parent lot area	No minimum	No minimum	No minimum	No minimum	No minimum
Maximum parent lot area	2 acres	2 acres	2 acres	2 acres	2 acres
Minimum child lot area	No minimum	No minimum	No minimum	No minimum	No minimum
Minimum child lot depth	No minimum	No minimum	No minimum	No minimum	No minimum
LOT COVERAGE					
Maximum total building coverage [5][6][7]	50%	65%	80%	100%	100%
Maximum lot impervious coverage without engineer's stormwater drainage plan - not in ADC [5][8]	50%	60%	60%	N/A	N/A
Maximum lot impervious coverage without engineer's stormwater drainage plan - inside ADC [5][8]	40%	40%	40%	N/A	N/A
Notes:					
[1] Plan district, overlay zone, or other development standards contained in Title 17C SMC may supersede these standards.					
[2] See SMC 17C.111.210 for applicability of minimum and maximum density standards in the residential zones.					
[3] Development within Airfield Overlay Zones is further regulated as described in SMC 17C.180.090, Limited Use Standards.					
[4] Lots with vehicle access only from an alley are not considered to have a "driveway approach" for the purposes of this standard.					
[5] Lot and building coverage calculation includes all primary and accessory structures.					
[6] Building coverage for attached housing is calculated based on the overall development site, rather than individual lots.					
[7] Developments meeting certain criteria relating to transit, Centers & Corridors, or housing affordability are given a bonus for building coverage. See SMC 17C.111.225 for detailed eligibility criteria.					
[8] Projects may exceed impervious coverage requirements by including an engineer's drainage plan in submittals, subject to review by the City Engineer as described in SMC 17D.060.135. "ADC" means Area of Drainage Concern.					

TABLE 17C.111.205-2 BUILDING AND SITING STANDARDS [1]					
	RA	R1	R2	RMF	RHD
<b>PRIMARY BUILDINGS</b>					
Floor area ratio	N/A	N/A	N/A	N/A	N/A
Maximum building footprint per primary building - lot area 7,000 sq. ft. or less	N/A	2,450 sq. ft.	2,450 sq. ft.	N/A	N/A
Maximum building footprint per primary building - lot area more than 7,000 sq. ft.	N/A	35%	35%	N/A	N/A
Maximum building height [2]	35 ft.	40 ft.	40 ft.	((40)) <u>55</u> ft.	((40)) <u>75</u> ft.
<b>Minimum Setbacks</b>					
Front	15 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Interior side lot line - lot width 40 ft or less [3]	3 ft.	3 ft.	3 ft.	3 ft.	3 ft.
Interior side lot line - lot width more than 40 ft [4] [5]	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.
Street side lot line – all lot widths	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.
Attached garage or carport entrance from street	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
Rear	25 ft.	15 ft.	15 ft.	10 ft.	10 ft.
<b>ACCESSORY DWELLING UNITS</b>					
Maximum building footprint for accessory dwelling unit - lot area 5,500 sq. ft. or less	1,100 sq. ft.	1,100 sq. ft.	1,100 sq. ft.	1,100 sq. ft.	1,100 sq. ft.
Maximum building footprint for accessory dwelling unit - lots larger than 5,500 sq. ft.	15%	15%	15%	15%	15%
Maximum building height	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.
Minimum side lot line setbacks [5] [6]	Same as Primary Structure				
Minimum rear setback with alley [4] [5] [6]	0 ft.	0 ft.	0 ft.	0 ft.	0 ft.
Minimum rear setback no alley	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.

OTHER ACCESSORY STRUCTURES					
Maximum lot coverage for accessory structures – lots 5,500 sq. ft. or less	20%	20%	20%	See Primary Structure	See Primary Structure
Maximum lot coverage for accessory structures – lots larger than 5,500 sq. ft.	20%	15%	15%	See Primary Structure	See Primary Structure
Maximum building height	30 ft.	20 ft.	20 ft.	35 ft.	35 ft.
Minimum side lot line setbacks [4] [5] [6]	Same as Primary Structure				
Minimum rear setback with alley	0 ft.	0 ft.	0 ft.	0 ft.	0 ft.
Minimum rear setback no alley	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.
OPEN SPACE [7]					
Minimum <del>((outdoor area))</del> open space per unit <del>(([7]))</del> [8]	250 sq. ft.	250 sq. ft.	250 sq. ft.	<del>((200 sq. ft.))</del> Studio: 48 sq. ft. per unit 1-bedroom: 75 sq. ft. per unit 2+ bedrooms: 150 sq. ft. per unit	Studio: 48 sq. ft. per unit 1-bedroom: 75 sq. ft. per unit 2+ bedrooms: 100 sq. ft. per unit Sites 20,000 sq. ft. or less: 36 sq. ft. per unit
Minimum common <del>((outdoor area))</del> open space per unit as a substitute for private area - first six units	200 sq. ft.	200 sq. ft.	200 sq. ft.	<del>((150 sq. ft.))</del> Studio: 48 sq. ft. per unit 1-bedroom: 75 sq. ft. per unit 2+ bedrooms: 150 sq. ft. per unit	Studio: 48 sq. ft. per unit 1-bedroom: 75 sq. ft. per unit 2+ bedrooms: 100 sq. ft. per unit Sites 20,000 sq. ft. or less: 36 sq. ft. per unit
Minimum common <del>((outdoor area))</del> open space per unit as a substitute for private area - all units after six	150 sq. ft.	150 sq. ft.	150 sq. ft.	<del>((100 sq. ft.))</del> Studio: 36 sq. ft. per unit 1-bedroom: 48 sq. ft. per unit 2+ bedrooms: 48 sq. ft. per unit	Studio: <del>((48))</del> 36 sq. ft. per unit 1-bedroom: 48 sq. ft. per unit 2+ bedrooms: 48 sq. ft. per unit Sites 20,000 sq. ft. or less: 25 sq. ft. per unit

Notes:  
 [1] Plan district, overlay zone, or other development standards contained in Title 17C SMC may supersede these standards.  
 [2] Base zone height may be modified according to SMC 17C.111.230, Height.  
 [3] Certain elements such as covered porches may extend into the front setback. See SMC 17C.111.235, Setbacks.  
 [4] There is an additional angled setback from the interior side lot line. Refer to SMC 17C.111.230(C) and 17C.111.235(E) for more detail.  
 [5] Setbacks for a detached accessory structure and a covered accessory structure may be reduced to zero feet with a signed waiver from the neighboring property owner as specified in SMC 17C.111.240(C).  
 [6] Accessory structures may be subject to an additional side setback adjacent to streets as specified in 17C.111.240(C)(5).  
 [7] Residential units with a continuous pedestrian route as defined in SMC Section 17C.111.420(B) from the property boundary to a public park within 800 feet shall have a minimum of not more than 36 square feet of open space per unit.  
 [8] Common ~~((outdoor-area))~~ open space may be substituted for private ~~((outdoor-area))~~ open space according to SMC 17C.111.310.

TABLE 17C.111.205-3 DEVELOPMENT STANDARDS FOR PROPERTIES QUALIFYING FOR DEVELOPMENT BONUS [1] [2]					
	RA	R1	R2	RMF	RHD
<b>LOT COVERAGE</b>					
Maximum total building coverage	N/A	80%	90%	100%	100%
<b>PRIMARY BUILDINGS</b>					
Floor area ratio	N/A	N/A	N/A	N/A	N/A
Maximum building footprint per primary building - lot area 7,000 sq. ft. or less	N/A	2,450 sq. ft.	2,450 sq. ft.	N/A	N/A
Maximum building footprint per primary building - lot area more than 7,000 sq. ft.	N/A	35%	35%	N/A	N/A
Notes: [1] Standards not addressed in this table are consistent with the general standards in Tables 17C.111.205-1 and 17C.111.205-2. [2] Criteria to qualify for Development Bonuses is outlined in SMC 17C.111.225.					

Section 2. That SMC Section 17C.111.420 be amended to read as follows:

**Section 17C.111.420 ((Outdoor)) Open Spaces**

- A. Purpose.  
 To create pedestrian friendly, usable areas through the use of plazas, courtyards, rooftop decks, and other ~~((outdoors))~~ open spaces for the enjoyment and health of the residents.
- B. ~~((Outdoor))~~ Open Spaces Implementation.
  - 1. Minimum Required Space.
    - ~~((4))~~a. Each multifamily development shall ~~((set))~~ provide ~~((a minimum of forty eight square feet of))~~ the minimum ~~((outdoor))~~ open space area for each living unit in the complex, including those units occupied by the owner or building management personnel, as identified in Table 17C.111.205-2. Open spaces may be provided individually, such as by balconies, or combined into a larger common open space. ((Private outdoor spaces can count towards this outdoor common space provision.)) Developments in RMF and RHD may provide both private and common open space to meet the minimum requirement; however, each unit must provide either the full private or common open space to count towards the minimum required space. (R)
    - b. Residential units with a continuous pedestrian route from the building entrance to a public park within 800 ft are not required to provide more than 36 square feet of open space per unit. For purposes of this requirement, an unsignalized crossing of a minor arterial road or greater shall not be considered a continuous pedestrian route.



Trellis and special landscape defines private courtyard area

**[NOTE: Delete graphic above]**

2. ~~((Ground Level Units)) Private Open Space.~~

~~((The outdoor area for ground level units is a type of private outdoor space and must be directly accessible from the unit. The area must be surfaced with lawn, pavers, decking or sport court paving which allows the area to be used for recreational purposes. User amenities, such as tables, benches, trees, planter boxes, garden plots, drinking fountains, spas or pools, may be placed in the outdoor area. It may be covered, such as a covered patio, but it may not be fully enclosed. (R)))~~

Private open space area is typically developed for passive recreational use. Examples include balconies, patios, and private rooftop decks.



**[NOTE: Delete graphic above]**

a. Private open space must be directly accessible from the unit. (R)

b. Private open space must be surfaced with landscaping, pavers, decking, or sport court paving which allows the area to be used for recreational purposes. (R)

c. Private open space may be covered, such as a covered balcony, but may not be fully enclosed. (R)

d. Berms, low walls, fences, hedges and/or landscaping shall be used to define private open spaces such as yards, decks, terraces, and patios from each other and from the street right-of-way. The material or plantings between private open spaces shall be a maximum of four feet in height and visually permeable, such as open rails, ironwork, or trellis treatment to encourage interaction between neighbors. Material or plantings between units and right-of-way shall meet applicable fencing restrictions. (P)

3. ~~((Upper Level Units)) Common Open Space.~~

~~((Upper level units are a type of private outdoor space. For upper level units, the required outdoor area may be provided individually, such as by balconies, or combined into a larger area. If combined into a larger area, it must comply with the following requirements. (R)))~~

Common open space area may be developed for active or passive recreational use. Examples include play areas, plazas, rooftop patios, picnic areas, fitness centers, pools, tennis courts, and open recreational facilities.

a. The total amount of required ((outdoor area for upper level units)) common open space is the cumulative amount of the required area per dwelling unit for ((individual)) common areas, minus any ((upper level)) units that provide individual ((outdoor areas)) open space (if provided). However, a combined required ((outdoor area)) open space must comply with the minimum area ((and dimension requirements for combined outdoor areas)) and meet ADA Standards for Accessible Design.

b. ((The combined outdoor area may be developed for active or passive recreational use. Examples include play areas, plazas, rooftop patios, picnic areas, fitness centers, pools, tennis courts, and open recreational facilities. The area)) Common open space must be surfaced with ((lawn)) landscaping, pavers, decking, or sport court paving, which allows the area to be used for recreational purposes. ((User amenities, such as tables, benches, trees, planter boxes, garden plots, drinking fountains, spas or pools may be placed in the outdoor area. It may be covered, such as a covered patio, but it may not be fully enclosed.)) (R).

- c. Common open space may be covered, such as a covered patio, but may not be fully enclosed unless the open space is an equipped interior fitness area or furnished meeting space not reservable by individual residents. (R)
- d. Common open spaces with active uses used to meet these guidelines shall not be located within required buffer areas, if prohibited by critical area or shoreline regulations. (R)
- e. Common open spaces shall provide at least three of the following amenities to accommodate a variety of ages and activities. Amenities include: (P)
  - i. Site furnishings (benches, tables, bike racks)
  - ii. Picnic or outdoor grilling areas
  - iii. Patios, plazas, or courtyards
  - iv. Tot lots or other children’s play areas
  - v. Enclosed pet areas that make up no more than fifty percent of the required common open space
  - vi. Community gardens accessible for use by residents
  - vii. Open lawn
  - viii. Play fields
  - ix. Sports courts, such as tennis or basketball courts, and pools that make up no more than fifty percent of the required common open space
  - x. Interior equipped fitness areas that make up no more than fifty percent of the required common open space
- f. If common open spaces are located adjacent to a street right-of-way, landscaping should be used to provide a buffer between outdoor spaces and the street right-of-way. (P)

- ~~((4. Common outdoor spaces shall provide at least three of the following amenities to accommodate a variety of ages and activities. Amenities include: (P)~~
  - ~~a. Site furnishings (benches, tables, bike racks).¶¶~~
  - ~~b. Picnic areas.¶¶~~
  - ~~c. Patios, plazas or courtyards.¶¶~~
  - ~~d. Tot lots.¶¶~~
  - ~~e. Gardens.¶¶~~
  - ~~f. Open lawn.¶¶~~
  - ~~g. Play fields.¶¶~~
  - ~~h. Sports courts, such as tennis or basketball courts (no more than fifty percent of required outdoor common space), equipped interior fitness areas, or pools.))~~



[NOTE: Delete graphic above]



Basketball court provided in common outdoor area

[NOTE: Delete graphic above]

- ~~((5. Common outdoor spaces shall be easily visible and accessible to multifamily residents. (P)~~
- ~~6. Berms, low walls, fences, hedges and/or landscaping shall be used to define private ((outdoor)) open spaces such as yards, decks, terraces, and patios from each other and from the street right-of-way. (P)~~
- ~~7. Walls, hedges, and fences shall be used to define and ensure a sense of privacy in outdoor private spaces. The material or plantings should be a maximum of four feet (high and visually permeable, such as open rails, ironwork, or trellis treatment to encourage interaction between neighbors.) (P))~~



- ~~((8))4. Lighting shall be provided within ((outdoor)) open spaces to provide visual interest, as well as an additional security function. Lighting should not cause off-site glare. (R)~~
- ~~((9. If outdoor spaces are located adjacent to a street right of way, landscaping should be used to provide a buffer between outdoor spaces and the street right of way. (C)))~~



Screening by wall and planting

**[NOTE: Delete graphic above]**

- ~~((10. Common outdoor spaces with active uses used to meet these guidelines shall not be located within required buffer areas, if prohibited by critical area or shoreline regulations. (R)))~~
- ~~((11))5. ((Outdoor)) Open spaces should not be located adjacent to dumpster enclosures, loading/service areas or other ((incompatible uses)) facility and/or utility enclosures. (C)~~

**Passed by City Council August 12, 2024  
Delivered to Mayor August 15, 2024**

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### ORDINANCE NO. C36553

AN ORDINANCE relating to the Hamilton Form-Based Code amending Spokane Municipal Code (SMC) Chapter 17C.123 Form Based Code Zones.

WHEREAS, in 2021, the Washington State Legislature appropriated \$2.5 million for cities to facilitate transit-oriented development in areas with light rail or fixed rail systems, bus rapid transit, high-frequency bus service or park and ride lots; and

WHEREAS, the City of Spokane was one of 11 communities that received the Transit-Oriented Development Implementation (TODI) grant for \$250,000 from the Washington Department of Commerce in 2021 to facilitate transit-oriented development and increase residential capacity in areas of high-capacity transit; and

WHEREAS, the City of Spokane prepared the Transit-Oriented Development (TOD) Framework Action Plan, adopted by resolution in May 2022 under RES 2022-0039, that identifies strategies best suited to Spokane for supporting TOD along new High-Performance Transit lines, including a focus on South Logan; and

WHEREAS, the City provided opportunities for meaningful public involvement and review in the South Logan TOD Plan and EIS process, including a community meeting consistent with RCW 43.21C.440; has considered all comments received; and, as appropriate, has modified the proposal or mitigation measures in response to comments, resulting in the Preferred Alternative analyzed in the FEIS; and

WHEREAS, the *Final South Logan TOD Plan* and *Final Environmental Impact Statement (FEIS)* was published on November 30, 2023 for final consideration; and

WHEREAS, on January 29, 2024 Spokane City Council adopted by resolution (RES 2024-0015) the Final South Logan TOD Plan and FEIS as a declaration of the subarea's desired future condition; and

WHEREAS, in order to facilitate the higher intensity residential development envisioned in the Plan, the adopted Final South Logan TOD Plan called for strategic adjustments to the Hamilton Form-Based Code to enhance transit-oriented development opportunities, while retaining design measures to ensure that development is pedestrian-oriented and contributes to the neighborhood; and

WHEREAS, on April 29, 2024, the Washington State Department of Commerce and appropriate state agencies were given the required 60-day notice of the City's intent to adopt updated development regulations; and

WHEREAS, the Spokane Plan Commission held public workshops on the provisions in this ordinance on March 13, April 10, April 24, May 22, and June 12 of this year; and

WHEREAS, a SEPA Determination of Nonsignificance and Checklist were issued by Planning Services on June 12, 2024; and

WHEREAS, prior to the Plan Commission public hearing, a legal notice was published in the *Spokesman-Review* on June 12 and June 19, 2024; and

WHEREAS, on June 19, 2024, the Planning Department staff finalized their Staff Report to the Spokane Plan Commission recommending approval of the provisions of this ordinance; and

WHEREAS, on June 26, 2024, the Spokane Plan Commission held a public hearing on the provisions of this ordinance and unanimously voted to recommend approval with conditions, as outlined in the Findings of Fact, Conclusions, and Recommendation signed June 28, 2024; and

WHEREAS, the City Council adopts the recitals set forth herein as its findings and conclusions in support of its adoption of this ordinance.

NOW, THEREFORE, the City of Spokane does ordain:

Section 1. That SMC Section 17C.123.010 is amended to read as follows:

**Section 17C.123.010 Purpose**

~~((The form-based zoning categories implement the centers and corridors goals and policies and land use map designations of the comprehensive plan. This form-based code))~~ The Hamilton Form-Based Code (FBC) is designed to foster an economically vibrant, walkable, mixed-use environment along the Hamilton Street corridor within the boundaries of the code. This code regulates land development by setting careful and coherent controls on building form, coupled with performance-based parameters relative to building use and ~~((density))~~ intensity. ~~((This greater emphasis on physical form is intended to produce safe, attractive and enjoyable public spaces, including a healthy mix of uses.))~~ Through emphasis on physical form, the Hamilton FBC promotes connectivity and livability with safe, accessible public spaces, a healthy mix of uses, and access to transit.

~~((The FBC is a pilot program and is configured as a plug-in set of regulations, replacing existing zoning and design guidelines within the FBC Limits. This pilot program is consistent with the Logan Identify Plan. All code provisions expressed herein present development requirements unless otherwise indicated, including information preceded by the word "Guidelines." Additional, specific City of Spokane standards may be required as referenced.))~~

Where not otherwise regulated within this Chapter, development within the Hamilton FBC area shall meet all applicable regulations of the Spokane Municipal Code.

Section 2. That SMC Section 17C.123.020 is amended to read as follows:

**17C.123.020 ((Code Organization)) Context Area and Store Front Designations**

~~((Using this code: Criteria for development within the code boundaries is expressed in six sections. Use of the FBC, relating to each of these sections, is described below:~~

~~A. Regulating & Street Section Plans.~~

~~Find the property of interest, noting its location relative to the "Context Areas" established by the Regulating Plan, as well as the location of any "Shopfront Streets" abutting the property. These elements direct many of the allowances provided in the FBC.~~

~~B. Height, Placement & Coverage.~~

~~Using criteria from the Regulating Plan, note the allowed maximum building heights; build-to-lines; minimum building frontages, and impervious surface coverage allowances detailed in this section.~~

~~C. Parking Criteria & Site Access.~~

~~Using criteria from the Regulating Plan and the Street Section Plan, note the various allowances regarding off-street surface parking, lot placement, lot and site lighting.~~

~~D. Streetscape Requirements.~~

~~Using type criteria from the Street Section Plan, note the basic configuration and feature specifications for sidewalks and pedestrian buffer zones within the FBC Limits.~~

~~E. Architectural Requirements.~~

~~Using criteria from the Regulating Plan, note the various façade treatments, screening, detailing and other requirements specific to the appearance and public realm function of buildings.~~

~~F. Additional Requirements.~~

~~This section identifies additional requirement not covered by the HFBC.~~

**G. Building Type Catalogs.**

~~This section provides a visual catalog of desired building characteristics.))~~

~~The Hamilton Form-Based Code (FBC) area is regulated by a Context Area. Identified intersections are assigned Shopfront designations, which include additional requirements and allowances.~~

**A. Context Area.**

~~Context Area 1 (CA1) is the implementing zone of the Hamilton FBC. Figure 17C.123.010-A illustrates the location of the C1 zoning.~~



**Figure 17C.123.010-A Context Area Map**

**B. Shopfront Designations.**

~~Shopfront designations are assigned to key intersections within the Hamilton FBC to allow for increased height and pedestrian-oriented design. Figure 17C.123.010-B illustrates the location of the Shopfront designations.~~



**Figure 17C.123.010-B Shopfront Designations**

~~Section 3. That SMC Section 17C.123.030 is amended to read as follows:~~

**17C.123.030 ((Regulating & Street Section Plans)) Building Form**

~~((This section provides and describes the FBC Regulating Plan and Street Section Plan—two map illustrations showing the location and limits of various features and physical characteristics required under this code. The Regulating Plan also indicates placement and extents of “Shopfront Street” areas, triggering specific use, building placement and other requirements.~~

**A. Regulating Plan.**

~~The Regulating Plan for the FBC is included here as Figure 17C.123.030-1, and provides the organizing framework for many of the requirements described herein. The Regulating Plan divides land within the code boundaries into four distinctive context areas and identifies shopfront streets, listed and described as follows:~~

1. ~~CA 1: Context Area 1 provides for and supports the most intense development patterns, generally allowing greater height and building intensities than other context areas. CA 1 is intended to grow as a mixed-use center and focal point for the neighborhood and corridor, supporting significant commercial offerings, service activities, and high-density housing.~~
2. ~~CA 2: Context Area 2 provides for and supports mid-range development intensities, allowing somewhat lesser height and building intensities than CA 1. CA 2 is intended to grow as a second-tier mixed-use center for the neighborhood and corridor, supporting commercial offerings, service activities, and high-density housing.~~
3. ~~CA 3: Context Area 3 provides for and supports low to mid-range development intensities, allowing lesser height and building intensities than CA 1 or CA 2. CA 3 is intended to grow as a second-tier mixed-use area for the neighborhood and corridor, providing continuity along Hamilton by linking CA 1 and CA 2, while at the same time acting as a transition zone between the corridor environment and CA 4 and neighborhood areas immediately outside the HFBC Limits.~~
4. ~~CA 4: Context Area 4 provides for and supports low to mid-range development intensities, allowing lesser height and building intensities than other context areas. CA 4 is intended to grow as a third-tier mixed-use area for the neighborhood and corridor, acting as a transition zone between the corridor environment and lower density residential development immediately outside the FBC Limits. Though a mix of uses are allowed in CA 4, the area is envisioned as generally residential in scale and character.~~
5. ~~Shopfront Street: provides for areas where specific uses, building placement, and other requirements apply. The shopfront street is generally applied to areas where business or retail use level with and directly along the public right of way is seen as critical.~~

~~B. Street Section Plan:~~

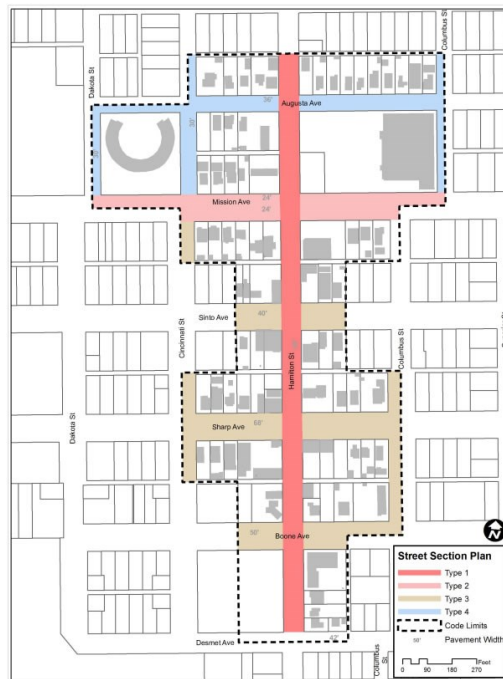
~~¶¶ The Context Area Zones are complemented by the Street Section Plan which is included here as Figure 17C.123.030-2 and guides public and private development within the FBC Limits. The Street Section Plan defines four section types and describes amenities based upon the intended use, desired qualities, and community objectives. Right of ways shall not be vacated as the space is needed to incorporate the elements described in street designations below. Curb to property line and the sidewalk width shall not be reduced in order to allow for future Street Section elements. The four section types are listed and generally described in order of intensity, as follows:~~

1. ~~Street Type 1 (Hamilton Street): Type 1 provides for and supports a mixed-use corridor environment (CA 1, CA 2, CA 3). Type 1 streets have wide, well-maintained sidewalks and pedestrian amenities to encourage strolling, walking, and shopping. They maintain a Planting Zone and Clear Pedestrian Zone on each side of the street.~~
2. ~~Street Type 2 (Mission Avenue): Type 2 provides for and supports a blend of mixed-use and residential environments (CA 1, CA 4). Type 2 serves existing east/west arterial needs, and includes a median with turn lanes (at Hamilton), a Planting Zone and Clear Pedestrian Zone on each side of the street.~~
3. ~~Street Type 3 (Includes Sinto, Sharp, Boone): Type 3 provides for and supports a mixed-use district environment (CA 2, CA 3, CA 4). Type 3 includes a Planting Zone and Clear Pedestrian Zone on each side of the street.~~
4. ~~Street Type 4 (Includes Augusta and Dakota): Type 4 provides for and supports an environment bridging between mixed-use and residential areas (CA 4). Type 4 includes a Planting Zone and Clear Pedestrian Zone on each side of the street.)~~

**Figures are on following pages**



((Figure 17C.123.030-1 Regulating Plan for the Form Based Code))  
**[NOTE: Delete graphic above]**



((Figure 17C.123.030-2 Street Section Plan for the Form Based Code))  
**[NOTE: Delete graphic above]**

Within the Hamilton Form-Based Code (FBC), an emphasis is placed on building form and location in order to ensure a vibrant mixed-use environment that supports a range of transportation options, including transit, walking, and rolling.

Table is on following page

A. Building Form Standards.

<b>Table 17C.123.030-1 Hamilton FBC Building Form</b>		
	<u>CA1</u>	<u>Shopfront</u>
<u>Maximum Height [1]</u>	<u>75 ft.</u>	<u>150 ft.</u>
<u>Impervious Surface Maximum</u>	<u>100%</u>	<u>100%</u>
<b><u>Setbacks</u></b>		
<u>Minimum Front Setback [2]</u>	<u>0 ft.</u>	<u>0 ft.</u>
<u>Maximum Front Setback [2] [3]</u>	<u>15 ft.</u>	<u>0 ft. ¶10 ft. along Hamilton</u>
<u>Minimum Interior Side Lot Line</u>	<u>0 ft.</u>	
<u>Minimum Interior Side Lot Line – adjacent to RMF or RHD</u>	<u>5 ft.</u>	
<u>Minimum Rear</u>	<u>0 ft.</u>	
<p>[1] Development of 70 feet or more shall meet all applicable requirements of SMC 17C.250 Tall Building Standards.                  [2] When the existing sidewalk width is less than 12 feet, structures shall be allowed no closer than 12 feet from the back of the curb.                  [3] A public plaza meeting all requirements of SMC 17C.123.030C(1)(2)(i) may extend the maximum setback an additional 10 feet</p>		

B. Height.

1. Building height is the vertical distance from the average grade to the highest point of the roof or structure
2. Height Exceptions.
  - a. Pitched roofs may extend above the height limit, but if the space within the pitched roof is habitable, it shall only be used for residential purposes.
  - b. For flat roofs, open roof structures (pergolas, arbors) and architectural roof structures (turrets, etc.) may extend beyond the height limit by no more than 12’.
  - c. For flat roofs, enclosed roof structures (penthouses) may extend above the height limit by no more than 18’ from the roof line if set back at least 20’ from all street lot lines.

C. Building Placement.

1. Shopfront Designations.
  - a. Building placement along Shopfront Streets shall prioritize street corner locations, precluding the development of parking, open spaces, or other lot features at street corners.
  - b. Exceptions.
    - i. Public Plaza.  
 A plaza or courtyard, with a minimum area of four hundred square feet or two percent of the total interior floor space of the development, whichever is greater, may be located between a building and the street corner so long as the plaza:
      - a. is a level space accessible to the public;
      - b. is at least ten feet in width;
      - c. is within thirty inches of the grade of the sidewalk providing access to it;
      - d. has no more than sixty percent of the area covered in vegetation; and
      - e. includes seating, pedestrian-scale lighting, decorative paving, and other pedestrian furnishings.

Section 4. That SMC Section 17C.123.040 is amended to read as follows:

**17C.123.040 ((Land Use, Height, Placement and Parking)) Permitted Uses**

~~((This section provides a broad range of allowable use categories within the Regulating Plan limits, specifying permitted and prohibited uses according to building story reflecting the development patterns expressed in the Regulating Plan. This section also regulates building height, placement, frontage and impervious surface coverage, specifying each within the Context Areas provided in the Regulating Plan and managing the transition between high-intensity mixed-use areas and low-intensity residential areas outside the limits of this form based code. This section also regulates parking, parking lot location and treatment, and site lighting, consistent with the Regulating Plan. Conformance with these standards is critical to establishing the type of pedestrian and vehicular access patterns needed for the area to thrive as a vibrant, walkable district.~~

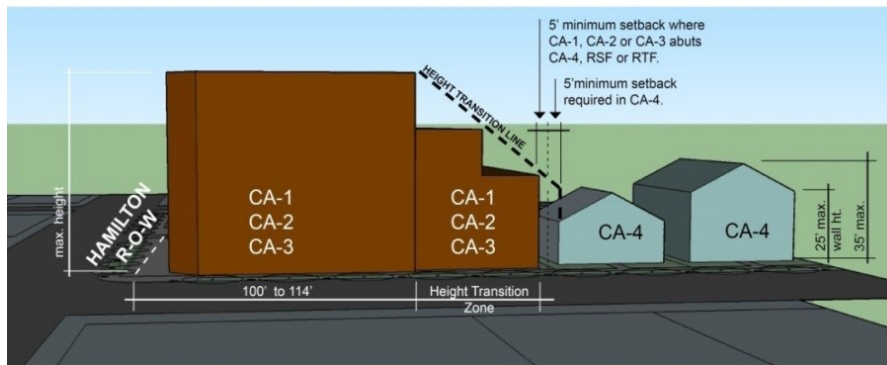
~~A. Use Provisions.~~

~~Use regulations are provided in figures 17.123.040-D through 17.123.040-G for all areas within the Regulating Plan. Uses deemed unsuitable for areas within the Regulating Plan area are specifically identified.~~

~~B. Building Height.~~

~~The height of buildings shall be measured from mean grade to top of cornice or roof eave and shall meet the specifications provided in figures 17.123.040-D through 17.123.040G. Building height measurements express regulatory standards.~~

- ~~1. Maximum height limits in CA-1, CA-2, and CA-3 are allowed only within 100' to 114' of the Hamilton right of way line to match the platting pattern along Hamilton. Beyond 100' from Hamilton, proposals shall be designed with respect for the height, scale and character of adjacent zone as described in Figure 17C.123.040-A:))~~



~~((Figure 17C.123.040A: The maximum height designation for CA-1, CA-2, CA-3 is allowed within 100' to 114' of the Hamilton right of way line to match the platting pattern along Hamilton. Beyond this point, the maximum height may not exceed a transition line to the maximum wall height allowed in the adjacent zone.))~~

**[NOTE: Delete graphic above]**

~~((C. Story listings are provided for reference purposes only, expressing typical outcomes for listed heights. Allowable height exceptions apply to the overall distance extending beyond the measured building height, as follows:~~

- ~~1. Pitched roofs may extend above the height limit, but if the space within the pitched roof is habitable, it shall only be used for residential purposes.~~
- ~~2. For flat roofs, Open Roof Structures (pergolas, arbors) and Architectural Roof Structures (turrets, etc.) may extend beyond the height limit by no more than 12'.~~
- ~~3. For flat roofs, enclosed roof structures (penthouses) may extend above the height limit by no more than 18' from the roof line if set back no less than 20'.~~

~~D. Shopfront Street Provisions.~~

~~Building placement along Shopfront Streets shall prioritize street corner locations, precluding the development of parking, open spaces or other lot features at street corners.~~

~~E. Impervious Surface Coverage.~~

~~Impervious surfaces shall not exceed the maximum impervious surface percentages (calculated on the basis of the lot) specified in Table 17C.123.040-1.))~~

<del>((Table 17C.123.040-1 Impervious Surface Coverage</del>				
	<del>CA-1</del>	<del>CA-2</del>	<del>CA-3</del>	<del>CA-4</del>
<del>Maximum Impervious Surface</del>	<del>90%</del>	<del>80%</del>	<del>70%</del>	<del>50%))</del>

~~((F. Parking~~

- ~~1. Off Street Surface Parking: Off street surface parking shall not be placed between the street right of way and the building fronting the street.~~
- ~~2. Parking Space and Aisle Dimensions: Standards for parking space and aisle dimension can be found in SMC 17C.230.140.~~

- ~~3. Bicycle Parking: Requirements for bicycle parking are found in SMC 17C.230.200. Bicycle parking provided in the streetscape can contribute to requirements in SMC 17C.230.200.~~
  - ~~4. Other Provisions: Additional parking requirements are stated in 17C.230 SMC, Parking and Loading. The FBC supersedes the location and amount requirements for parking; these standards are identified for each context area in figures 17.123.040-D through 17.123.040-G.~~
- ~~G. Surface parking and site lighting.~~  
Surface parking lot and site lighting shall contribute to the character and safety of the site and adjacent rights of way, while not disturbing adjacent properties. Surface lot and site lighting shall adhere to the following standards:
- ~~1. Lighting types— Pedestrian scale fixtures shall be used for all lighting illuminating required Pedestrian Paths. Vehicle scale fixtures may be used for general surface lot and site lighting. (See Figure 17C.123.040-B)~~
  - ~~2. Performance— Parking lot and site lighting shall provide adequate night visibility and security by distributing a minimum of two foot-candles to a maximum of six foot-candles of illumination at ground level. All lighting shall be shielded from producing off-site glare, directing light downward and away from adjacent properties.~~
  - ~~3. Driveways/Site Access— Driveway widths shall not exceed 24 feet, and curb cuts shall not exceed 30 feet for combined entry/exits.~~
  - ~~4. Pedestrian Walkways— Within surface lots containing more than 30 parking stalls, pedestrian-friendly walkways shall be provided between the surface lots and building entrances. Pedestrian Paths shall be not less than five feet wide and be clearly defined, using at least two of the following:
    - ~~a. Six inch vertical curbing~~
    - ~~b. Textured paving, including across vehicle lanes~~
    - ~~c. Continuous landscaped area at a minimum of 3 feet wide on at least one side of the walkway~~~~
- ~~H. Shopfront Street Provisions— If fronting on a Shopfront Street, above ground parking structures shall provide continuous ground level commercial or office spaces and uses along the street, except at ingress and egress points into the structure. (See Figure 17C.123.040-C:))~~

**Figures are on following pages**

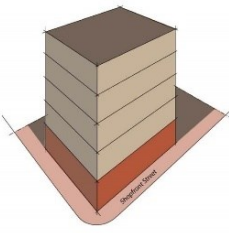


<p>((Figure 17C.123.040-B: Unless otherwise specified, Vehicle Scale and Pedestrian Scale lighting fixtures must meet height criteria illustrated here.))  <b>[NOTE: Delete graphic above]</b></p>	<p>((Figure 17C.123.040-C: Parking garages (decks) along shopfront streets must provide ground level retail, commercial or office space fronting the street.))  <b>[NOTE: Delete graphic above]</b></p>

(I. Regulatory Cutsheets—The information presented in the tables in figures 17.123.040-D through 17.123.040-G represent the regulations for height, parking, land uses, build-to-lines, and building frontage for all Context Areas.

J. Figure 17C.123.040-H supplements the regulatory cutsheets by providing visual representation for build-to-lines, interior lot lines and other standards.))

Figure 17C.123.040-H  
Context Area 1 (CA-1)

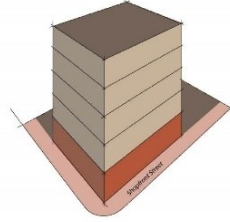


Images above are representational only and are not to be considered regulatory. The Regulatory File, this chapter's general provisions and the information contained in the table to the right constitute the regulatory framework related to land use, height, parking, build-to-line, coverage and frontage.  
 \*Build-to-lines shall establish a 17-foot minimum and up to 27' maximum space from the back of the curb to the building along Street Type 1. If existing with a less than 17' structures shall be allowed no closer than 12' from the back of the curb.

<b>Streetfront within 100' 1/4 of Main floor property line</b>	66' (five stories)	<b>Height max.</b>
<b>Region 100'-114' Hamilton</b>	Transition Standards as identified in 17C.123.040-A	
<b>Maximum surface parking</b>	2 spaces/500 of floor area	<b>Parking</b>
<b>Landscaping</b>	See Section SMC 17C.200	
<b>Location</b>	To side or rear of building	
<b>Additional Parking Requirements</b>	See Sections: SMC 17C.200.100 SMC 17C.200.120 SMC 17C.200.130 SMC 17C.200.140 SMC 17C.200.200	
<b>Residents, except where prohibited</b>	Non-Residential all floors	<b>Land Uses</b>
<b>Prohibited uses:</b>	Single-family detached and townhouses Accessory structures, storage or warehouse Adult businesses Residential uses on duplexes or triplexes (two floors) Structural parking on shopfront street (ground floor) Auto-related uses Drive-through facilities	
<b>Street Type 1</b>	5 min - 15 max ft	<b>Build-to line</b>
<b>Street Type 2 and 4</b>	0'	
<b>When within 50' of CA4</b>	5'	
<b>Street Type 3</b>	Not applicable	<b>Setback line</b>
<b>Alley</b>	0'	
<b>Interior lot line</b>	0'	
<b>Interior lot line if abutting CA-4</b>	0'	
<b>Street Type 1</b>	80%	<b>Building frontage min.</b>
<b>Street Type 2</b>	60%	
<b>Street Type 3</b>	N/A	
<b>Street Type 4</b>	0%	

**[NOTE: Delete graphic above]**

Figure 17C.123.040-E  
Context Area 2 (CA-2)



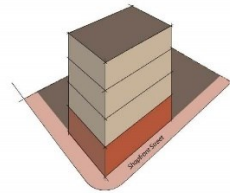
Images above are representational only and are not to be considered regulatory. The Regulatory Plan, this chapter, general provisions and the information contained in the table to the right constitute the regulatory framework related to land use, height, parking, setbacks, building lines, coverage and frontage.

<sup>1</sup> Build-to-lines shall establish a 12-foot minimum and up to 22-foot maximum space from the back of the curb to the building along Street Type 1. If existing width is less than 22 feet, no setback shall be allowed no closer than 12 feet from the back of the curb.

Shedfront set back 100'-114' of Rear from property line	60' (five stories)	Height max.
Beyond 100'-114' Shedfront property line	Transition Standards as identified in 17C.123.040-A	
Maximum surface parking	2 spaces/500 of floor area	Parking
Landscaping	See Section SMC 17C.200	
Location	To side or rear of building	Land Uses
Additional Parking Requirements	See Sections SMC 17C.230.100 SMC 17C.230.120 SMC 17C.230.140 SMC 17C.230.200	
Residential, except where prohibited	Non-Residential all floors	Build-to line
Prohibited uses	Highly toxic, infectious and flammable; Heavy industrial storage or warehouse; Adult businesses; Recreational uses as defined in Section 17C.200; Sit-down parking; and light transit (taxi cab)	
Street Type 1	See 17C.200	Setback line
Street Type 2	See 17C.200	
Street Type 3	See 17C.200	Building frontage min.
Street Type 4	See 17C.200	
Alley	0'	Building frontage min.
Interior lot line	0'	
Street Type 1	80%	Building frontage min.
Street Type 2	60%	
Street Type 3	N/A	
Street Type 4	N/A	

[NOTE: Delete graphic above]

Figure 17C.123.040-F  
Context Area 3 (CA-3)



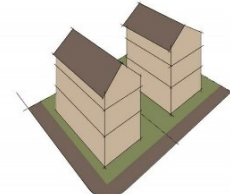
Images above are representational only and are not to be considered regulatory. The Regulatory Plan, this chapter, general provisions and the information contained in the table to the right constitute the regulatory framework related to land use, height, parking, setbacks, building lines, coverage and frontage.

<sup>1</sup> Build-to lines shall establish a 12-foot minimum and up to 22-foot maximum space from the back of the curb to the building along Street Type 1. If existing width is less than 22 feet, no setback shall be allowed no closer than 12 feet from the back of the curb.

Shedfront set back 100'-114' of Rear from property line	54' (four stories)	Height max.
Beyond 100'-114' Shedfront property line	Transition Standards as identified in 17C.123.040-A	
Maximum surface parking	2 spaces/500 of floor area	Parking
Landscaping	Section SMC 17C.200	
Location	To side or rear of building	Land Uses
Additional Parking Requirements	See Sections SMC 17C.230.100 SMC 17C.230.120 SMC 17C.230.140 SMC 17C.230.200	
Residential, except where prohibited	Non-Residential all floors	Build-to line
Prohibited uses	Highly toxic, infectious and flammable; Heavy industrial storage or warehouse; Adult businesses; Recreational uses as defined in Section 17C.200; Sit-down parking; and light transit (taxi cab)	
Street Type 1	See 17C.200	Setback line
Street Type 2	See 17C.200	
Street Type 3	See 17C.200	Building frontage min.
Street Type 4	See 17C.200	
Alley	0'	Building frontage min.
Interior lot line	0'	
Street Type 1	75%	Building frontage min.
Street Type 2	65%	
Street Type 3	N/A	
Street Type 4	N/A	

[NOTE: Delete graphic above]

Figure 17C.123.040-F  
Context Area 4 (CA-4)

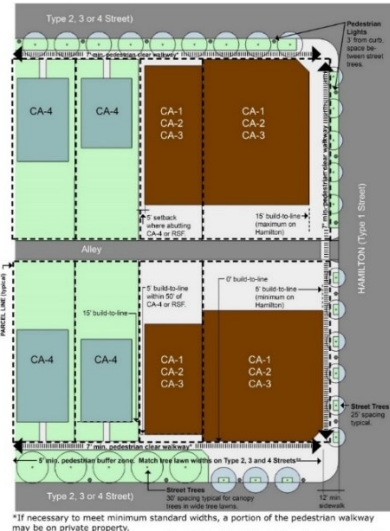


Images above are representational only and are not to be considered regulatory. The Regulatory Plan, this chapter, general provisions and the information contained in the table to the right constitute the regulatory framework related to land use, height, parking, setbacks, building lines, coverage and frontage.

<sup>1</sup> Attached garage or carport entrance is required to be setback twenty feet from the property line.  
<sup>2</sup> See SMC 17C.110.020(D)(1), setbacks regarding the use of front yard setbacks.

Roof Height	35 feet	Height max.
Wall Height	25 feet	
Minimum off-street parking	1 space/dwelling unit	Parking
Landscaping	See Section SMC 17C.200	
Location	See Section SMC 17C.200	Land Uses
Additional Parking Requirements	See Sections SMC 17C.230.100 SMC 17C.230.120 SMC 17C.230.140 SMC 17C.230.145	
Residential	Non-Residential lot, ground floor	Build-to line
Prohibited uses	Non-Residential Development shall have a Residential Component. Non-Residential shall be no more than 3,000 of floor area. All residential categories. Parking (garage not, adult business, outdoor entertainment, outdoor storage, vehicle repair and washing, and drive-through laundry) Mining. Adult businesses. Drive-Through Facilities.	
Street Type 1	N/A	Setback line
Street Type 2	0'	
Street Type 3	0'	Building frontage min.
Street Type 4	0'	
Alley	0'	Building frontage min.
Interior lot line	0'	
Street Type 1	N/A	Building frontage min.
Street Type 2	65%	
Street Type 3	55%	
Street Type 4	None	

[NOTE: Delete graphic above]



((Figure 17C.123.040 H Visual Diagram))  
**[NOTE: Delete graphic above]**

**A. Permitted Uses.**

Uses permitted in the residential zones are listed in Table 17C.123.040-1 with a "P." These uses are allowed if they comply with the development standards and other standards of this chapter.

**B. Limited Uses.**

Uses permitted that are subject to limitations are listed in Table 17C.123.040-1 with an "L." These uses are allowed if they comply with the limitations as listed in the footnotes following the table and the development standards and other standards of this chapter. The paragraphs listed below contain the limitations and correspond with the bracketed [ ] footnote numbers from Table 17C.123.040-1.

**C. Conditional Uses.**

Uses that are allowed if approved through the conditional use review process are listed in Table 17C.123.040-1 with a "CU." These uses are allowed provided they comply with the conditional use approval criteria for that use, the development standards, and other standards of this chapter. The conditional use review process and approval criteria are stated in SMC 17C.320, Conditional Uses.

**D. Uses Not Permitted.**

Uses listed in Table 17C.123.040-1 with an "N" are not permitted. Existing uses in categories listed as not permitted are subject to the standards chapter 17C.210 SMC, Nonconforming Situations.

**Table is on following page**

<b>Table 17C.123.040-1 Hamilton Form-Based Code Primary Uses</b>		
Use is: P – Permitted N – Not Permitted L – Allowed, but special limitations CU – Conditional Use review required	<u>CA1</u>	<u>Shopfront</u>
<b>Residential Categories</b>		
<u>Group Living [1]</u>	<u>L/CU</u>	<u>L/CU</u>
<u>Single-Unit Residential Household Living</u>	<u>N</u>	<u>N</u>
<u>Other Residential Household Living</u>	<u>P</u>	<u>L [2]</u>
<b>Commercial Categories</b>		
<u>Adult Business</u>	<u>N</u>	<u>N</u>
<u>Commercial Outdoor Recreation</u>	<u>N</u>	<u>N</u>
<u>Commercial Parking</u>	<u>N</u>	<u>N</u>
<u>Structured Parking</u>	<u>P</u>	<u>L [3]</u>
<u>Drive-through Facility</u>	<u>N</u>	<u>N</u>
<u>Major Event Entertainment</u>	<u>P</u>	<u>N</u>
<u>Office</u>	<u>P</u>	<u>P</u>
<u>Quick Vehicle Servicing</u>	<u>N</u>	<u>N</u>
<u>Retail Sales and Service</u>	<u>P</u>	<u>P</u>
<u>Mini-storage Facilities</u>	<u>N</u>	<u>N</u>
<u>Vehicle Repair</u>	<u>N</u>	<u>N</u>
<b>Industrial Categories</b>		
<u>High Impact Uses</u>	<u>N</u>	<u>N</u>
<u>Industrial Service</u>	<u>N</u>	<u>N</u>
<u>Manufacturing and Production</u>	<u>N</u>	<u>N</u>
<u>Railroad Yards</u>	<u>N</u>	<u>N</u>
<u>Warehouse and Freight Movement</u>	<u>N</u>	<u>N</u>
<u>Waste-related</u>	<u>N</u>	<u>N</u>
<u>Wholesale Sales</u>	<u>N</u>	<u>N</u>
<b>Institutional Categories</b>		
<u>Basic Utilities</u>	<u>P</u>	<u>N</u>
<u>Colleges [4]</u>	<u>L</u>	<u>L</u>
<u>Community Service</u>	<u>P</u>	<u>P</u>
<u>Daycare</u>	<u>P</u>	<u>P</u>
<u>Medical Center</u>	<u>N</u>	<u>N</u>
<u>Parks and Open Areas</u>	<u>N</u>	<u>N</u>
<u>Religious Institutions</u>	<u>P</u>	<u>P</u>
<u>Schools</u>	<u>P</u>	<u>P</u>
<b>Other Categories</b>		
<u>Agriculture</u>	<u>N</u>	<u>N</u>
<u>Aviation and Surface Passenger Terminals</u>	<u>N</u>	<u>N</u>
<u>Detention Facilities</u>	<u>N</u>	<u>N</u>
<u>Essential Public Facilities</u>	<u>CU</u>	<u>CU</u>
<u>Mining</u>	<u>N</u>	<u>N</u>
<u>Rail Lines and Utility Corridors</u>	<u>N</u>	<u>N</u>
<p>[1] Must comply with the regulations found in SMC 17C.190.100.</p> <p>[2] Residential uses are not permitted on the ground floor in Shopfront designated areas.</p> <p>[3] Structured parking is not permitted on the ground floor in Shopfront designated areas.</p> <p>[4] The accessory uses of housing, retail, and offices are permitted. Lecture halls, food halls, health and sports facilities, laboratories, and other accessory uses not specifically allowed are not permitted within the Hamilton Form-Based Code. Dormitory style housing must comply with the regulations found in SMC 17C.190.100 for group living.</p>		

Section 5. That SMC Section 17C.123.050 is amended to read as follows:

**Section 17C.123.050 ((Streetscape Requirements)) Parking and Pedestrian Connectivity**

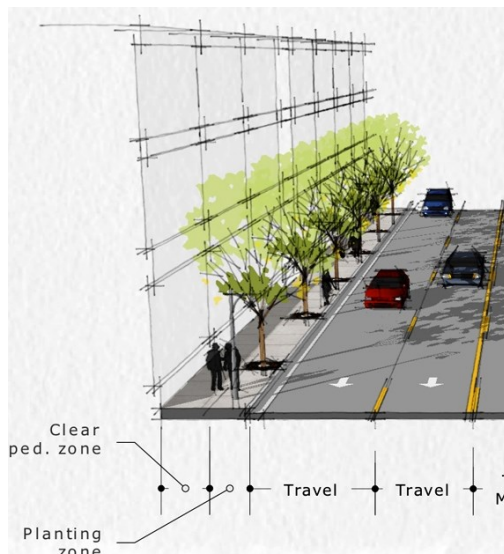
((This section identifies features and specifications for commercial and residential streets and alleys within FBC Limits, keyed to the street types identified in the Street Section Plan and to Shopfront Street areas noted on the Regulating Plan. These criteria work to establish the type of active, economically vibrant public realm sought by the community, balancing vehicular access with the safety and convenience of pedestrians and other non-motorized modes of travel.

**A. Streetscape Requirements.**

((Required streetscape features and dimensions of those elements are identified in Table 17C.123.050-1.))

<b>((Table 17C.123.050-1 Streetscape Requirements [1])</b>					
	<b>Type 1</b>	<b>Type 2</b>	<b>Type 3</b>	<b>Type 4</b>	<b>Alley</b>
<b>Sidewalks</b>					
Overall Width (each side)	12' to 22'	12'	12'	12'	N/A
Type	A	A	A	A	N/A
Clear Pedestrian Zone	7'	7'	7'	7'	N/A
Planting Zone (each side) [2]	5'	5'	5'	5'	N/A
<b>Street Furnishings</b>					
Lighting, types	P [3]	P [3]	P [3]	P [3]	V
Planting, types	S	S/M	S/M	S	N/A
Benches	R	R	R	N/R	N/A
Trash receptacles	R	R	R	N/R	N/A
Bicycle parking	N/R	N/R	N/R	N/R	N/A

[1] See City of Spokane Department of Engineering Design Standards for additional specifications.  
 [2] Minimum size; Existing tree lawn widths vary on Type 2, 3 and 4 Streets. Additional setbacks, if any, should match existing tree lawn widths in the CA 4 zone. Please see 17C.200 for additional street tree requirements.  
 [3] See Figure 17C.123.050-B (below) for Pedestrian Scale Lighting Standards  
 Parking Stall types: "A" = 8.5' W x 18' L parallel stalls; "B" = 9' W x 16' L angled stalls, back in (60°?)  
 Sidewalk types: "A" = 4' x 2' scored concrete  
 Lighting types: "P" = Pedestrian scale; "V" = Vehicle scale  
 Planting types: "S" = Street trees; "M" = Median planting Benches, Trash receptacles, Bicycle parking: "R" = Required; "N/R" = Not required))



((Figure 17C.123.050-A Desired Frontage Characteristics.))  
**[NOTE: Delete graphic above]**

~~((A. Sidewalks:~~

~~The composition and color of sidewalks shall be as described in Table 17C.123.050-1, and shall be continued as they cross vehicular driveways (See Figure 17C.123.050-E).~~

- ~~1. When the existing sidewalk width is less than 12 feet structures shall be allowed no closer than 12 feet from the back of the curb.~~
- ~~2. When the existing sidewalk width is greater than the bare minimum of 12 feet the sidewalk environment shall be designed to meet the intent of the Street Type designation of the street. Existing sidewalk width shall not be reduced or encroached upon by new development.~~

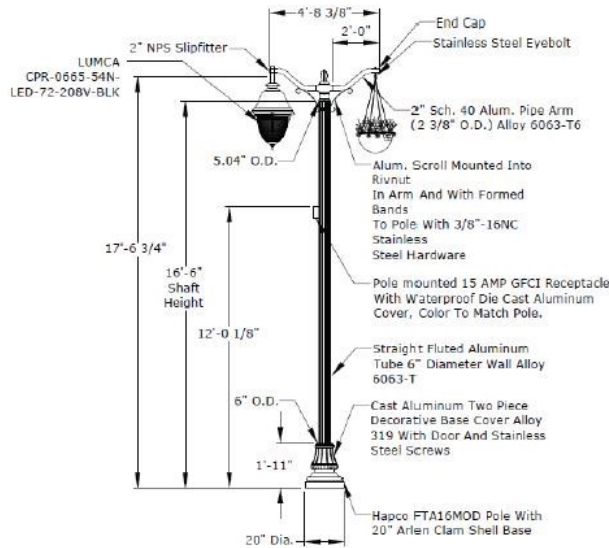
~~B. Street Furnishings, Placement:~~

~~Street furnishings including light poles, benches, and trash receptacles shall be placed between tree locations within the Planting Zone. Street furnishings shall not impede the clear view triangle. Temporary and intermittent sidewalk encroachments including café seating, planters, ramps, steps, and sandwich board signs may be located in the Planting Zone without restriction, or in the Clear Pedestrian Zone provided a pathway of at least six (6) feet wide remains free of such obstructions (See Figure 17C.123.050-F). Bicycle parking is encouraged where the requirement for the Planting Zone and Clear Pedestrian Zone can be met. Bicycle parking provided in the streetscape can contribute to requirements in SMC 17C.230.200(1)(b). Street furnishings required in Table 17C.123.050-1 are to be provided in all Context Areas as follows:~~

- ~~1. Planting Street trees must be installed and maintained by the adjacent property in all streets bordering development. Generally, street trees should be spaced on average 25 feet apart. At a minimum, street trees shall provide a continuous row of City approved trees spaced according to mature canopy size, plus one or more types of City approved ground cover. Additional requirements for landscaping are stated in chapter 17C.200, Landscaping and Screening.~~
- ~~2. Lighting City approved Traditional Series pedestrian scale lighting as shown in Figure 17C.123.050-B (flower basket optional) shall be provided and spaced at an average 50 to 60 feet apart, generally midway between required street trees and centered thirty-six (36") from the curb to ensure a uniform distance from the street edge along the entire street.~~
- ~~3. City approved benches and trash receptacles shall be provided for all buildings larger than 10,000 sf. Buildings less than this size are encouraged to include such amenities.))~~



**Hamilton FBC Pedestrian Light Standards**

C.1. The City of Spokane Traditional Series pedestrian acorn light (flower basket optional) shall be installed at an average 25' spacing generally spaced midway between street trees and centered thirty-six inches (36") from the curb to ensure a uniform distance from street edge along the entire street.



**Traditional Series Light Fixture**  
Not to Scale

((Figure 17C.123.050-B))  
[NOTE: Delete graphic above]

	
<p>((Figure 17C.123.050-E: Curb cuts and driveways may not interrupt sidewalk material and pattern requirements. Ramps may not encroach on Clear Pedestrian Zones.))</p> <p><b>[NOTE: Delete graphic above]</b></p>	<p>((Figure 17C.123.050-F: Temporary sidewalk encroachments are allowed in the Planting Zone, or in the Clear Pedestrian Zone as per Table 17C.123.050-1.))</p> <p><b>[NOTE: Delete graphic above]</b></p>

The Hamilton Form-Based Code (FBC) establishes parking standards that support pedestrian and vehicular movement within and through the area to provide a safe and convenient environment for transit, walking, biking, and rolling.

- A. Dimensional standards and other off-street parking requirements are found in SMC 17C.230.200 unless otherwise modified in this chapter.
- B. Minimum Parking.  
For all uses within the Hamilton FBC area, there are no minimum vehicular off-street parking spaces.
- C. Maximum Parking.  
A maximum of 2 spaces for every 500 square feet of floor area is permitted.
- D. Parking Location.
  - 1. Off-Street Surface Parking.
    - a. Off-street surface parking shall not be placed between the street right-of-way and the building fronting the street.
  - 2. Shopfront Designated Areas.  
If fronting on a Shopfront designation, above-ground parking structures shall provide continuous ground level commercial or office spaces and uses along the street, except at ingress and egress points into the structure. (See Figure 17C.123.040-A).

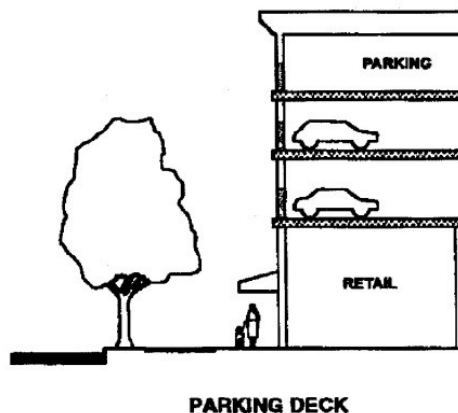


Figure 17C.123.40-A

3. Bicycle Parking.

Requirements for bicycle parking are found in SMC 17C.230.200. Bicycle parking provided in the streetscape can contribute to requirements in SMC 17C.230.200.

4. Site Lighting.

Surface parking lot and site lighting shall contribute to the visibility and safety of the site and adjacent rights-of-way, while not disturbing adjacent properties. Surface lot and site lighting shall adhere to the following standards:

a. Lighting types.

Pedestrian-scale fixtures shall be used for all lighting illuminating required Pedestrian Paths. Vehicle-scale fixtures may be used for general surface lot and site lighting. Lighting shall meet the dimensions of Figure 17C.123.40-B.

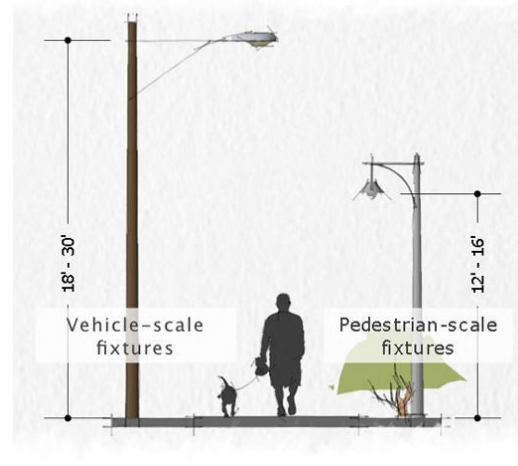


Figure 17C.123.40-B

b. Performance.

Parking lot and site lighting shall provide adequate night visibility and security by distributing a minimum of two foot-candles to a maximum of six foot-candles of illumination at ground level. All lighting shall be shielded from producing off-site glare, directing light downward and away from adjacent properties.

5. Driveways/Site Access.

Driveway widths shall not exceed 24 feet, and curb cuts shall not exceed 30 feet for combined entry/exits.

6. Pedestrian Walkways.

a. Within surface lots containing more than 30 parking stalls, pedestrian-friendly walkways shall be provided between the surface lots and building entrances.

b. Pedestrian Paths shall be not less than five feet wide and be clearly defined, using at least two of the following:

i. Six-inch vertical curbing

ii. Textured paving, including across vehicle lanes

iii. Continuous landscaped area at a minimum of 3 feet wide on at least one side of the walkway.

Section 6. That SMC Section 17C.123.060 is amended to read as follows:

**Section 17C.123.060 ((Architectural Requirements)) Streetscape Requirements**

~~((This section identifies general architectural requirements and guidelines, articulating basic façade requirements, roofline objectives, mechanical screening and other considerations. These requirements and guidelines establish important functional and aesthetic characteristics sought by the community and expressed by the Regulating Plan, ensuring the proper “fit” within the surrounding neighborhood.~~

~~A. Building Base.~~

~~For CA 1, CA2, CA3 and all Shopfront Street areas, building façades shall include a visually prominent plinth or base, helping establish pedestrian-scaled features and aesthetically tying the building to the street level. Building bases shall measure between 9” and 16” above adjacent grade, and utilize at least one of the following:~~

~~1. “Heavier” material composition, such as a stronger, more permanent material than used on upper portions of the façade.~~





2. A horizontal projection showing visible thickening of the wall surface that may be accompanied by a change of material and/or color.
3. A horizontal architectural line or feature, such as a belt course or secondary cornice, at or below the top of the first story and providing visual separation between the first two floors (See Figure 17C.123.060A).

**B. Primary Building Entries.**

For CA 1, CA2, CA3 and all Shopfront Street areas, Primary Building Entries shall face the street and be made visually prominent, including the use of a recommended accent material and at least one of the following:

1. Recessed entrance. Recessed entrance shall be recessed at least 3' from the building face.
2. Canopy or awning. Canopy or awning shall extend at least 5' from the building face, with a minimum height clearance of 8' above the sidewalk.
3. Inclusion of a volume that protrudes from the rest of building surface or an Architectural Roof Structure element physically or visually integrated with the Primary Building Entry (See Figure 17C.123.060B).
4. For mixed-use buildings, entrances to residential, office or other upper story uses shall be clearly distinguishable in form and location from retail entrances.)

	
<p>((Figure 17C.123.060-A: Illustration of building base, pedestrian-scale signs and other building elements described in the FBC.))</p> <p><b>[NOTE: Delete graphic above]</b></p>	<p>((Figure 17C.123.060-B: Primary Building Entrances must face the street and be made visually prominent using one or more architectural approaches listed in 17C.123.070-B.))</p> <p><b>[NOTE: Delete graphic above]</b></p>

**(C. Street-level Detailing.**

For CA 1, CA2, CA3 and all Shopfront Street areas, street level façades shall help create a more welcoming, aesthetically rich pedestrian environment by incorporating at least four of the following elements:

1. Canopies or awnings spanning at least 25% of the building façade. Canopy or awning shall extend at least 5' from the building face and shall not be closer than 2' from the curb, with a minimum height clearance of 8' above the sidewalk.
2. Pedestrian Scaled Signs, mounted to the building or permanent overhang.
3. Decorative sconce, lantern or similar lighting, mounted to the building.
4. Projecting windowsills.
5. Decorative kick plates for entry doors.
6. Hanging planters supported by brackets mounted to the building.

**D. Façade Transparency.**

Building façades shall include substantial glazing, providing visual connectivity between activities inside and outside a building. Regarding glazing, the following provisions shall apply:

1. If fronting along a Shopfront Street, ground floor glazing shall be at least ten feet (10') in height and no more than three feet (3') above adjacent sidewalk or grade.

- 2. ~~If facing a public street, upper floor façades shall include a minimum of 30% clear glass windows.~~
- 3. ~~The total glazing expressed as a minimum percentage of ground floor façades shall meet the specifications provided in Table 17C.123.060-1.~~

<b>Table 17C.123.060-1 Glazing minimums, ground floor facades*</b>				
	<b>CA-1</b>	<b>CA-2</b>	<b>CA-3</b>	<b>CA4</b>
Along Shopfront Street	60%	60%	50%	N/A
Along Non Shopfront Street	40%	30%	30%	30%

\*Glazing percentages may include windows and doors.

~~E. Blank Walls.~~

~~Minimizing blank or undifferentiated façade walls helps ensure that buildings contribute to an engaging pedestrian environment. In all CA areas, blank façade walls longer than 30' along any public right-of-way shall be enhanced or screened by incorporating the following:~~

- 1. ~~Vegetation such as espalier trees and/or vines planted adjacent to the wall surfaces.~~
- 2. ~~Architectural detailing, such as reveals, contrasting materials, bas relief detailing, artwork, murals, or decorative trellises.~~
- 3. ~~Roof Lines.~~

~~F. In all CA areas, roofline elements shall adhere to the following standards:~~

- 1. ~~Pitched or sloping roofs shall have a minimum slope of 4:12 and a maximum slope of 12:12 (rise:run).~~
- 2. ~~Buildings with flat roofs shall include an extended parapet on all building sides, creating a defined cornice or prominent top edge.~~
- 3. ~~Non Enclosed, Enclosed and Architectural Roof Structure elements as defined by this code in are exempt from sections 17C.123.060 F.1 and 17C.123.060 F.2. Height limitations for such elements are provided in 17C.123.040.~~

~~G. Equipment Screening.~~

~~In all CA zones visible from public rights of way, mechanical and electrical equipment including HVAC units, transformers, antennae and receiving dishes shall be screened from view, adhering to the following standards:~~

- 1. ~~Roof-top mechanical and electrical equipment shall be screened by a parapet wall, enclosed within roof volumes or other building elements designed as an integral part of the building's architecture.~~
- 2. ~~Ground level mechanical and electrical equipment shall be enclosed within secondary building elements, or screened by features designed to coordinate with the architectural character of the primary structure. Picket or chain link fencing may not be used (See Figure 17C.123.060 C).~~

~~H. Service Area Screening.~~

~~¶¶In all CA zones, service, loading and trash collection areas shall be hidden or screened from view along public rights of way, and shall not face any public street or residential area unless no other location is possible. Service areas shall be hidden from view using a screen wall constructed of masonry, wood or metal, designed to coordinate with the architectural character of the primary structure. Screen walls shall also include one or more of the following:~~

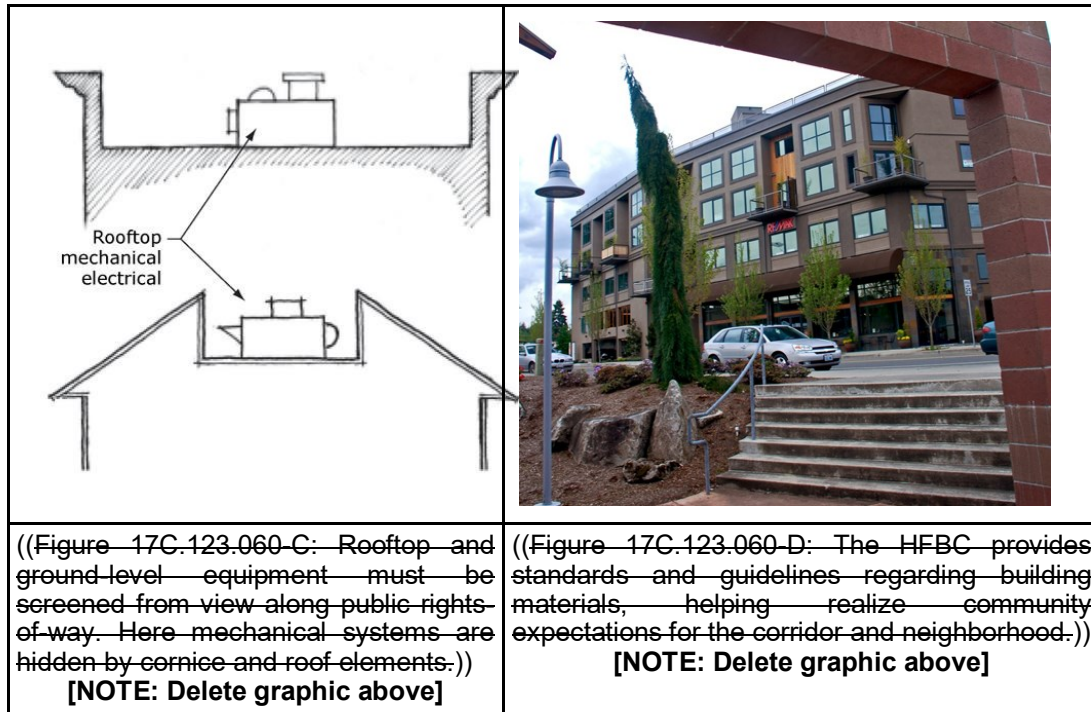
- 1. ~~Vegetation such as espalier trees and/or vines planted adjacent to the wall surfaces.~~
- 2. ~~Architectural detailing, such as reveals, contrasting materials, bas relief detailing, artwork, murals, or decorative trellises.~~

~~I. Sign Standards.~~

~~¶¶For sign standards applying to all CA zones, see City of Spokane Municipal Code, Chapter 17C.240. For the purposes of signs standards CA1 and CA2 shall be evaluated as CC1 zone; CA3 shall be evaluated as CC2; and CA4 shall be evaluated as a residential zone.~~

~~J. Materials.~~

~~Use of quality building materials ensures that projects contribute to the overall value and character of properties within and adjacent to HFBC Limits. Buildings shall employ durable and high quality materials, such as steel, glass, brick, stone, and/or wood. (See Figure 17C.123.060 D-))~~

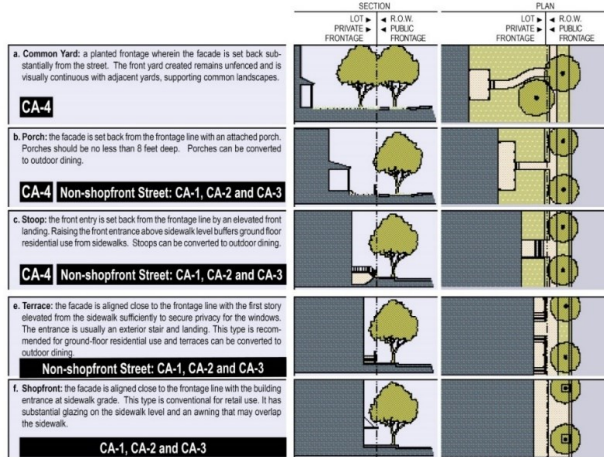


~~((K. Guidelines.~~

~~In addition to the material standards defined in this section, the following guidelines are included to further define community expectations for projects within all CA zones within Regulating Plan limits. The guidelines presented in this section are optional and intended to express desirable characteristics for the district.~~

- ~~1. The use of sustainably harvested, salvaged, recycled/reused products is encouraged wherever possible.~~
- ~~2. Optional Recommended entry treatments include special paving materials such as ceramic tile; ornamental ceiling treatments; decorative light fixtures; decorative door pulls, escutcheons, hinges, and other hardware.~~
- ~~3. Authentic materials and methods of construction should be used to the greatest degree possible. Materials made to simulate higher value materials and construction types may be used for reasons of economy, but should be durable and closely match the proportions, surface finishes, and colors of the materials they simulate.~~
- ~~4. When veneers are used, detailing and installation should give the appearance of full depth material, avoiding the exposure of veneer sides, including use of wrap-around corner pieces.~~
- ~~5. The location and spacing of panel or expansion joints should be incorporated into the façade composition. Castings should be shaped to form architectural profiles that create bases, cornices, pilasters and other elements contributing to the façade composition.~~
- ~~6. Cladding and/or accent materials on the primary building should be carried over onto additions, accessory buildings and site features.~~
- ~~7. Recommended cladding materials include:
 
  - ~~a. Brick. Red brick is characteristic of the Spokane region, although other colors may be used as well. Full size brick veneer is preferable to thin brick tile.~~
  - ~~b. Stone. Granite, limestone, sandstone, and river rock are preferred stone types. Stone veneer and cast stone simulating these types is allowable.~~
  - ~~c. Cast concrete. Precast or exposed site-cast structural concrete is acceptable. Pigments, special aggregates and surface textures should be exploited to achieve architectural effects.~~
  - ~~d. Concrete block. Where used, creativity in selecting block sizes, surface textures, course patterns and colors is encouraged.~~
  - ~~e. Wood. Horizontal sidings such as clapboard, tongue-in-groove, shingles or shakes, or vertical sidings such as board and batten are acceptable. Trim elements should be used for all wood siding types. Heavy timber detailing and exposed bracing may be used where appropriate to the building style.~~~~

- f. ~~Fiber cement or cementitious siding. Fiber cement planks, panels and shingles and are an acceptable substitute for wood siding when used in the formats described above under "Wood."~~
  - g. ~~Stucco. Stucco, cement plaster or stucco-like finishes such as EIFS may be used along ground floor portions of rear or side service and parking exposures, provided the building base treatment used along the street façade is continued. Stucco of any type should not be used along ground floor portions of street exposures.~~
8. ~~Accent materials are typically used at building entrances, window and door frames, wall bases, cornices, wainscot materials and for copings, trim, and other special elements. Recommended accent materials include:~~
- a. ~~Brick. Red brick is characteristic of the Spokane region, although other colors may be used as well. Full size brick veneer is preferable to thin brick tile.~~
  - b. ~~Stone. Granite, limestone, sandstone, and river rock are preferred stone types. Stone veneer and cast stone simulating these types is allowable.~~
  - c. ~~Cast concrete. Precast or exposed site cast structural concrete is acceptable. Pigments, special aggregates and surface textures should be exploited to achieve architectural effects.~~
  - d. ~~Concrete block. Where used, creativity in selecting block sizes, surface textures, course patterns and colors is encouraged.~~
  - e. ~~Tile. Ceramic, terra cotta and cementitious tile, whether glazed or unglazed is acceptable.~~
  - f. ~~Metal. Profile, corrugated and other sheet, rolled or extruded metal is acceptable. Metal accents should have trim elements to protect edges, and be of adequate thickness to resist dents and impacts. Surfaces should be treated with a high quality, fade-resistant coating system or paint such as Kynar and Tnemec. Copper, zinc and weathering steel may be left exposed.~~
9. ~~Rooflines. Varied roof planes, cornice elements, overhanging eave and roof decks are encouraged, as they increase visual interest and help implement desired character objectives.~~
10. ~~Recommended materials for roofs exposed and visible from public rights of way include:~~
- a. ~~Metal seam roofing. Finishes should be anodized, fluoro-coated or painted. Copper, zinc and weathering steel may be left exposed.~~
  - b. ~~Slate or slate-like materials.~~
  - c. ~~Sheet metal shingles.~~
  - d. ~~Asphalt shingles. Projects using asphalt shingles should use the highest quality commercial-grade materials, and be provided with adequate trim elements.~~
11. ~~Special Paving. Cobblestones or a stamped concrete cobblestone or brick pattern are recommended for special paving and pedestrian buffer strips~~
12. ~~Frontage Types. Figure 17C.123.060E clarifies expectations for how buildings will meet the street.))~~



((Figure 17C.123.060 E: Frontage Types))  
 [NOTE: Delete graphic above]

This section of the Hamilton Form-Based Code (FBC) identifies features and specifications for area streets and alley. The standards work to establish the type of active, economically vibrant public realm sought by the area community, balancing vehicular access with the safety and convenience of transit, walking, biking, and rolling.

**A. Streetscape Requirements.**

Required streetscape features and dimensions of those elements are identified in Table 17C.123.050-1.

<b>Table 17C.123.060-1 ¶Streetscape Requirements [1]</b>			
	<b>CA1</b>	<b>Shopfront</b>	<b>Alley</b>
<b>Sidewalks</b>			
Overall Width (each side)	12 ft.		N/A
Type	4' x 2' scored concrete		N/A
Clear Pedestrian Zone	7 ft. [2]		N/A
Buffer Zone (each side) [3]	5 ft.		N/A
<b>Street Furnishings</b>			
Lighting, types [4]	P	P	V
Planting, types [5]	S	S/M	N/A
Benches [6] [7]	R	R	N/A
Trash receptacles [6] [7]	R	R	N/A
Bicycle parking [6] [7]	N/R	R	N/A
[1] See City of Spokane Department of Engineering Design Standards for additional specifications. [2] Along Columbus Street, a 10-foot wide Clear Pedestrian Zone is required. [3] A reduced width may be permitted with an approved alternative planting system, such as modular suspended pavement systems, with the approval of Urban Forestry. [4] "P" = Pedestrian scale; "V" = Vehicle scale [5] "S" = Street trees; "M" = Median planting [6] "R" = Required; "N/R" = Not required [7] Buildings less than 10,000 sf. are encouraged to include such amenities but are not required.			

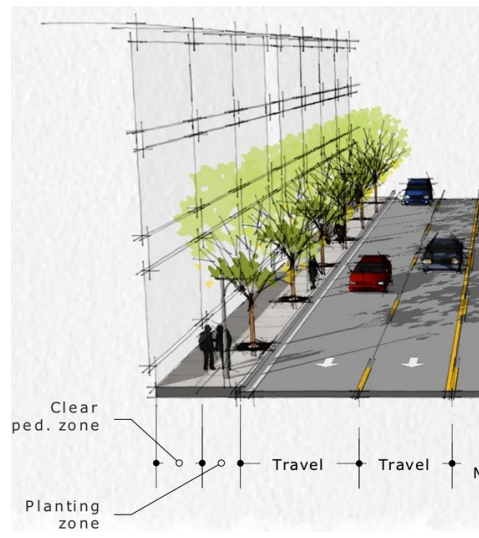


Figure 17C.123.050-A – ¶Desired Frontage Characteristics.

**B. Sidewalks.**

The composition and color of sidewalks shall be as described in Table 17C.123.050-1 and shall be continued as they cross-vehicular driveways (See Figure 17C.123.050-B).

1. When the existing sidewalk width is less than 12 feet, structures shall be allowed no closer than 12 feet from the back of the curb.¶
2. When the existing sidewalk width is greater than the bare minimum of 12 feet, the existing sidewalk width shall not be reduced or encroached upon by new development.

C. Street Furnishings.

Street furnishings including light poles, benches, and trash receptacles shall be placed between tree locations within the Planting Zone. Street furnishings shall not impede the clear view triangle. Street furnishings required in Table 17C.123.050-1 are to be provided as follows:

1. Planting.

Street trees must be installed and maintained by the adjacent property in all streets bordering development. Generally, street trees should be spaced on average 25 feet apart. At a minimum, street trees shall provide a continuous row of City-approved trees spaced according to mature canopy size, plus one or more types of City-approved ground cover. Additional requirements for landscaping are stated in chapter 17C.200 SMC, Landscaping and Screening.

2. Lighting.

City-approved Traditional Series pedestrian scale lighting as shown in Figure 17C.123.050-C (flower basket optional) shall be provided and spaced at an average 50 to 60 feet apart, generally midway between required street trees and centered thirty-six (36") from the curb to ensure a uniform distance from the street edge along the entire street.

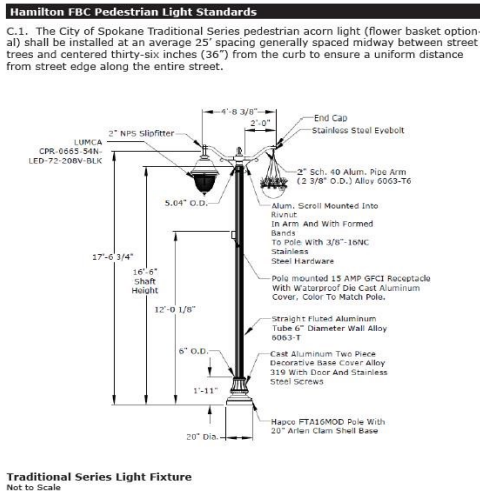


Figure 17C.123.050-C

D. Bicycle Parking.

Bicycle parking is encouraged where the requirement for the Planting Zone and Clear Pedestrian Zone can be met. Bicycle parking provided in the streetscape can contribute to requirements in SMC 17C.230.200.

E. Temporary Encroachments.

Temporary and intermittent sidewalk encroachments including café seating, planters, ramps, steps, and sandwich board signs may be located in the Planting Zone without restriction, or in the Clear Pedestrian Zone provided a pathway of at least six (6) feet wide remains free of such obstructions (See Figure 17C.123.050-D).



Figure 17C.123.050-D – Temporary sidewalk encroachments are allowed in the Planting Zone, or in the Clear Pedestrian Zone as per Table 17C.123.050-1.

F. City approved benches and trash receptacles shall be provided for all buildings larger than 10,000 sf. Buildings less than this size are encouraged to include such amenities.

Section 7. That SMC Section 17C.123.070 is amended to read as follows:

**Section 17C.123.070 ((Additional Requirements)) Design Standards**

~~((A. Drive Through Facilities.~~

~~Drive Through Facilities are prohibited in all Context Areas of the FBC.~~

~~B. Nonconforming Situations.~~

~~Existing development that does not conform to the development standards of this chapter is subject to the standards of chapter 17C.210 SMC, Nonconforming Situations.~~

~~C. Nuisance-related Impacts.~~

~~1. Off-site impacts. All nonresidential uses including their accessory uses must comply with the standards of Chapter 17C.220, Off Site Impacts.~~

~~2. Other nuisances are further regulated by state and local laws.~~

~~D. Outdoor Activities~~

~~1. The standards of this section are intended to assure that outdoor sales, display, storage, and work activities:~~

~~a. will be consistent with the desired character of the zone;~~

~~b. will not be a detriment to the overall appearance of an area;~~

~~c. will not have adverse impacts on adjacent properties, especially those with residential uses; and~~

~~d. will not have an adverse impact on the environment.~~

~~2. Outdoor activities associated with permitted uses shall be permitted subject to the standards of the zone and as described below.~~

~~3. Outdoor Sales and Display Areas.~~

~~a. In the CA1 — CA3 zones, outdoor sales, and display areas are limited to forty percent of lot area or one thousand five hundred square feet, whichever is less.~~

~~b. Outdoor sales and display areas for uses in the industrial use categories are not allowed in the CA zones.~~

~~c. In the CA 4 zone, outdoor sales and display areas are prohibited.~~

~~4. Outdoor Storage Areas.~~

~~a. Outdoor storage areas are not permitted in the CA1 — CA3 zones.~~

~~b. Outdoor storage areas in CA4 zones are subject to the standards of SMC 17C.110.270 Exterior Storage Residential Zones.~~

~~5. Outdoor Activity Area Improvements.~~

~~a. Outdoor activities shall be screened and landscaped according to the provisions of chapter 17C.200 SMC, Landscaping and Screening.~~

~~b. In order to control dust and mud, all vehicle circulation areas must be paved.~~

~~E. Fences~~

~~1. Purpose: The fence standards promote the positive benefits of fences without adversely impacting the community or endangering public or vehicle safety. Fences near streets are kept low in order to allow visibility into and out of the site and to ensure visibility for motorists. Fences in any required side or rear setback are limited in height so as to not conflict with the purpose for the setback.~~

~~2. Type of Fences The standards apply to walls, fences, and screens of all types whether open, solid, wood, metal, wire, masonry, or other material.~~

~~3. Location, Height, and Design.~~

~~a. Street Setbacks.~~

~~i. No fence or other structure is allowed within twelve feet from the back of the curb, consistent with the required sidewalk width of SMC 17C.123.060.~~





e. ~~Any door or gate in the pool enclosure, except when part of the occupied dwelling unit, must have self-closing and self-locking equipment by which the door or gate is kept secure when not in use. A latch or lock release on the outside of the door or gate must be at least fifty-four inches above the ground.~~

f. ~~Outside of the door or gate must be at least fifty-four inches above the ground.~~

7. ~~Reference to Other Standards.~~

a. ~~Building permits are required by the building services department for all fences including the replacement of existing fences. A permit is not required to repair an existing fence.~~

F. ~~Creation of new lots is subject to the standards of chapter 17G.080 SMC.)~~

All development within the Hamilton Form-Based Code (FBC) must address the following design standards, administered pursuant to SMC 17C.111.015 Design Standards Administration. When existing development is expanded, only those portions of the development that are new or renovated must meet the standards in this section.

This section also includes Guidelines that further define community desires for new development and redevelopment within the Hamilton FBC area. The Guidelines are optional and intended to express the desired built form for the area.

A. Building Base.

Building façades shall include a visually prominent plinth or base, helping establish pedestrian-scaled features and aesthetically tying the building to the street level. Building bases shall measure between 9 inches and 16 inches above adjacent grade, and utilize at least one of the following:

1. A horizontal projection of at least 3 inches that may be accompanied by a change of material and/or color.
2. A horizontal architectural line or feature, such as a belt course or secondary cornice, at or below the top of the first story and providing visual separation between the first two floors (See Figure 17C.123.060-A).



Figure 17C.123.060-A – Illustration of building base, pedestrian scale signs and other building elements described in the FBC.

B. Primary Building Entries.

1. Primary building entries shall face the street and be made visually prominent, including at least one of the following:
  - a. An entrance recessed at least 3' from the building face.
  - b. A canopy or awning that extends at least 5' from the building face, with a minimum height clearance of 8' above the sidewalk.
2. For mixed-use buildings, entrances to residential, office or other upper story uses shall be clearly distinguishable in form and location from retail entrances.

C. Street-level Detailing.

Street-level façades shall help create a more welcoming, aesthetically rich pedestrian environment by incorporating at least four of the following elements:

1. Canopies or awnings spanning at least 25% of the building façade.

- 2. Canopy or awning shall extend at least 5' from the building face and shall not be closer than 2' from the curb, with a minimum height clearance of 8' above the sidewalk.
- 3. Pedestrian-Scaled Signs, mounted to the building or permanent overhang.
- 4. Decorative sconce, lantern, or similar lighting, mounted to the building.
- 5. Projecting windowsills.
- 6. Decorative kick plates for entry doors.
- 7. Hanging planters supported by brackets mounted to the building.

D. Façade Transparency.

Building façades shall include substantial glazing, providing visual connectivity between activities inside and outside a building. Regarding glazing, the following provisions shall apply:

- 1. If within a Shopfront Designation, ground floor glazing facing a public right-of-way shall be at least ten feet (10') in height and no more than three feet (3') above adjacent sidewalk or grade.
- 2. The total glazing expressed as a minimum percentage of ground floor façades shall meet the specifications provided in Table 17C.123.060-1.

**Table 17C.123.070-1 Glazing minimums, ground floor facades [1]**

	<b>CA1</b>	<b>Shopfront</b>
<u>Non-Residential – within 10-ft. of the sidewalk</u>	<u>40%</u>	<u>60%</u>
<u>Non-Residential – more than 10-ft. from the sidewalk</u>	<u>15%</u>	<u>15%</u>
<u>Residential</u>	<u>15%</u>	<u>15%</u>

[1] Glazing percentages may include windows and doors.

E. Ground Floor Residential.

In addition to other standards specific to residential development found within this chapter and in order to increase the privacy of residents and provide an effective transition between the public and private realm, ground floor residential within 10-ft. of a sidewalk shall:

- 1. Be elevated a minimum of 30 inches from grade, with alternatives approved by the Planning Director to accommodate units meeting residential visitability standards found in SMC 17C.111.600;
- 2. Incorporate a patio, porch, deck, or stoop with covered entry between the entry and sidewalk; and
- 3. Integrate L3 Open Area Landscaping, as defined in SMC 17C.200.030 Landscape Types, between the sidewalk and building.

F. Blank Walls.

Minimizing blank or undifferentiated façade walls helps ensure that buildings contribute to an engaging pedestrian environment. Blank façade walls longer than 30' along any public right-of-way shall be enhanced or screened by incorporating the following:

- 1. Public art such as murals;
- 2. Vegetation such as espalier trees and/or vines planted adjacent to the wall surfaces;
- 3. Architectural detailing, such as reveals, contrasting materials, bas-relief detailing, or decorative trellises; or
- 4. Roof Lines.

G. Roof Lines.

- 1. Pitched or sloping roofs shall have a minimum slope of 4:12 and a maximum slope of 12:12 (rise:run).
- 2. Buildings with flat roofs shall include an extended parapet on all building sides, creating a defined cornice or prominent top edge.

3. Non-Enclosed, Enclosed, and Architectural Roof Structure elements as defined by this code are exempt from sections 17C.123.060(G)(1) and 17C.123.060(G)(2). Height limitations for such elements are provided in Table 17C.123.030-1.

H. Equipment Screening.

Mechanical and electrical equipment including HVAC units, transformers, antennae and receiving dishes visible from public rights-of-way shall be screened from view, adhering to the following standards:

1. Rooftop mechanical and electrical equipment shall be screened their full height by a parapet wall, enclosed within roof volumes or other building elements designed as an integral part of the building's architecture.
2. Ground-level mechanical and electrical equipment shall be enclosed within secondary building elements or screened by features designed to coordinate with the architecture of the primary structure. Year-round vegetative screening the height of the equipment at planting is permitted. Picket or chain-link fencing may not be used (See Figure 17C.123.060-B).

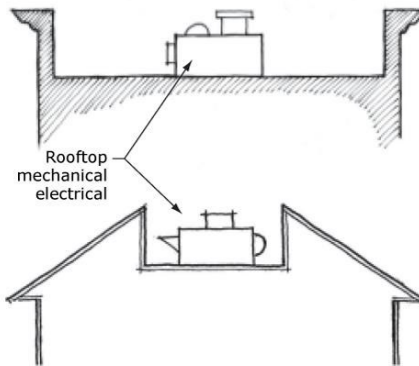


Figure 17C.123.060-B – Rooftop and ground-level equipment must be screened from view along public rights-of-way. Here mechanical systems are hidden by cornice and roof elements.

I. Service Area Screening.

Service, loading, and trash collection areas shall be hidden or screened from view along public rights-of way and shall not face any public street or residential area unless no other location is possible. Service areas shall be hidden from view using a screen wall constructed of masonry, wood, or metal, designed to coordinate with the architecture of the primary structure. Screen walls shall also include one or more of the following:

1. Vegetation such as espalier trees and/or vines planted adjacent to the wall surfaces.
2. Architectural detailing, such as reveals, contrasting materials, bas-relief detailing, or decorative trellises.
3. Public art such as murals.

J. Sign Standards.

See City of Spokane Municipal Code, Chapter 17C.240 for sign standards. Signs within the CA zone are subject to the standards and guidelines contained in the Initial Design Standards and Guidelines for Centers and Corridors.

K. Swimming pool, hot tub, pond, or other impoundment of water exceeding five thousand gallons and eighteen inches or more in depth must be located within a fully enclosed building.

L. Guidelines.

In addition to the material standards defined in this section, the following guidelines are included to further define community expectations for projects within the Hamilton FBC area. The guidelines presented in this section are optional and intended to express desirable characteristics for the district.

1. Sustainable Design.

- a. The use of sustainably harvested, salvaged, recycled, and reused products is encouraged wherever possible.
- b. The rehabilitation of older buildings should be considered before new construction. If removal is required, the deconstruction of existing development is encouraged.

- c. Integration of Green Stormwater Infrastructure (GSI) should be considered in conjunction with property redevelopment.
  - d. Property owners are encouraged to replace or reduce ground cover like grass lawns and pavement with native and/or drought tolerant plantings.
  - e. The installation and maintenance of green roofs is encouraged.
2. Trail-Oriented Development.  
For properties along the Centennial Trail, development is encouraged to orient towards the trail, which can be accomplished by:
- a. Having patios and decks that overlook the trail.
  - b. Having an increased level of façade transparency to increase “eyes on the trail”.
  - c. Having a covered entry facing the trail.
  - d. Avoiding tall fences and blank walls facing the trail.
3. Building Entries.  
Recommended entry treatments include special paving materials such as ceramic tile; ornamental ceiling treatments; decorative light fixtures; decorative door pulls, escutcheons, hinges, and other hardware.
4. Building Materials.
- a. Authentic materials and methods of construction should be used to the greatest degree possible. Materials made to simulate higher-value materials and construction types may be used for reasons of economy, but should be durable and closely match the proportions, surface finishes, and colors of the materials they simulate.
  - b. When veneers are used, detailing and installation should give the appearance of full-depth material, avoiding the exposure of veneer sides, including the use of wrap-around corner pieces.
  - c. Cladding and/or accent materials on the primary building should be carried over onto additions, accessory buildings, and site features.
  - d. Recommended cladding materials include:
    - i. Brick. Red brick is characteristic of the Spokane region, although other colors may be used as well. Full size brick veneer is preferable to thin brick tile.
    - ii. Stone. Granite, limestone, sandstone, and river rock are preferred stone types. Stone veneer and cast stone simulating these types is allowable.
    - iii. Cast concrete. Precast or exposed site-cast structural concrete is acceptable. Pigments, special aggregates, and surface textures should be exploited to achieve architectural effects.
    - iv. Concrete block. Where used, creativity in selecting block sizes, surface textures, course patterns and colors is encouraged.
    - v. Wood. Horizontal sidings such as clapboard, tongue-in-groove, shingles or shakes, or vertical sidings such as board and batten are acceptable. Trim elements should be used for all wood siding types. Heavy timber detailing and exposed bracing may be used where appropriate to the building style.
    - vi. Fiber-cement or cementitious siding. Fiber-cement planks, panels and shingles and are an acceptable substitute for wood siding when used in the formats described above under “Wood.”
    - vii. Stucco. Stucco, cement plaster or stucco-like finishes such as EIFS may be used along ground floor portions of rear or side service and parking exposures, provided the building base treatment used along the street façade is continued. Stucco of any type should not be used along ground floor portions of street exposures.
  - e. Accent materials are typically used at building entrances, window and door frames, wall bases, cornices, wainscot materials and for copings, trim, and other special elements. Recommended accent materials include:

- i. Brick. Red brick is characteristic of the Spokane region, although other colors may be used as well. Full size brick veneer is preferable to thin brick tile.
  - ii. Stone. Granite, limestone, sandstone, and river rock are preferred stone types. Stone veneer and cast stone simulating these types is allowable.
  - iii. Cast concrete. Precast or exposed site-cast structural concrete is acceptable. Pigments, special aggregates and surface textures should be exploited to achieve architectural effects.
  - iv. Concrete block. Where used, creativity in selecting block sizes, surface textures, course patterns and colors is encouraged.
  - v. Tile. Ceramic, terra cotta and cementitious tile, whether glazed or unglazed is acceptable.
  - vi. Metal. Profile, corrugated and other sheet, rolled or extruded metal is acceptable. Metal accents should have trim elements to protect edges, and be of adequate thickness to resist dents and impacts. Surfaces should be treated with a high quality, fade-resistant coating system or paint such as Kynar and Tnemec. Copper, zinc and weathering steel may be left exposed.
  - f. The location and spacing of panel or expansion joints should be incorporated into the façade composition. Castings should be shaped to form architectural profiles that create bases, cornices, pilasters and other elements contributing to the façade composition.
5. Rooflines.  
Varied roof planes, cornice elements, overhanging eave and roof decks are encouraged, as they increase visual interest and help implement desired character objectives.
- a. Recommended materials for roofs exposed and visible from public rights of way include:
    - i. Metal seam roofing. Finishes should be anodized, fluoro-coated or painted. Copper, zinc and weathering steel may be left exposed.
    - ii. Slate or slate-like materials.
    - iii. Sheet metal shingles.
    - iv. Asphalt shingles. Projects using asphalt shingles should use the highest quality commercial grade materials and be provided with adequate trim elements.
6. Special Paving.  
Cobblestones or a stamped concrete cobblestone or brick pattern are recommended for special paving and pedestrian buffer strips.

Section 8. That SMC Section 17C.123.080 is amended to read as follows:

**Section 17C.123.080 ((Building Type Catalogs)) Additional Requirements**

**A. Outdoor Activities**

The standards of this section are intended to assure that outdoor sales, display, storage, and work activities will not have adverse impacts on adjacent properties or the environment, while providing the envisioned built form within the area.

**1. Outdoor Sales and Display Areas.**

- a. Outdoor sales and display areas are limited to forty percent of lot area or one thousand five hundred square feet, whichever is less, in the CA1 zone.
- b. Outdoor sales and display areas for uses in the industrial use categories are not allowed in the CA1 zone.
- c. In the Shopfront designations, accessory outdoor sales are permitted so long as the Clear Pedestrian Zone and Buffer Zone is maintained.
- d. In the Shopfront designations, outdoor display areas are prohibited.

**2. Outdoor Storage Areas.**

- a. Outdoor storage areas are not permitted.

3. Outdoor Activity Area Improvements.

- a. Outdoor activities shall be screened and landscaped according to the provisions of chapter 17C.200 SMC, Landscaping and Screening.
- b. In order to control dust and mud, all vehicle circulation areas must be paved.

B. Fences.

The fence standards avoid adverse impacts on the area while protecting public or vehicle safety. Fences near streets are kept low in order to allow visibility into and out of the site and to ensure visibility for motorists. Fences in any required side or rear setback are limited in height so as to not conflict with the purpose for the setback.

1. Type of Fences.

The standards apply to walls, fences, and screens of all types whether open, solid, wood, metal, wire, masonry, or other material.

2. Location, Height, and Design

a. Street Setbacks.

- i. No fence or other structure is allowed within twelve feet from the back of the curb, consistent with the required sidewalk width of SMC 17C.123.050.
- ii. Fences up to three and one-half feet high are allowed in a required street setback.
- iii. Fences up to six feet high are allowed in required side or rear setbacks except when the side or rear setback abuts a pedestrian connection. When the side or rear setback abuts a pedestrian connection, fences are limited to three and one-half feet in height.
- iv. Fences shall not reduce the required setback width of SMC 17C.123.030.

b. Sight-obscuring Fences and Walls.

- i. Any required or non-required sight-obscuring fences, walls, and other structures over three and one-half feet high, and within fifteen feet of a street lot line shall either be placed on the interior side of a L2 see-through buffer landscaping area at least five feet in depth (See chapter 17C.200 SMC, Landscaping and Screening), or meet the treatment of blank walls intent outlined in SMC 17C.122.060 – Initial Design Standards and Guidelines for Center and Corridors.

c. Fencing Material.

- i. Fence materials within the public right-of-way or within eight feet of a street lot line should be wrought iron or similar in appearance, aluminum, metal, or similar material.
- ii. Walls visible from streets shall be masonry, stone, brick, or similar construction.
- iii. Chain link fencing is not allowed that is visible from and/or adjacent to a public street.

3. Prohibited Fences.

- a. No person may erect or maintain a fence or barrier consisting of or containing barbed, razor, concertina, or similar wire.
- b. No person may maintain a fence or barrier charged with electricity.
- c. A fence, wall, or other structure shall not be placed within a public right-of-way without an approved covenant as provided in SMC 17G.010.160 and any such structure is subject to the height requirement for the adjoining setback.
- d. No permanent fence may reduce the required sidewalk width.

4. Visibility at Intersections.

A fence, wall, hedge, or other improvement may not be erected or maintained at the corner of a lot so as to obstruct the view of travelers upon the streets.

5. Subject to the authority of the traffic engineer to make adjustments and special requirements in particular cases, no fence exceeding a height of thirty-six inches above the curb may be located within the Clear View Triangle, as defined in Section 17A.020.030 “C” Definitions.

# Context Area 1 (CA-1)

## Hamilton FBC Building Character Visual Catalog

This visual catalog showcases the type, form, and general character of desired development within Context Area 1. Images are representational only.



### CA-1 Non-Shopfront

See also CA-2, CA-3 and CA-4 Non-Shopfront.



### CA-1 Corner

See also CA-2 and CA-3 Corner.



### CA-1 Shopfront

See also CA-2 and CA-3 Shopfront.



## CA-1 - 1 to 5 Story Buildings

[NOTE: Delete graphic above]

# Context Area 2 (CA-2)

## Hamilton FBC Building Character Visual Catalog

This visual catalog showcases the type, form, and general character of desired development within Context Area 2. Images are representational only.



### CA-2 Non-Shopfront

See also CA-3 and CA-4 Non-Shopfront.



### CA-2 Corner

See also CA-3 Corner.

### CA-2 Shopfront

See also CA-3 Shopfront.



## CA-2 - 1 to 4 Story Buildings

[NOTE: Delete graphic above]



# Context Area 3 (CA-3)

## Hamilton FBC Building Character Visual Catalog

This visual catalog showcases the type, form, and general character of desired development within Context Area 3. Images are representational only.



### CA-3 Non-Shopfront

See also CA-4.



### CA-3 Corner



### CA-3 Shopfront



## CA-3 - 1 to 2 Story Buildings

[NOTE: Delete graphic above]

# Context Area 4 (CA-4)

## Hamilton FBC Building Character Visual Catalog

This visual catalog showcases the type, form, and general character of desired development within Context Area 4. Images are representational only.



### CA-4 Small Footprint

### CA-4 Medium Footprint

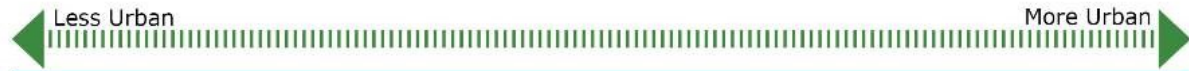


[NOTE: Delete graphic above]

# Context Area 4 (CA-4)

## Hamilton FBC Building Character Visual Catalog

This visual catalog showcases the type, form, and general character of desired development within Context Area 4. Images are representational only.



### CA-4 Large Footprint



Image borrowed from daybreakutah.com



Image borrowed from daybreakutah.com

[NOTE: Delete graphic above]

Passed by City Council August 12, 2024  
Delivered to Mayor August 15, 2024

**ORDINANCE NO. C36554**

AN ORDINANCE relating to streamlining and expediting the land use review and approval process by relying on the Final Environmental Impact Statement (FEIS) for the South Logan Transit-Oriented Development (TOD) Plan by adopting a Planned Action; implementing the intent of the recently adopted by resolution South Logan TOD Plan; adopting Spokane Municipal Code (SMC) Chapter 17C.420; and amending Spokane Municipal Code (SMC) Chapter 17A.020.

WHEREAS, in 2021, the Washington State Legislature appropriated \$2.5 million for cities to facilitate transit-oriented development in areas with light rail or fixed rail systems, bus rapid transit, high-frequency bus service or park and ride lots; and

WHEREAS, the City of Spokane was one of 11 communities that received the Transit-Oriented Development Implementation (TODI) grant for \$250,000 from the Washington Department of Commerce in 2021 to facilitate transit-oriented development and increase residential capacity in areas of high-capacity transit; and

WHEREAS, the City of Spokane prepared the Transit-Oriented Development (TOD) Framework Action Plan, adopted by resolution in May 2022 under RES 2022-0039, that identifies strategies best suited to Spokane for supporting TOD along new High-Performance Transit lines, including a focus on South Logan; and

WHEREAS, the City provided opportunities for meaningful public involvement and review in the South Logan TOD Plan and EIS process, including a community meeting consistent with RCW 43.21C.440; has considered all comments received; and, as appropriate, has modified the proposal or mitigation measures in response to comments, resulting in the Preferred Alternative analyzed in the FEIS; and

WHEREAS, the *Final South Logan TOD Plan* and *Final Environmental Impact Statement (FEIS)* was published on November 30, 2023 for final consideration; and

WHEREAS, on January 29, 2024 Spokane City Council adopted by resolution (RES 2024-0015) the Final South Logan TOD Plan and FEIS as a declaration of the subarea's desired future condition, including the anticipated adoption of the Planned Action Ordinance at a future date; and

WHEREAS, the State Environmental Policy Act (SEPA) and its implementing regulations provide for the integration of environmental review with land use planning and project review through the designation of Planned Actions by jurisdictions planning under the Growth Management Act (GMA), including the City of Spokane (City); and

WHEREAS, Section 43.21C.440 of the Revised Code of Washington (RCW) and Sections 197-11-164 through 172 of the Washington Administrative Code (WAC) allow for and govern the adoption and application of a Planned Action designation under SEPA; and

WHEREAS, a subarea of the city consisting of the approximately 361-acre South Logan TOD project area, which is generally bounded by E Augusta Avenue and E Indiana Avenue on the north, N Perry Street and the Spokane River on the east, N Lidgerwood Street on the west, and the Spokane River on the south, as is specifically illustrated in Figure 17C.420.015-A of this Ordinance, has been identified as a Planned Action area for future redevelopment; and

WHEREAS, the designation of a Planned Action expedites the permitting process for projects of which the impacts have been previously addressed in a Final Environmental Impact Statement (FEIS); and

WHEREAS, the mitigation measures identified in the South Logan TOD FEIS, and incorporated herein by reference, together with adopted City development regulations are adequate to mitigate significant adverse impacts from development within the Planned Action Area; and

WHEREAS, the South Logan TOD Plan and FEIS identify the location, type, and amount of development that is contemplated by the Planned Action; and

WHEREAS, future projects that are implemented consistent with the Planned Action will protect the environment, benefit the public, and enhance economic development.; and

WHEREAS, on April 29, 2024, the Washington State Department of Commerce and appropriate state agencies were given the required 60-day notice of the City's intent to adopt updated development regulations; and

WHEREAS, the Spokane Plan Commission held public workshops on the provisions in this ordinance March 13, April 10, April 24, May 22, and June 12 of this year; and

WHEREAS, a SEPA Determination of Nonsignificance and Checklist were issued by Planning Services on June 12, 2024; and

WHEREAS, prior to the Plan Commission public hearing, a legal notice was published in the *Spokesman-Review* on June 12 and June 19, 2024; and

WHEREAS, on June 19, 2024, the Planning Department staff finalized their Staff Report to the Spokane Plan Commission recommending approval of the provisions of this ordinance; and

WHEREAS, on June 26, 2024, the Spokane Plan Commission held a public hearing on the provisions of this ordinance and unanimously voted to recommend approval with conditions, as outlined in the Findings of Fact, Conclusions, and Recommendation signed June 28, 2024; and

WHEREAS, the City Council of the City of Spokane finds that adopting the recitals set forth herein is in the public interest and will advance the public health, safety, and welfare.

NOW, THEREFORE, the City of Spokane does ordain as follows:

Section 1. Findings. The findings of the City of Spokane do ordain as follows:

- A. The procedural and substantive requirements of SEPA RCW 43.21C, have been complied with.
- B. The procedural requirements of GMA RCW 36.70A, have been complied with.
- C. The proposed action is consistent with the City's Comprehensive Plan as amended.
- D. All necessary public meetings and opportunities for public testimony and comment have been conducted in compliance with State law and the City's municipal code.
- E. The Spokane City Council finds and determines that regulation of land use and development is subject to the authority and general police power of the City, and the City reserves its powers and authority to appropriately amend, modify, and revise such land use controls in accordance with applicable law.
- F. The Planned Action FEIS adequately identifies and addresses the probable significant environmental impacts associated with the type and amount of development planned to occur in the designated Planned Action Area.
- G. The mitigation measures identified in the Planned Action FEIS, attached to this Ordinance as Exhibit A, and incorporated herein by reference, together with adopted City development regulations are adequate to mitigate significant adverse impacts from development within the Planned Action Area.
- H. The South Logan TOD Plan and Planned Action FEIS identify the location, type, and amount of development that is contemplated by the Planned Action.
- I. Future projects that are implemented consistent with the Planned Action will protect the environment, benefit the public, and enhance economic development.
- J. The City provided multiple opportunities for meaningful public involvement and review in the South Logan Subarea Plan and Planned Action FEIS processes, including a community meeting consistent with RCW 43.21C.440; has considered all comments received; and, as appropriate, has modified the proposal or mitigation measures in response to comments.
- K. Essential public facilities, as defined in RCW 36.70A.200 are excluded from the Planned Action as designated herein and are not eligible for review or permitting as planned action projects unless they are accessory to or part of a project that otherwise qualifies as a planned action project.
- L. The designated Planned Action Area is located entirely within an Urban Growth Area and is smaller than the overall City boundaries.
- M. Implementation of the mitigation measures identified in the Planned Action FEIS will provide for adequate public services and facilities to serve the proposed Planned Action Area.

Section 2. That there is adopted Chapter 17C.420 SMC to read as follows:

## Chapter 17C.420 South Logan TOD Planned Action 17C.420.010 Purpose

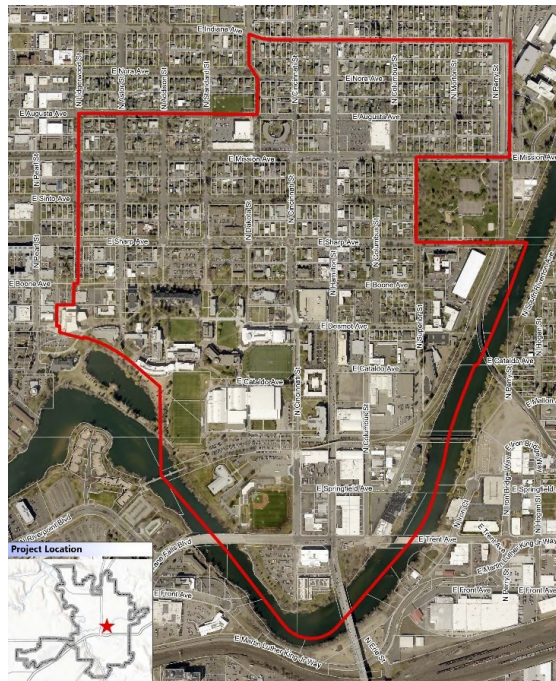
The purposes of this chapter are to:

- A. Designate the South Logan TOD Subarea shown in Figure 17C.420.015-A of this Chapter as a Planned Action Area for purposes of environmental review and permitting of designated Planned Action projects pursuant to RCW.43.21C.440;
- B. Combine environmental analysis, land use plans, development regulations, and City codes and ordinances together with the mitigation measures in the South Logan TOD Final Environmental Impact Statement (FEIS) to mitigate environmental impacts and process Planned Action development applications in the Planned Action Area;
- C. Confirm that the South Logan TOD FEIS meets the requirements of a Planned Action FEIS pursuant to SEPA;
- D. Establish criteria and procedures for the designation of certain projects within the Planned Action Area as Planned Action projects consistent with RCW 43.21C.440;
- E. Provide clear definition as to what constitutes a Planned Action project within the Planned Action Area, identify the criteria for Planned Action project approval, and determine how development project applications that qualify as Planned Action projects will be processed by the City;
- F. Streamline and expediate the land use permit review process by relying on the South Logan TOD FEIS; and
- G. Apply the mitigation framework contained in this Ordinance for the processing of Planned Action project applications and incorporate the applicable mitigation measures into the underlying project permit conditions in order to address the impacts of future development contemplated by this Ordinance.

### 17C.420.015 Procedures and Criteria for Evaluating and Determining Projects as Planned Actions

To qualify for a Planned Action designation, a project application shall comply with the following procedures and criteria for evaluation.

- A. **Planned Action Area.** ¶  
The Planned Action designation shall apply to the approximately 342-acre South Logan TOD area, which is generally bounded by E Augusta Avenue and E Indiana Avenue on the north, N Perry Street and the Spokane River on the east, N Lidgerwood Street on the west, and the Spokane River on the south, and that is specifically shown in Figure 17C.420.015-A, "Planned Action Area."



**Figure 17C.420.015-A: Map of Planned Action Area**

B. Environmental Document.

A Planned Action determination for a site-specific implementing project application shall be based on the environmental analysis contained in the South Logan TOD Final EIS adopted by the City on January 29, 2024 (RES 2024-0015), which adequately identified and addressed environmental impacts of the Planned Action. The mitigation measures contained in the FEIS, Exhibit A, are based upon the findings of the South Logan TOD EIS and shall, along with adopted City regulations, provide the framework that the City will use to review and to impose appropriate conditions on qualifying Planned Action projects.

C. Planned Action Projects Designation.

Land uses and activities described in the South Logan TOD FEIS, subject to the thresholds described in subsection D of this section and the mitigation measures contained in Exhibit A, are designated Planned Actions or Planned Action projects pursuant to RCW 43.21C.440 and WAC 197-11-172 ("Planned Action Project"). A development application for a site-specific Planned Action project located within the South Logan TOD Planned Action area that meets the criteria set forth in subsection D of this section and applicable laws, codes, development regulations and standards, may be designated a Planned Action Project pursuant to the process in SMC Section 17C.420.020.

D. Planned Action Qualifications.

The following thresholds shall be used to determine if a site-specific development proposed within the South Logan TOD Planned Action area qualifies as a Planned Action Project and has had its environmental impacts evaluated in the South Logan TOD FEIS:

1. Qualifying Uses.

a. Planned Action Categories.

The primary land uses and levels of development as envisioned in the South Logan TOD Preferred Alternative and as reviewed in the South Logan TOD FEIS, along with conditional and accessory uses permitted in the associated zones, are considered Planned Actions. The primary uses include residential, commercial, and mixed-use development.

2. Planned Action Project Primary Uses.

A Planned Action Project may be a single Planned Action use, or a combination of Planned Action uses within a mixed-use development. A land use can qualify as a Planned Action Project when:

- a. It is within the Planned Action Area; and
- b. It complies with the land use plan map designation of the property identified in the South Logan TOD Preferred Alternative or has a lower intensity designation; and
- c. Is within one or more of the primary uses described in Subsection D.1 above; or
- d. It is a permitted accessory use or appurtenant to a permitted use.

3. Public Services.

The following public services, infrastructure, and utilities may also qualify as Planned Action Projects: streets and non-motorized improvements, utilities, parks, trails, civic, cultural, governmental, and similar facilities developed consistent with the South Logan TOD FEIS mitigation measures, City design standards, critical area regulations, and the Spokane Municipal Code.

4. Development Thresholds.

- a. The following amount of increase in housing is contemplated by the Planned Action:

Increase in New Housing Units <sup>1</sup>	2,954
Associated Population Increase	6,735

<sup>1</sup> Includes equivalent housing added in college dormitories.

- b. If future development proposals in the South Logan TOD Planned Action area exceed the development thresholds specified in this chapter, further environmental review may be required pursuant to WAC 197-11-172. Further, if the proposed development would alter the assumptions and analysis in the South Logan TOD FEIS, further environmental review may be required.

5. Building Heights.

Building heights shall not exceed the maximums identified and reviewed in the South Logan TOD Final FEIS and South Logan TOD Plan.

6. Transportation.
  - a. The Preferred Alternative is anticipated to generate approximately 928 new PM peak-hour vehicle trips. This equates to approximately 9 percent higher traffic volumes in the area compared to the 2045 No Action alternative.
  - b. Trip Threshold.  
Uses or activities that would exceed the forecasted trips shown above would not qualify as Planned Actions and would require additional transportation review.
  - c. City Engineer Discretion.  
The City Engineer or their designee shall have discretion to determine incremental and total trip generation, consistent with the Institute of Traffic Engineers (ITE) Trip Generation Manual (latest edition) or an alternative manual accepted by the City Engineer, for each project permit application proposed under this planned action.
  - d. Transportation Improvements and Mitigation.
    - i. On-Site and Off-Site Improvements.  
The Planned Action may require on-site and off-site transportation improvements to mitigate significant adverse impacts as development occurs. These transportation improvements are identified in the South Logan TOD FEIS and South Logan TOD Plan. The City shall have the discretion to adjust the allocation of responsibility for required improvements between individual Planned Action projects based on their identified impacts.
    - ii. Hamilton and Trent.  
The intersection of N Hamilton Street/E Trent Avenue is forecasted to operate at LOS E during the 2045 No Action and LOS F with full development of Planned Action projects. Any development must implement measures to restore the LOS and delay to its pre-development level of LOS E.
7. Elements of the Environment and Degree of Impacts.  
A proposed project that would result in a significant change in the type or degree of impacts to any of the elements of the environment analyzed in the South Logan TOD FEIS, EIS addendum, and/or supplemental EIS, would not qualify as a Planned Action.
8. Changed Conditions.  
Should environmental conditions change significantly from those analyzed in the FEIS, the City's PAO Responsible Official may determine that the Planned Action designation is no longer applicable until a supplemental environmental review is conducted.
9. Additional Mitigation Fees.  
The City may adopt and apply such other fees as may be deemed necessary and appropriate to mitigate impacts to other capital facilities in the Planned Action area and to accommodate planned growth. Such fees, if adopted, shall be in addition to any fees required in subsection (D)(6)(d) of this section, and shall apply only to required improvements that are not addressed in this subsection.
10. Inadvertent Discovery Plan.  
An Inadvertent Discovery Plan (IDP) should be implemented into the scope of work for all projects within the Planned Action area. The IDP should outline procedures to perform in the event of a discovery of archaeological materials or human remains. The IDP should always be kept at the project site during all project activities. If any artifacts or human remains are found upon excavation, the Tribal Historic Preservation Office (THPO), Washington State Department of Archaeology and Historic Preservation (DAHP), and Spokane Historic Preservation Office shall be immediately notified and the work in the immediate area cease.
11. Historic Preservation Design Review.  
Properties individually placed on the Spokane Register of Historic Places or located within one of Spokane's designated historic districts must meet all requirements of the Spokane Historic Preservation Office, including obtaining a Certificate of Appropriateness from the Spokane Historic Landmarks Commission or the Historic Preservation Officer for proposed changes or additions to historic structures when necessary.
12. Demolitions.  
Buildings fifty years of age or greater at time of demolition permit submittal shall provide a Level 2 Site Inventory Form unless determined by the Historic Preservation Officer and Planning Director to not be of historic significance.
13. Shoreline Master Program.  
Areas within the Planned Action area subject to the Shoreline Master Program are not exempt from permitting or SEPA review through the FEIS and must comply with Chapter 17E.060 SMC Shoreline Regulations.



14. Uses.

Drive-thru facilities, including accessory drive-thru features, are not exempt from SEPA review and do not qualify as Planned Action Projects.

E. Planned Action Review Criteria.

1. The City's PAO Responsible Official may designate as "Planned Actions," pursuant to RCW 43.21C.030, applications that meet all of the following conditions:
  - a. The proposal is located within the Planned Action Area identified in SMC 17C.420.015, or is an off-site improvement directly related to the proposed development within the Planned Action Area; and
  - b. The proposed uses and activities are consistent with those described in the FEIS and subsection D of this section; and
  - c. The proposal is within the Planned Action thresholds and other criteria of subsection D of this section; and
  - d. The proposal is consistent with the City of Spokane Comprehensive Plan and the South Logan TOD Plan; and
  - e. The proposal's significant adverse environmental impacts have been identified in the South Logan TOD FEIS; and
  - f. The proposal's significant impacts have been mitigated by the application of measures identified in Exhibit A, and other applicable City regulations, together with any modifications or variances or special permits that may be required; and
  - g. The proposal complies with all applicable local, state, and/or federal laws and regulations, and the PAO Responsible Official determines that these constitute adequate mitigation; and
  - h. Adequate infrastructure improvements are in place, or will be in place at completion of the project, to support the development of the project; and
  - i. The proposal is not an essential public facility as defined by RCW 36.70A.200, unless the essential public facility is part of or accessory to a residential, office, school, commercial, recreational, or service that is designated as a Planned Action.
2. The City shall base its decision on designation as a Planned Action project on review of a Planned Action checklist, or an alternative form developed consistent with applicable provisions of Chapter 43.21C RCW, and review of the application and supporting documentation.
3. A proposal that meets the criteria of this section shall be considered to qualify and be designated as a Planned Action, consistent with the requirements of RCW 43.21C.440, WAC 197-11-164 et seq., and this chapter.

F. Effect of Planned Action.

1. Designation as a Planned Action project means that a qualifying proposal has been reviewed in accordance with this chapter and found to be consistent with its development parameters and thresholds, and with the environmental analysis contained in the South Logan TOD FEIS.
2. Upon determination by the City's PAO Responsible Official that the proposal meets the criteria of section (D) of this section and qualifies as a Planned Action, the proposal shall not require a SEPA threshold determination, preparation of an EIS, or be subject to further review pursuant to SEPA.

**17C.420.020 Planned Action Permit Process and Application**

Applications for Planned Actions shall be reviewed pursuant to the following process:

- A. Applications shall be made on forms provided by the City, including an approved Planned Action Checklist, and shall meet the applicable requirements of the Spokane Municipal Code.
- B. After the City receives a complete application, the PAO Responsible Official shall determine whether the project qualifies as a Planned Action Project under this chapter.
- C. Once a project is determined to qualify as a Planned Action Project under this chapter, the City shall:
  1. Notify the applicant and the project shall proceed in accordance with the applicable permit review procedures; and

2. Notify Spokane Tribe of Indians, Spokane Historic Preservation Office, internal City Departments, utility providers, and other partner agencies as deemed appropriate by the assigned project manager of the pending development under South Logan TOD FEIS. The notice required by this section may be combined with the public notice required or provided with the underlying permit and may take the form of the environmental checklist or other project review form. Notice provided shall not be less than 14 days.
- D. If a project does not qualify as a Planned Action under this chapter, the City shall notify the applicant. The notice shall describe the elements of the application that result in failure to qualify as a Planned Action.
1. Projects that fail to qualify as Planned Actions may incorporate or otherwise use relevant elements of the South Logan TOD Plan and FEIS to meet SEPA requirements. The City may limit the scope of the SEPA review for the non-qualifying project to those issues and environmental impacts not previously addressed in the Planned Action.

### **17C.420.025 Monitoring and Review**

- A. The City shall monitor the progress of development in the designated Planned Action area to ensure that it is consistent with the assumptions of this chapter and the South Logan TOD FEIS regarding the type and amount of development and associated impacts, and with the mitigation measures and improvements planned for the Planned Action Area.
- B. This Planned Action Ordinance shall be reviewed no later than five (5) years from its effective date to determine the continuing relevance of its assumptions and findings with respect to environmental conditions in the Planned Action area, the impacts of development, and required mitigation measures. Based upon this review, the City may propose amendments to this ordinance and/or may supplement or revise the South Logan TOD FEIS.

Section 3. That SMC Section 17A.20.160 is amended to read as follows:

### **17A.20.160 “P” Definitions**

- A. Painted Wall Highlights.  
See SMC 17C.240.015.
- B. Painted Wall Sign.  
See SMC 17C.240.015.
- C. PAO Responsible Official.  
The Planning Director, serving in the capacity of administrative official of the lead agency.
- D. Parcel.  
See “Lot” (SMC 17A.020.120).
- E. Parkway.  
A thoroughfare designated as a collector or arterial, with a median reflecting the park-like character implied in the name - SMC 17D.050A.040.U.
- F. Party of Record.  
Any person who has appeared at a hearing of the hearing examiner by presenting testimony or making written comment.
- G. Paved Area.
  1. An uncovered, hard-surfaced area or an area covered with a perforated hard surface (such as “Grasscrete”) that is able to withstand vehicular traffic or other heavy-impact uses.¶
  2. Graveled areas are not paved areas.
- H. Pedestrian Buffer Strips (PBS).  
A hard-surfaced or planted area(s) between travel or parking lanes and sidewalks, also called planting strips. PBS improves safety by separating vehicles and pedestrians and provide space for drainage, street trees and snow storage.
- I. Pedestrian Path.  
A continuous, unobstructed, reasonably direct route between an on-site parking lot and a Primary Building Entry designed and suitable for pedestrian use. Minimum requirements for Pedestrian Paths are listed in Section 17C.123.040 of the FBC.

- J. Pedestrian-Scaled Fixtures (lighting).  
Pole-mounted light fixtures placed and designed to illuminate foot-traffic areas including exterior lots, pathways or sidewalks. For purposes of the HFBC, Pedestrian-Scaled Fixtures are defined by height as measured from ground to bottom of shade or bulb.
- K. Pedestrian-Scaled Signs.  
See SMC 17C.240.015.
- L. Pedestrian Street.  
1. A street designated on the official zoning map as a pedestrian street where development standards are required to promote a pedestrian friendly street. Pedestrian streets offer a pleasant and safe walking environment. Design features include minimal interruptions of the sidewalk by driveways, publicly usable site furnishing such as benches, tables, and bike racks, and visually interesting buildings close to the sidewalk.
- M. Performance Guarantee.  
A “financial guarantee” providing for and securing to the City the actual construction and installation of the required improvements.
- N. Performance/Warranty Retainer.  
A “financial guarantee” both providing for and securing to the City the actual construction and installation of such improvements, and securing to the City the successful operation of the improvements for two years after the City’s final inspection and acceptance of the improvements.
- O. Permanent Erosion and Sediment Control Measures.  
A combination of plants, mulch, sod, matting, erosion control blankets, and permanent structures that will provide long-term soil stabilization.
- P. Permanent Sign.  
See SMC 17C.240.015.
- Q. Permanent Stabilization.  
See Permanent Erosion and Sediment Control Measures.
- R. Permeable Sediment.  
Sediment permitting the flow of water.
- S. Person.  
Any natural person, whether acting individually or in a representative capacity, partnership, joint venture, corporation, or other legal entity.
- T. Pier.  
Any platform structure, fill, or anchored device in or floating upon water bodies to provide moorage for watercraft engaged in commerce, including, but not limited to, wharves, mono-buoys, quays, ferry terminals, and fish weighing station.
- U. Planned Action.  
A Planned Action means one or more types of project action that:
1. Are designated Planned Actions by an ordinance or resolution; and
  2. In conjunction with, or to implement, an adopted comprehensive plan or subarea plan that have had the significant impacts adequately addressed in an Environmental Impact Statement under the requirements of WAC 197-11-64; and
  3. Is exempt from additional SEPA review for all elements covered under the Environmental Impact Statement of the adopted comprehensive plan or subarea plan.
  4. Is defined in WAC 197-11-164.
- V. Planned Capacity.  
For all capital facilities, except transportation, capacity for a concurrency facility that does not exist, but for which the necessary facility construction, expansion, or modification project is contained in the current adopted City of Spokane comprehensive plan, capital improvement program and scheduled to be completed within six years. (RCW 36.70A.020).

**W. Planned Capacity for Transportation Facilities.**

Capacity for transportation facilities, including roads and transit, that does not exist, but where transportation improvements or strategies to accommodate the impacts of development are made concurrent with the development.

1. These strategies may include:
  - a. increased public transportation service,
  - b. ride sharing programs,
  - c. demand management, and
  - d. other transportation systems management strategies.
2. For transportation facilities, "concurrent with the development" shall mean that improvements or strategies are in place at the time of development, or that a financial commitment is in place to complete the improvements or strategies within six years (RCW 36.70A.070(6)(b)).

**X. Planned Unit Development (PUD).**

1. A planned unit development is a project permit for an overlay zone, approved by the hearing examiner, which does not fully comply with all of the development standards of the base zone in which it is located, but is approved based on superior or innovative design
2. The City may permit a variety of types, design, and arrangement of structures and enable the coordination of project characteristics with features of a particular site in a manner consistent with the public health, safety, and welfare.

**Y. Plans.**

Planning documents, which are developed by the various departments of the City, pertaining to the orderly development of public facilities.

**Z. Planting Zone.**

Area for street trees, ground cover or other plantings; typically included herein as a portion of overall sidewalk width reserved for locating permanent trees and tree grates.

**AA. Plat – Final.**

A map or representation of a subdivision, showing thereon the division of a tract or parcel of land into lots, blocks, streets, alleys, or other divisions and dedications and containing all elements and requirements set forth in this chapter and chapter 58.17 RCW.

**BB. Plat – Preliminary.**

1. A neat and approximate drawing of a proposed subdivision showing the general layout of streets, alleys, lots, blocks, and other elements of a subdivision required by this chapter and chapter 58.17 RCW.¶
2. The preliminary plat shall be the basis for the approval or disapproval of the general layout of a subdivision.

**CC. Plaza.**

Areas generally open to the public on a controlled basis and used for passive recreational activities and relaxation. Plazas are paved areas typically provided with amenities, such as seating, drinking, and ornamental fountains, art, trees, and landscaping, for use by pedestrians.

**DD. Plinth.**

The base or platform upon which a building wall or column appears to rest, helping establish pedestrian-scaled elements and aesthetically tying the building to the ground.

**EE. Pollutant.**

Any substance which is prohibited or limited by applicable laws or regulations, which is released or discharged in conjunction with development. Any substance that causes or contributes to violation of air, land, or water quality standards, released or discharged.

**FF. Pollution.**

Contamination, or other alteration of the physical, chemical, or biological properties of air, land, water or wetlands, or such discharge of any liquid, gaseous, solid, radioactive, or other substance into air, land, water, or wetlands as will or is likely to cause a nuisance or render such air, land, water, or wetlands harmful, detrimental, or injurious to the public health, safety, or welfare, or to domestic, commercial, industrial, agricultural, recreational, or other legitimate beneficial uses, or to livestock, wildlife, fish, native vegetation, or other aquatic life.

**GG. Potential Geologically Hazardous Areas.**

Areas designated on maps maintained in the City's planning and economic development services department. They are classified "potential" because they have not been confirmed by field investigation nor do they necessarily include the full extent of all geologically hazardous areas within the City. The maps are intended to alert property owners, purchasers, developers, etc., to the possible existence of significant geological hazards, which may warrant further geotechnical study.

**HH. Practicable Alternative.**

An alternative that is available and capable of being carried out after taking into consideration cost, existing technology, and logistics in light of overall project purposes and having less impact to critical areas. It may involve using an alternative site in the general region that is available to the applicant and may feasibly be used to accomplish the project.

**II. Predevelopment Meetings.**

Meetings between City or agency staff and an applicant or their representatives prior to formal submission of a detailed application. They are intended to provide an overview of the regulatory requirements, application process, and procedural submission requirements.

**JJ. Principal Buildings.**

Where multiple buildings occupy a single lot, those buildings that are associated with the prevailing use of that site.

**KK. Primary Building Entry.**

Access or entrance of first rank, importance or value, visually associated with the prevailing ground-floor use of a building.

**LL. Primary Building Walls.**

Any exterior building wall that faces a street and contains a public entrance to the occupant's premises or tenant space. If an individual tenant space does not have a street facing wall, or does not have a street facing wall containing a public entrance, then the primary building wall for that individual tenant space is any wall containing a public entrance that faces a parking area on the site. (See Figure 1, SMC 17C.240.130, Primary Building Walls)

**MM. Primary Container.**

The container that is in direct contact with the material of concern during the course of normal transport, use, or storage.

**NN. Primary Drainage Basin.**

The basin of the stream or tributary within which a project is proposed, not including basins of major tributaries. For the purpose of this regulation the primary drainage basin of:

1. Latah Creek is not a part of the primary drainage basin of the Spokane River,
2. Marshall Creek is not a part of the primary drainage basin of Latah Creek.

**OO. Primary Structure.**

1. A structure or combination of structures of chief importance or function on a site. In general, the primary use of the site is carried out in a primary structure.
2. The difference between a primary and accessory structure is determined by comparing the size, placement, similarity of design, use of common building materials, and the orientation of the structures on a site.

**PP. Primary Use.**

1. An activity or combination of activities of chief importance on the site. One of the main purposes for which the land or structures are intended, designed or ordinarily used.
2. A site may have more than one primary use.

**QQ. Principal Arterials.**

A street serving major activity centers, providing a high degree of mobility and serving the longest trip demands within the urban area.

**RR. Priority Habitats.**

Habitat areas determined by WDFW to have unique or significant value to many species and that meet one or more of the following criteria:

1. High wildlife density.
2. High species diversity.
3. Important wildlife breeding habitat.
4. Important wildlife seasonal ranges.
5. Important movement corridors.
6. Limited availability.
7. High vulnerability to habitat alteration.

SS. Priority Species.

A wildlife species requiring protective measures for their perpetuation due to their population status, their sensitivity to habitat alteration, and/or their recreational importance.

TT. Private Street.

Roadway which is not controlled or maintained by a public authority, and which serve two or more properties.

UU. Project Permit or Project Permit Application.

Any land use or environmental permit or license required for a project action, including, but not limited to, building permits, short plats, subdivisions, binding site plans, planned unit developments, conditional uses, shoreline substantial development permits, site plan review, permits, or approvals required by the critical area ordinance, and site specific rezones authorized by a comprehensive plan or subarea plan, but excluding the adoption or amendment of a comprehensive plan, subarea plan, or development regulations, except as otherwise specifically identified under RCW 36.70B.140.

VV. Projecting Sign.

See SMC 17C.240.015.

WW. Protected Species.

A general classification of animals by WDFW that includes all those species not classified as listed, game, fur-bearing, or non-protected. This also includes all birds not classified as game or non-protected.

XX. Proximity.

That two or more properties are either adjacent or separated by a street or alley.

YY. Public Access.¶

The public's right to get to and use the City's public waters, the water/land interface and associated shoreline area. It includes physical access that is either lateral (areas paralleling the shore) or perpendicular (an easement or public corridor to the shore), and/or visual access facilitated by means such as scenic streets and overlooks, viewing towers, and other public sites or facilities.

ZZ. Public Facilities.

Any City-owned, operated, or contracted public facility or service in whole, or in part, whether existing or planned, including, but not limited to:

1. parks,
2. recreation facilities,
3. playgrounds,
4. streets,
5. transportation facilities,
6. open spaces,
7. fire facilities,
8. storm water drainage ponds, and
9. all such appurtenances and improvements.

**AAA. Public Property.**

Any City-owned real property, air space, or other interest in real estate, including streets, alleys, or other public rights-of-way, owned by or controlled by this municipality or any other governmental unit.

**BBB. Public Way.**

1. A dedicated "public way" is a tract of land:
  - a. conveyed or reserved by deed,
  - b. dedicated by plat, or
  - c. acquired by decree of court,
  - d. which has been accepted and dedicated by action of the city council to the public right-of-way and for secondary use as an easement for public utilities.
2. An "alley" is a public way, usually not exceeding sixteen feet in width, designed or intended to provide secondary access to abutting properties.

**Passed by City Council August 12, 2024**  
**Delivered to Mayor August 15, 2024**

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**ORDINANCE NO. C36555**

AN ORDINANCE relating to height and height transition standards amending Spokane Municipal Code (SMC) Sections 17C.111.230 and 17C.120.220.

WHEREAS, in 2021, the Washington State Legislature appropriated \$2.5 million for cities to facilitate transit-oriented development in areas with light rail or fixed rail systems, bus rapid transit, high-frequency bus service or park and ride lots; and

WHEREAS, the City of Spokane was one of 11 communities that received the Transit-Oriented Development Implementation (TODI) grant for \$250,000 from the Washington Department of Commerce in 2021 to facilitate transit-oriented development and increase residential capacity in areas of high-capacity transit; and

WHEREAS, the City of Spokane prepared the Transit-Oriented Development (TOD) Framework Action Plan, adopted by resolution in May 2022 under RES 2022-0039, that identifies strategies best suited to Spokane for supporting TOD along new High-Performance Transit lines, including a focus on South Logan; and

WHEREAS, the City provided opportunities for meaningful public involvement and review in the South Logan TOD Plan and EIS process, including a community meeting consistent with RCW 43.21C.440; has considered all comments received; and, as appropriate, has modified the proposal or mitigation measures in response to comments, resulting in the Preferred Alternative analyzed in the FEIS; and

WHEREAS, the *Final South Logan TOD Plan* and *Final Environmental Impact Statement (FEIS)* was published on November 30, 2023 for final consideration; and

WHEREAS, on January 29, 2024 Spokane City Council adopted by resolution (RES 2024-0015) the Final South Logan TOD Plan and FEIS as a declaration of the subarea's desired future condition; and

WHEREAS, in order to facilitate the higher intensity residential development envisioned in the Plan, the adopted Final South Logan TOD Plan called for a review of permitted heights and height transition requirements; and

WHEREAS, based on feedback from developers and the community, it was determined that increased maximum heights may support the feasibility of higher intensity residential development within the South Logan TOD project area; and

WHEREAS, for regulatory consistency throughout Spokane and to ensure the benefits of increased feasibility, the amendments affect citywide development regulations; and

WHEREAS, on April 29, 2024, the Washington State Department of Commerce and appropriate state agencies were given the required 60-day notice of the City's intent to adopt updated development regulations; and

WHEREAS, the Spokane Plan Commission held public workshops on the provisions in this ordinance on March 13, April 10, April 24, May 22, and June 12 of this year; and

WHEREAS, a SEPA Determination of Nonsignificance and Checklist were issued by Planning Services on June 12, 2024; and

WHEREAS, prior to the Plan Commission public hearing, a legal notice was published in the *Spokesman-Review* on June 12 and June 19, 2024; and

WHEREAS, on June 19, 2024, the Planning Department staff finalized their Staff Report to the Spokane Plan Commission recommending approval of the provisions of this ordinance; and

WHEREAS, on June 26, 2024, the Spokane Plan Commission held a public hearing on the provisions of this ordinance and unanimously voted to recommend approval with conditions, as outlined in the Findings of Fact, Conclusions, and Recommendation signed June 28, 2024; and

WHEREAS, the City Council adopts the recitals set forth herein as its findings and conclusions in support of its adoption of this ordinance.

NOW, THEREFORE, the City of Spokane does ordain:

Section 1. That SMC Section 17C.111.230 is amended to read as follows:

### **17C.111.230 Height**

A. Purpose.

The height standards promote a reasonable building scale and relationship of one residence to another and they promote privacy for neighboring properties. The standards contained in this section reflect the general building scale and placement of houses in the City's neighborhoods.

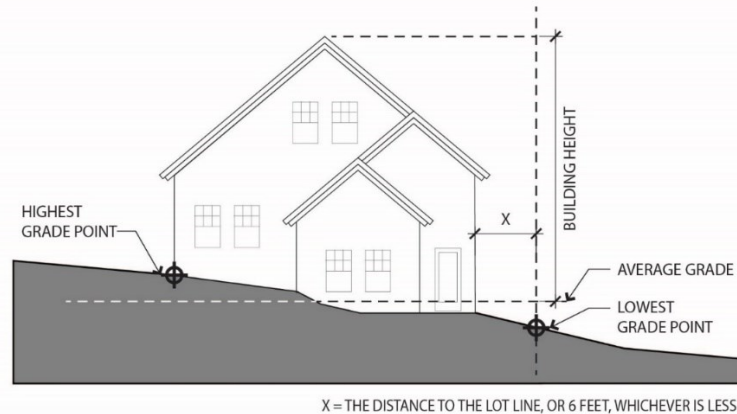
B. Height Standards.

The maximum height standards for all structures are stated in Table 17C.111.205-2. The building height shall be measured using the following method (see Figure 17C.111.230-A):

1. Building height is the vertical distance from the average grade to the highest point of the roof or structure that is not listed as an exception to the maximum building height limits as listed in Section 17C.111.230(C).
2. Underground portions of the structure are not included in height calculations. The height of the structure shall be calculated from the point at which the sides meet the surface of the ground.
3. "Average grade" means the average of the ground level adjoining the building at all exterior walls. Where the ground level slopes away from the exterior walls, the reference point shall be established by the lowest points within the area between the building and the lot line or where the lot line is more than 6 feet from the building, use the reference point between the structure and a point 6 feet from the building.
4. Measurements shall be taken at the existing grade or finished grade, whichever is lower.¶
5. Depressions such as window wells, stairwells for exits required by other codes, "barrier free" ramps on grade, and vehicle access driveways into garages shall be disregarded in determining structure height when in combination they comprise less than fifty percent of the facade on which they are located. In such cases, the grade for height measurement purposes shall be a line between the grades on either side of the depression.



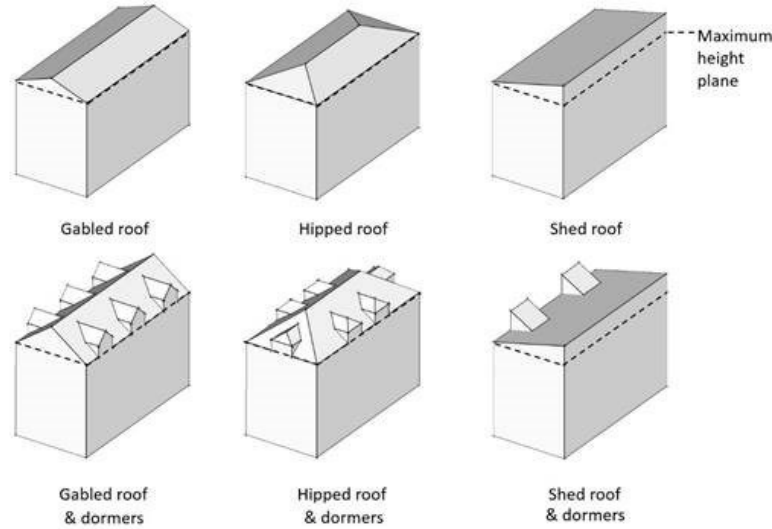
FIGURE 17C.110.230-A: Height Measurement

**Figure 17C.111.230-A Height Measurement**

6. For purposes of measuring building height in residential zones, the following terms shall be interpreted as follows:
- “Grade” means the ground surface contour (see also “existing grade” and “finished grade”).
  - “Fill” means material deposited, placed, pushed, pulled or transported to a place other than the place from which it originated.¶
  - “Finished grade” means the grade upon completion of the fill or excavation.¶
  - “Excavation” means the mechanical removal of earth material.¶
  - “Existing grade” means the natural surface contour of a site, including minor adjustments to the surface of the site in preparation for construction.

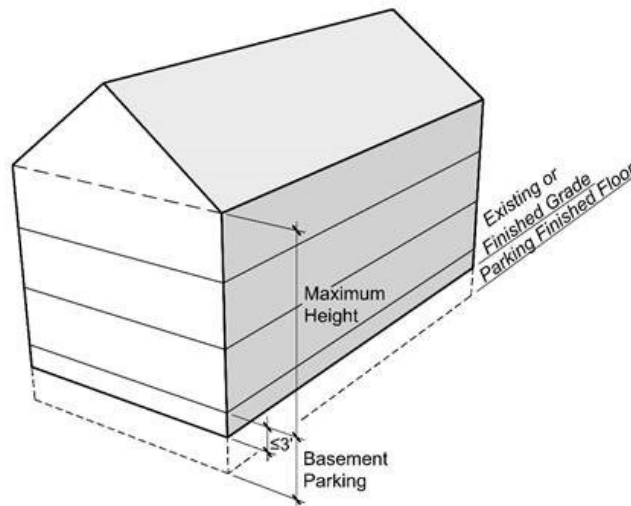
C. Exceptions to the maximum height standard are stated below:

- Exceptions to the maximum structure height in the RMF and RHD zones are designated on the official zoning map by a dash and a height listed after the zone map symbol (i.e., RHD-150). Changes to the height limits in the RMF and RHD zones require a rezone. Height limits are forty feet, fifty-five feet, ~~((seventy feet))~~ seventy-five feet, or one hundred fifty feet depending on location.
- ~~In RMF and RHD zones where the maximum structure height is forty feet, pitched roof structures are allowed an additional fifteen feet above the maximum height standard stated in Table 17C.111.205-2, provided that the roof incorporates all of the following:¶~~
  - ~~pitched roof forms having slopes between 4:12 and 12:12; and¶~~
  - ~~a minimum of one roof plane that intersects the maximum height plane (see Figure 17C.111.230B for eligible examples); and~~
  - ~~establishes sense of “top” per SMC 17C.111.455.)~~



~~((Figure 17C.111.230-B: Roof Type Examples for Height Exception))~~  
**[NOTE: Delete graphic above]**

~~((3))~~2. In the RMF and RHD zones, height does not include up to three feet of the above-grade portions of basement parking, where the elevation of the first residential finished floor is three feet or less above the lowest elevation of the existing grade or finished grade, whichever is lower. See Figure ~~((17C.111.230-G))~~ 17C.111.230-B.

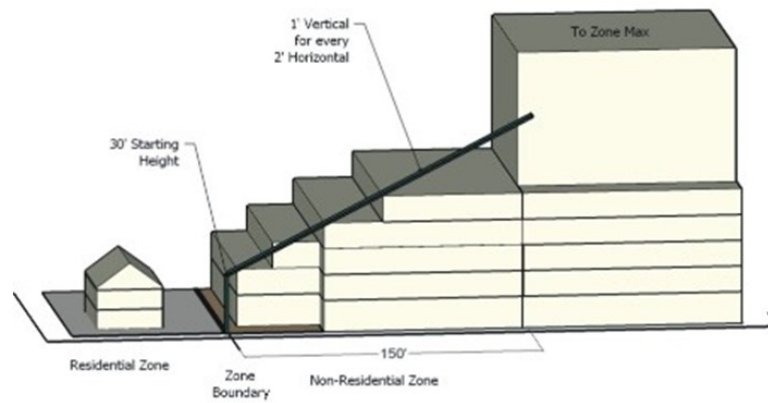


**Figure ~~((17C.111.230-G))~~ 17C.111.230-B: Basement Parking Excluded from Height**

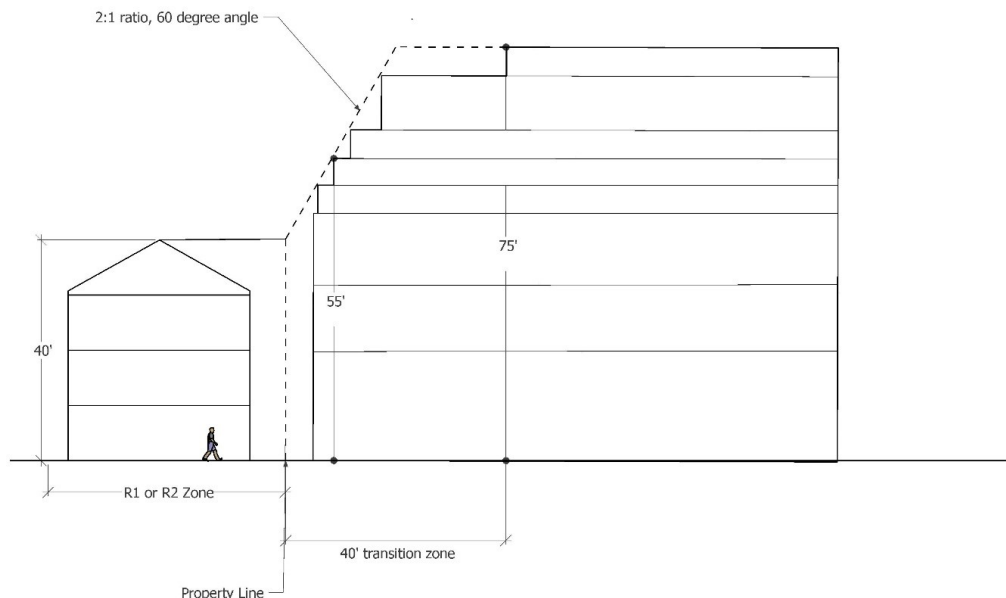
~~((4))~~3. Buildings and structures over fifty feet in height must follow the design, setback and dimensional standards found in chapter 17C.250 SMC, Tall Building Standards

~~((5))~~4. Adjacent to R1 and R2 Zones.  
 To provide a gradual transition and enhance the compatibility between the more intensive commercial zones and adjacent R1 and R2 residential zones:

- a. For all development within ~~((one hundred fifty))~~ forty feet of any R1 or R2 residential zone the maximum building height is as follows:
  - i. Starting at a height of ~~((thirty))~~ forty feet ~~((the residential zone boundary))~~ at R1 and R2 property boundaries, additional building height may be added at a ratio of ~~((one))~~ 2 to ~~((two))~~ 1 ~~((one foot))~~ two feet of additional building height for every ~~((two feet))~~ one foot of additional horizontal distance from the closest ~~((single family))~~ R1 or ~~((two family))~~ R2 ~~((residential zone))~~ zoned property. ~~((The building height transition requirement ends one hundred fifty feet from the R1 or R2 residential zone and then full building height allowed in the zone applies.))~~
  - ii. The building height transition requirement ends forty feet from the R1 or R2 zoned property line and then full building height allowed in the zone applies.



[NOTE: Delete graphic above]



**Figure 17C.111.230-C: Height Transition**

- ~~((6.))~~ In the RMF zone within forty feet of a common boundary with a R1 zone, the maximum height is forty feet.)
- ~~((7.))~~<sup>5.</sup> Projections Allowed.  
Chimneys, flagpoles, satellite receiving dishes and other similar items with a width, depth or diameter of three feet or less may extend above the height limit, as long as they do not exceed three feet above the top of the highest point of the roof. If they are greater than three feet in width, depth or diameter, they are subject to the height limit.¶
- ~~((8.))~~<sup>6.</sup> In addition to the projections allowed under subsection (7) above, in the RMF and RHD zones, the following projections above the roof height are allowed:
- Parapets and rooftop railings may extend four feet above the height limit.
  - Walls or fences located between individual rooftop decks may extend six feet above the height limit if the wall or fence is set back at least four feet from the edges of the roof.

- c. Stairway enclosures that provide rooftop access and cumulatively cover no more than ten percent of the roof area may extend up to ten feet above the height limit, provided that the enclosures are setback at least fifteen feet from all roof edges on street facing facades.

~~((9))~~ 7. Farm Buildings.

Farm buildings such as silos, elevators and barns are exempt from the height limit as long as they are set back from all lot lines at least one foot for every foot in height.

~~((40))~~ 8. Utility power poles and public safety facilities are exempt from the height limit.

~~((44))~~ 9. Radio and television antennas are subject to the height limit of the applicable zoning category.

~~((42))~~ 10. Wireless communication support towers are subject to the height requirements of chapter 17C.355A SMC, Wireless Communication Facilities.

~~((43))~~ 11. Uses approved as a conditional use may have building features such as a steeple or tower which extends above the height limit of the underlying zone. Such building features must set back from the side property line adjoining a lot in a residential zone a distance equal to the height of the building feature or one hundred fifty percent of the height limit of the underlying zone, whichever is lower.

D. Special Height Districts.

Special height districts are established to control structure heights under particular circumstances such as preservation of public view or airport approaches. See Chapter 17C.170 SMC, Special Height Overlay Districts.

E. Accessory Structures.

The height of any accessory structure located in the rear yard, including those attached to the primary residence, is limited to twenty feet in height, except a detached ADU above a detached accessory structure may be built to twenty-five (25) feet in height.

Section 2. That SMC Section 17C.120.220 be amended to read as follows:

**17C.120.220 Height**

A. Purpose

The height limits are intended to control the overall scale of buildings. The height limits in the O, NR and NMU zones discourage buildings that visually dominate adjacent residential areas. The height limits in the OR, CB and GC zones allow for a greater building height at a scale that generally reflects Spokane's commercial areas. Light, air and the potential for privacy are intended to be preserved in single-family residential zones that are close to commercial zones.

B. Height Standards

The height standards for all structures are stated in Table 17C.120-2. Exceptions to the maximum height standard are stated below.

1. Maximum Height.

Exceptions to the maximum structure height are designated on the official zoning map by a dash and a height listed after the zone map symbol (i.e., CB-150). Changes to the height limits require a rezone. Height limits are ~~((thirty-five feet,))~~ forty feet, fifty-five feet, ~~((seventy feet))~~ seventy-five feet, or one hundred fifty feet depending on location.

2. Buildings and structures over fifty feet in height must follow the design, setback and dimensional standards found in chapter 17C.250 SMC, Tall Building Standards.

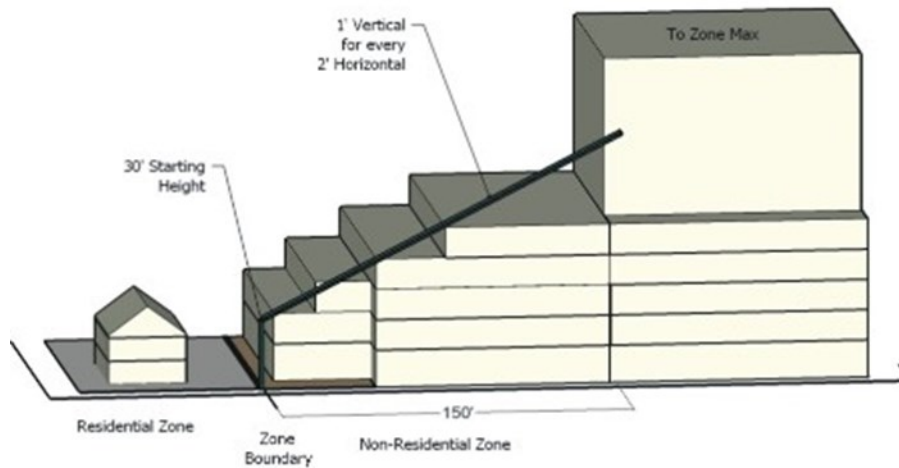
3. Adjacent to ~~((Single family))~~ R1 and ~~((Two family Residential))~~ R2 Zones.

To provide a gradual transition and enhance the compatibility between the more intensive commercial zones and adjacent ~~((single family))~~ R1 and ~~((two family))~~ R2 residential zones:

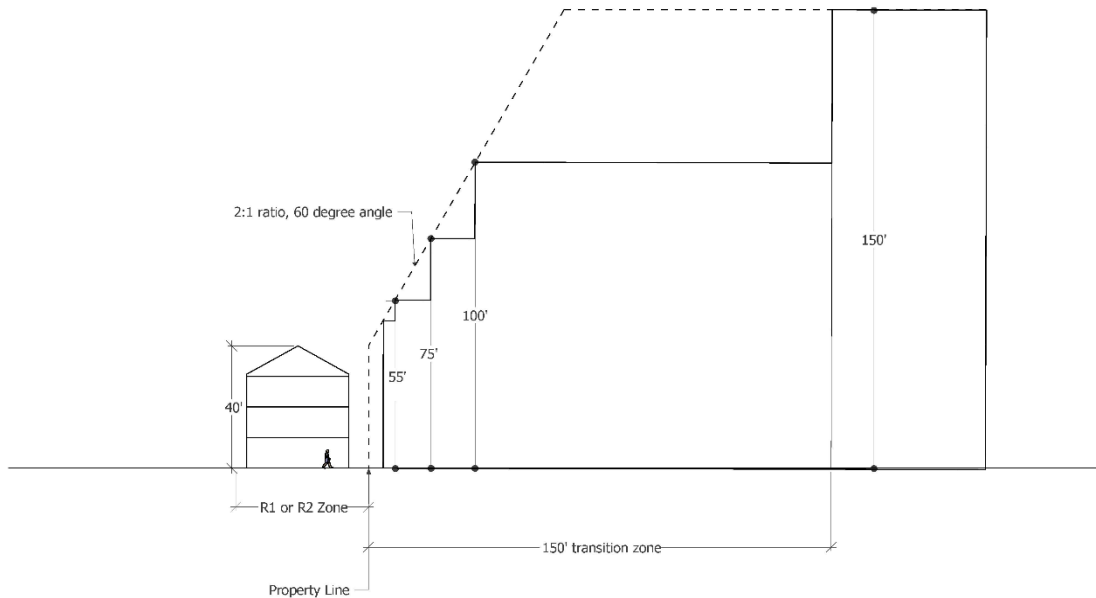
a. For all development within one hundred fifty feet of ~~((any single family or two family residential zone))~~ R1 or R2 zoned properties the maximum building height is as follows:

i. Starting at a height of ~~((thirty))~~ forty feet at ~~((the residential zone boundary))~~ R1 and R2 property boundaries, additional building height may be added at a ratio of ~~((4))~~ 2 to ~~((2))~~ 1 ~~((one foot))~~ two feet of additional building height for every ~~((two feet))~~ one foot of additional horizontal distance from the closest ~~((single family))~~ R1 or ~~((two family))~~ R2 ~~((residential zone))~~ zoned property line. ~~((The building height~~

transition requirement ends one hundred fifty feet from the single family or two family residential zone and then full building height allowed in the zone applies.))



[NOTE: Delete graphic above]



**Figure 17C.120.220: Height Transition**

4. Projections Allowed.  
Chimneys, flag poles, satellite receiving dishes, and other similar items with a width, depth or diameter of five feet or less may rise ten feet above the height limit, or five feet above the highest point of the roof, whichever is greater. If they are greater than five feet in width, depth or diameter, they are subject to the height limit.
5. Rooftop Mechanical Equipment.  
All rooftop mechanical equipment must be set back at least fifteen feet from all roof edges that are parallel to street lot lines. Elevator mechanical equipment may extend up to sixteen feet above the height limit. Other rooftop mechanical equipment which cumulatively covers no more than ten percent of the roof area may extend ten feet above the height limit.

6. Radio and television antennas, utility power poles, and public safety facilities are exempt from the height limit except as provided in chapter 17C.355A SMC, Wireless Communication Facilities.¶¶

C. Special Height Districts

Special height districts are established to control structure heights under particular circumstances such as preservation of public view or airport approaches. See chapter 17C.170 SMC, Special Height Overlay Districts.

**Passed by City Council August 12, 2024**

**Delivered to Mayor August 15, 2024**

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**ORDINANCE NO. C36556**

AN ORDINANCE relating to the Center and Corridor and parking development regulations amending Spokane Municipal Code (SMC) Sections 17C.122.070, 17C.122.090, 17C.230.120, 17C.230.130, and 17C.300.130, repealing Sections 17C.122.080, 17C.122.100, 17C.122.110, and 17C.122T, and adopting new Sections 17C.122.200, 17C.122.210, 17C.122.220, 17C.122.230, 17C.122.240, and 17C.122.250.

WHEREAS, in 2021, the Washington State Legislature appropriated \$2.5 million for cities to facilitate transit-oriented development in areas with light rail or fixed rail systems, bus rapid transit, high-frequency bus service or park and ride lots; and

WHEREAS, the City of Spokane was one of 11 communities that received the Transit-Oriented Development Implementation (TODI) grant for \$250,000 from the Washington Department of Commerce in 2021 to facilitate transit-oriented development and increase residential capacity in areas of high-capacity transit; and

WHEREAS, the City of Spokane prepared the Transit-Oriented Development (TOD) Framework Action Plan, adopted by resolution in May 2022 under RES 2022-0039, that identifies strategies best suited to Spokane for supporting TOD along new High-Performance Transit lines, including a focus on South Logan; and

WHEREAS, the City provided opportunities for meaningful public involvement and review in the South Logan TOD Plan and EIS process, including a community meeting consistent with RCW 43.21C.440; has considered all comments received; and, as appropriate, has modified the proposal or mitigation measures in response to comments, resulting in the Preferred Alternative analyzed in the FEIS; and

WHEREAS, the *Final South Logan TOD Plan* and *Final Environmental Impact Statement (FEIS)* was published on November 30, 2023 for final consideration; and

WHEREAS, on January 29, 2024 Spokane City Council adopted by resolution (RES 2024-0015) the Final South Logan TOD Plan and FEIS as a declaration of the subarea's desired future condition; and

WHEREAS, in order to facilitate the envisioned future development in the Plan, the adopted Final South Logan TOD Plan assumed interim Center and Corridor development regulations would be made permanent; and

WHEREAS, City Council adopted interim development regulations under ORDINANCE NO. C36232 on July 18, 2022, including Section 17C.400.040 Pilot Center and Corridors Development Standards; and

WHEREAS, City Council extended the interim Center and Corridor development regulations under Section 17C.400.040 on November 20, 2023; and

WHEREAS, the interim Center and Corridor development regulations under Section 17C.400.040 expired on June 28, 2024; and

WHEREAS, an ongoing Center and Corridor Study further informed proposed adjustments to the Center and Corridor development regulations to support increase feasibility of transit-supportive and pedestrian-oriented development; and

WHEREAS, for regulatory consistency throughout Spokane and to ensure the benefits of increased feasibility, the amendments affect citywide development regulations; and

WHEREAS, on April 29, 2024, the Washington State Department of Commerce and appropriate state agencies were given the required 60-day notice of the City's intent to adopt updated development regulations; and

WHEREAS, the Spokane Plan Commission held public workshops on the provisions in this ordinance on March 13, April 10, April 24, May 22, and June 12 of this year; and

WHEREAS, a SEPA Determination of Nonsignificance and Checklist were issued by Planning Services on June 12, 2024; and

WHEREAS, prior to the Plan Commission public hearing, a legal notice was published in the *Spokesman-Review* on June 12 and June 19, 2024; and

WHEREAS, on June 19, 2024, the Planning Department staff finalized their Staff Report to the Spokane Plan Commission recommending approval of the provisions of this ordinance; and

WHEREAS, on June 26, 2024, the Spokane Plan Commission held a public hearing on the provisions of this ordinance and unanimously voted to recommend approval with conditions, as outlined in the Findings of Fact, Conclusions, and Recommendation signed June 28, 2024; and

WHEREAS, the City Council adopts the recitals set forth herein as its findings and conclusions in support of its adoption of this ordinance.

NOW, THEREFORE, the City of Spokane does ordain:

Section 1. That SMC Section 17C.122.070 Center and Corridor Zone Allowed Uses is amended to read as follows:

**Section 17C.122.070 Center and Corridor Zone Allowed Uses**

(~~The uses allowed in the center and corridor zones are shown in Chapter 17C.122T Center and Corridor Zone Development Tables: Table 17C.122.070-1 Center and Corridor Zone Allowed Uses.~~)  
 The uses allowed in the Center and Corridor zones are shown in Table 17C.122.070-1.

<b>TABLE 17C.122.070-1 CENTER AND CORRIDOR ZONE ALLOWED USES</b>			
Use is: P – Permitted N – Not Permitted L – Allowed, but special limitations CU – Conditional use review required	<b>CC Zone Type</b>		
	<b>Core Zones</b>		<b>Transition Zone</b>
	<b>CC1</b>	<b>CC2</b>	<b>CC4</b>
<u>Residential</u>	P	P	P
<u>Hotels, including Bed and Breakfast Inns</u>	P	P	N
<u>Commercial, Financial, Retail, Personal Services</u>	P[1]	P[1]	L[4]
<u>Eating and Drinking Establishments</u>	P[2]	P[2]	N
<u>Restaurants without Cocktail Lounges</u>	P	P	L[4]
<u>Professional and Medical Offices</u>	P	P	L[4]
<u>Entertainment, Museum and Cultural</u>	P	P	N
<u>Government, Public Service or Utility Structures, Social Services and Education</u>	P	P	P
<u>Religious Institutions</u>	P	P	P
<u>Parks and Open Space</u>	P	P	P
<u>Surface Lot Commercial Parking</u>	N	N	N
<u>Structured Commercial Parking*</u>	P	P	P
<u>Public Parking Lot</u>	P	P	N
<u>Limited Industrial (if entirely within a building)</u>	P[3]	P[3]	N
<u>Heavy Industrial</u>	N	N	N
<u>Drive-through Businesses</u>	N	P[5]	P[5]

Motor Vehicles Sales, Rental, Repair or Washing	N	P	N
Automotive Parts and Tires (with exterior storage or display)	N	P	N
Gasoline Sales (serving more than six vehicles)	N	P	N
Gasoline Sale (serving six vehicles or less)	P	P	P
Self-storage or Warehouse	N	P	N
Adult Business (subject to chapter 17C.305 SMC special provisions)	N	N	N
Winery and Microbreweries	P	P	N
Mobile Food Vending	P[6]	P[6]	P[6]
<p>Notes:</p> <p>[1] Retail uses having more than forty thousand gross floor area are not permitted in neighborhood centers designated by the comprehensive plan.</p> <p>[2] Eating and drinking establishments larger than five thousand gross floor area are not permitted in neighborhood centers designated by the comprehensive plan.</p> <p>[3] Limited industrial uses having more than twenty thousand gross floor area are not permitted in neighborhood centers designated by the comprehensive plan.</p> <p>[4] Residential uses are required to be mixed on the same parcel as proposed office and retail uses. Nonresidential uses are limited to three thousand square feet per parcel. In neighborhood centers, nonresidential uses are only allowed on parcels with frontage on an arterial street. Nonresidential uses in the CC4 zone are not allowed within sixty feet of a single-family and two-family residential zone or further than three hundred feet (neighborhood center only) from a CC core comprehensive plan designation.</p> <p>[5] Drive-through businesses are not permitted along designated Pedestrian Streets</p> <p>[6] All mobile food vendors shall have a valid mobile food vending license issued pursuant to SMC 10.51.010.</p>			

Section 2. That SMC Section 17C.122.080 Floor Area Ratio (FAR) is repealed.

Section 3. That SMC Section 17C.122.090 is amended to read as follows:

**Section 17C.122.090 Public Amenities Allowing Bonus ((FAR)) Height**

~~((A. Minor Amenities:~~

~~Each public amenity from the following list may allow an increase of two tenths FAR from the basic allowable FAR to the maximum FAR.~~

- ~~1. Additional Streetscape Features:  
Seating, trees, pedestrian scaled lighting and special paving in addition to any that are required by the design standards and guidelines.~~
- ~~2. Canopy Over the Public Sidewalk.  
A virtually continuous canopy structure. A canopy is a permanent architectural element projecting out from a building facade over a sidewalk or walkway. A canopy shall be at least five feet in horizontal width and be no less than eight feet and no more than twelve feet above grade.~~
- ~~3. Alley Enhancements.  
Decorative paving, pedestrian scaled lighting, special paving and rear entrances intended to encourage pedestrian use of the alley.~~
- ~~4. Preferred Materials on Building.  
Use of brick and stone on the building facades that face streets.~~
- ~~5. An amenity specifically identified and described in an adopted neighborhood plan.~~
- ~~6. Building to the Street.  
Buildings complying with the "Buildings Along the Street" design guidelines (page 4 of the center and corridor design guidelines) so that at least fifteen percent of the frontage of the site consists of building facades.~~



~~B. Major Amenities.~~

~~Each public amenity from the following list may allow an increase of five tenths FAR from the basic allowable FAR to the maximum FAR.~~

~~1. Exterior Public Space(s).~~

~~A plaza or courtyard, with a minimum area of four hundred square feet or two percent of the total interior floor space of the development, whichever is greater. A plaza or a courtyard is a level space accessible to the public, at least ten feet in width, with a building façade on at least one side. The elevation of the courtyard or plaza shall be within thirty inches of the grade of the sidewalk providing access to it. For courtyards, at least sixty percent of the green shall be planted with trees, ground cover and other vegetation. For plazas, at least fifteen percent, but no more than sixty percent of the space shall be planted with trees, ground cover and other vegetation. Courtyards and plazas shall also include seating, pedestrian-scale lighting, decorative paving and other pedestrian furnishings. The use of artists to create fixtures and furnishings is strongly encouraged.~~

~~2. Public Art.~~

~~Public art includes sculptures, murals, inlays, mosaics and other two-dimensional or three-dimensional works, as well as elements integrated into the design of a project (e.g., fountain) that are designed and crafted by one or more artists. Such artists must be listed on a registry of either the Washington state arts commission or the Spokane arts commission. To receive the FAR bonus, public art must be documented at a value that is at least one percent of the value of construction.~~

~~3. Through block pedestrian connection providing a continuous walkway accessible to the public, at least ten feet in width, paved with decorative paving and lighted for nighttime use. It may be covered or open to the sky.~~~~4. Residential Units.~~

~~Comprising at least twenty five percent of the total floor area.~~

~~5. Structured parking.~~~~6. If all of the standards and guidelines for Type 1 centers and pedestrian streets are incorporated into a project that is within a Type 2 center.~~~~C. "Super Bonuses."~~

~~Any development that receives super bonuses shall also provide at least two of the major or minor amenities listed above. In return for providing either of the following, the maximum FAR's may be increased by fifty percent.~~

~~1. Underground Parking.~~

~~All of the parking is provided within a structure that is entirely below grade.~~

~~2. Affordable Housing.~~

~~At least twenty percent of the units are set aside for households making less than eighty percent of the median income for the City as defined by HUD.)~~

~~A. Development that meets the following conditions may be allowed an additional fifteen feet of height to the maximum height standards in Section 17C.122.200 Development Standards Table.~~~~1. Underground Parking.~~~~a. All off-street parking provided on the site meets one of the following conditions:~~

~~i. Parking areas are entirely below the grade of any adjacent streets; or~~

~~ii. Surface parking or structured parking at ground level is located entirely behind buildings relative to all adjacent streets; or~~

~~iii. Structured parking visible from the street is above ground level with non-parking uses lining the street.~~

~~2. Affordable Housing.~~

~~a. At least twenty percent of the residential units are set aside for households making less than eighty percent of the Spokane County Area Median Income as defined by the United States Department of Housing and Urban Development.~~

~~3. Public Art.~~

~~a. May include sculptures, murals, inlays, mosaics, and other two-dimensional or three-dimensional works, as well as elements integrated into the design of a project (e.g., fountain) that are designed and crafted for the aesthetic improvement of the pedestrian realm.~~

~~i. To receive the height bonus, public art must be documented at a value that is at least one percent of the value of construction.~~

Section 4. That SMC Section 17C.122.100 Maximum Building Height is repealed.

Section 5. That SMC Section 17C.122.110 Setbacks and Required Sidewalk Width is repealed.

Section 6. That there is adopted a new Section 17C.122.200 to Chapter 17C.122 SMC to read as follows:

**Section 17C.122.200 Development Standards Table**

Development standards that apply within Center and Corridor Zones are provided in Table 17C.122.200-2 Center and Corridor Development Standards

Table 17C.122.200-2 Center and Corridor Development Standards				
HEIGHT STANDARDS				
	CC1	CC2	CC4	
Neighborhood Center	55 ft [1][2]	55ft [1][2]	55ft [1][2]	
District Center or Corridor	75 ft [1][2]	75 ft [1][2]	55 ft [1][2]	
Employment Center	150 ft [2]	150 ft [2]	75 ft [2]	
FLOOR AREA RATIO (FAR) STANDARDS				
	CC1	CC2	CC4	
Neighborhood Center	Minimum FAR	No	No Minimum	No Minimum
	Maximum FAR	No	No Maximum	No Maximum
District Center	Minimum FAR	0.5	0.5	0.5
	Maximum FAR	No	No Maximum	No Maximum
Employment Center	Minimum FAR	1	1	1
	Maximum FAR	No	No Maximum	No Maximum
SETBACK STANDARDS				
	CC1	CC2	CC4	
Minimum setback from street lot line	0 ft.	0 ft.	0 ft.	
Minimum setback from R1 and R2 zoned lots	10 ft. [3]	10 ft. [3]	10 ft. [3]	
Minimum setback from all zones except R1 and	0 ft. [3]	0 ft. [3]	0 ft. [3]	
LOT DIMENSIONS				
	CC1	CC2	CC4	
Minimum front lot line width	10 ft.	10 ft.	10 ft.	
<p>[1] An additional fifteen ft of height is permitted provided that at least one condition under Section 17C.122.090 Public Amenities Allowing Additional Height is met.</p> <p>[2] Structures over seventy feet in height must follow the standards in Chapter 17C.250 Tall Building Standards.</p> <p>[3] Structure setbacks are measured from the lot line.</p>				

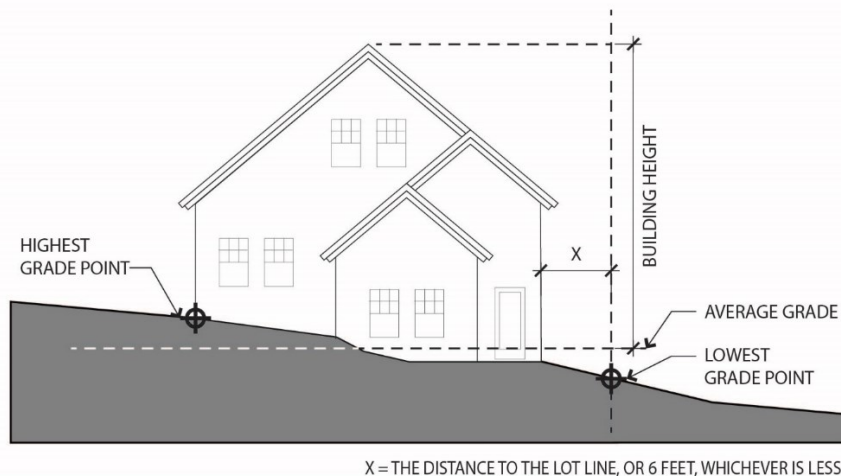
Section 7. That there is adopted a new Section 17C.122.210 to Chapter 17C.122 SMC to read as follows:

### Section 17C.122.210 Height

#### A. Height.

The maximum height standards for all structures are stated in Table 17C.122.200-2. The building height shall be measured using the following method (see Figure 17C.122.210-A):

1. Building height is the vertical distance from the average grade to the highest point of the roof or structure.
2. Underground portions of the structure are not included in height calculations. The height of the structure shall be calculated from the point at which the sides meet the surface of the ground.
3. "Average grade" means the average of the ground level adjoining the building at all exterior walls. Where the ground level slopes away from the exterior walls, the reference point shall be established by the lowest points within the area between the building and the lot line or where the lot line is more than 6 feet from the building, use the reference point between the structure and a point 6 feet from the building.
4. Measurements shall be taken at the existing grade or finished grade, whichever is lower.
5. Depressions such as window wells, stairwells for exits required by other codes, "barrier-free" ramps on grade, and vehicle access driveways into garages shall be disregarded in determining structure height when in combination they comprise less than fifty percent of the facade on which they are located. In such cases, the grade for height measurement purposes shall be a line between the grades on either side of the depression.
6. Public amenities allowing additional height can be found in Section 17C.122.090 Public Amenities Allowing Bonus Height.
7. For buildings over 70 feet tall, Chapter 17C.250 Tall Building Standards apply.



**Figure 17C.122.210-A**

Section 8. That there is adopted a new Section 17C.122.220 to Chapter 17C.122 SMC to read as follows:

### Section 17C.122.220 Height Transition

#### A. Purpose.

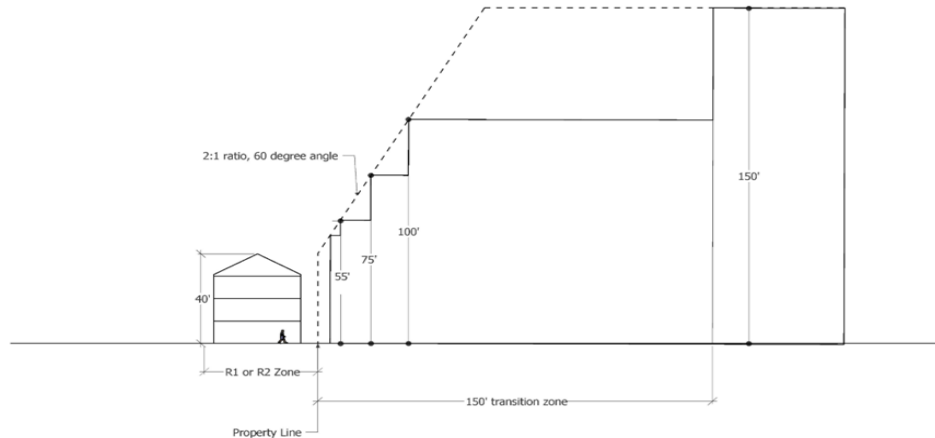
The following exception to the maximum building height standards is to provide a gradual transition and enhance the compatibility between the more intensive center zones and adjacent low and moderate residential zones.

#### B. Applicability.

For all development adjacent to R1 or R2 zoned properties the maximum building height is as follows:

1. Starting at a height of 40 ft. at R1 and R2 property boundaries, additional building height may be added at a ratio of 2 to 1 (two feet of additional building height for every one foot of additional horizontal distance from the closest R1 or R2 zoned property line).

2. The building height transition requirement ends 150 ft. from the R1 or R2 zoned property line. Beyond the transition, the maximum building height of the zone applies.



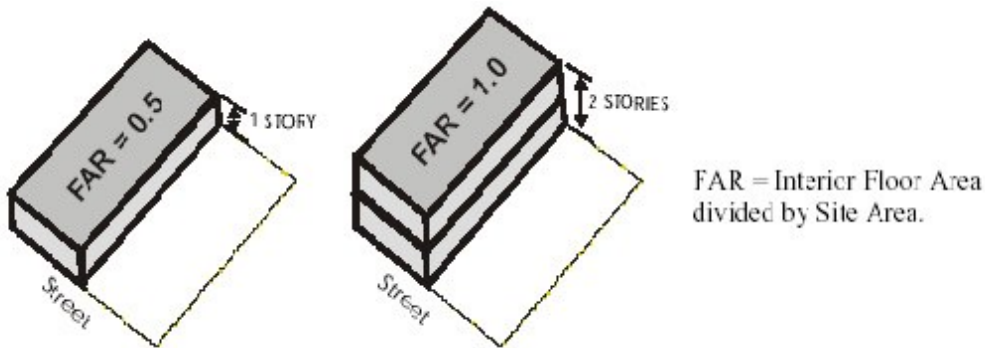
**Figure 17C.122.220-A: Height Transition**

Section 9. That there is adopted a new Section 17C.122.230 to Chapter 17C.122 SMC to read as follows:

**Section 17C.122.230 Floor Area Ratio**

A. Floor Area Ratio (FAR).

FAR standards are stated in Table 17C.122.200-2. FAR is the measurement of the building’s gross floor area in relation to the size of the lot. A structure that has the same gross floor area as the area of the lot is considered to have a FAR of 1, if the structure has half the gross floor area as the area of the lot the FAR is 0.5. In addition to other dimensional standards FAR is used to ensure the intensity of the structure is appropriate to the zoning.



Section 10. That there is adopted a new Section 17C.122.240 to Chapter 17C.122 of the Spokane Municipal Code that SMC to read as follows:

**Section 17C.122.240 Setbacks**

A. Setbacks.

Setback Standards are stated in Table 17C.122.200-2. Setbacks in Centers and Corridors ensure that there is adequate space between the structure’s facade and the street allowing for ample space for the pedestrian realm.

1. The minimum setback from street lot lines is zero feet and buildings shall be no closer than twelve feet from the back of the curb except as provided in 17C.122.240(A)(2).
2. This width may be reduced, by approval of the Planning Director, if the existing sidewalk is less than twelve feet wide between the back of the curb and the existing building setback line of the adjacent building(s). In no case shall the setback be reduced below nine feet from the back of the curb.

Section 11. That there is adopted a new Section 17C.122.250 to Chapter 17C.122 SMC to that read as follows:

**Section 17C.122.250 Sidewalks**

A. Sidewalks.

1. Sidewalks shall be at least twelve feet wide and consist of a clear walking path at least seven feet wide (in addition to a planting zone for street trees per SMC 17C.200.050) except as provided in 17C.122.240(A)(2).

Section 12. That Chapter 17C.122T entitled “Center and Corridor Zone Development Tables” is repealed.

Section 13. That SMC Section 17C.230.120 is amended to read as follows:

**Section 17C.230.120 Maximum Required Parking Spaces**

A. Purpose.

Limiting the number of spaces allowed promotes efficient use of land, enhances urban form, encourages use of alternative modes of transportation, provides for better pedestrian movement, and protects air and water quality. The maximum ratios in this section vary with the use the parking it is accessory to. These maximums will accommodate most auto trips to a site based on typical peak parking demand for each use.

B. Maximum Number of Parking Spaces Allowed.

Standards in a plan district or overlay zone may supersede the standards in this subsection.

1. Surface Parking.

The maximum number of parking spaces allowed is stated in Table 17C.230.120-1 and Table 17C.230.130-1, except as specified in subsection (B)(2) of this section.

2. Structure Parking.

Parking provided within a building or parking structure is not counted when calculating the maximum parking allowed.

TABLE 17C.230.120-1 PARKING SPACES BY ZONE [1] (Refer to Table 17C.230.130-1 for Parking Spaces Standards by Use)		
ZONE	SPECIFIC USES	REQUIREMENT
RA, R1, R2, RMF, RHD O, OR, NR, NMU, CB, GC, Industrial	All Land Uses	Minimum and maximum standards are shown in Table 17C.230.130-1.
((CC1, CC2, CC3 [2]	Nonresidential	Minimum ratio is 1 stall per 1,000 gross square feet of floor area. Maximum ratio is 4 stalls per 1,000 gross square feet of floor area.
	Residential	Minimum ratio is 1 stall per 1,000 gross square feet of floor area or a minimum of 1 stall per dwelling unit plus one per bedroom after 3 bedrooms. Maximum ratio is the same as for nonresidential uses.
CC4 [2]	Nonresidential	Minimum ratio is 2 stalls per 1,000 gross square feet of floor area. Maximum ratio is 4 stalls per 1,000 gross square feet of floor area.
	Residential	Minimum ratio is 1 stall per 1,000 gross square feet of floor area or a minimum of 1 stall per dwelling unit, whichever is less. Maximum ratio is the same as for nonresidential uses.))

CC1, CC2, CC3, CC4 [2]	Nonresidential	There is no minimum parking requirement.  Maximum ratio is 4 stalls per 1,000 gross square feet of floor area.
	Residential	There is no minimum parking requirement.  Maximum ratio is 4 stalls per 1,000 gross square feet of floor area.
Downtown [2]	((All Land Uses)) Nonresidential	((See the <del>Downtown Parking Requirement Map 17C.230-M1</del> to determine if parking is required.  Minimum ratio for areas shown on the map that require parking is 1 stall per 1,000 gross square feet of floor area or a minimum of 1 stall per dwelling unit, whichever is less.))  There is no minimum parking requirement.  Maximum ratio is 3 stalls per 1,000 gross square feet of floor area.
	Residential	There is no minimum parking requirement.  Maximum ratio is 3 stalls per 1,000 gross square feet of floor area.
FBC [2]	All Land Uses	See SMC 17C.123.040, Hamilton Form Based Code for off-street parking requirements.
Overlay	All Land Uses	No off-street parking is required. See the <u>No Off-Street Parking Required Overlay Zone Map 17C.230-M2</u> and <u>No Off-Street Parking Required Overlay Zone Map 17C.230-M3</u> .
<p>[1] Standards in a plan district or overlay zone may supersede the standards of this table.                  [2] See exceptions in SMC 17C.230.130, CC and Downtown Zone Parking Exceptions.</p>		

Section 14. That SMC Section 17C.230.130 is amended to read as follows:

**Section 17C.230.130 Parking Exceptions**

- A. In ~~((center and corridor downtown, and FBC CA1, CA2, and CA3 zones any new building or building addition with a floor area less than three thousand square feet shall have no parking requirement))~~ all Center and Corridor zones, all Downtown zones, and all Form-Based Code no parking is required.
- B. In the ~~((neighborhood retail))~~ Neighborhood Retail zone, any existing building, new building, or building addition, having a floor area less than three thousand square feet shall have no parking requirement. In addition, if a building has a floor area of five thousand square feet or less, the parking requirement will be determined after deducting the three thousand square foot exemption from the building's floor area. For example, the parking requirement for a four thousand square foot building would be based on one thousand square feet of floor area – i.e., a four thousand square foot building size minus the three thousand square foot exemption.
- C. The Planning Director may approve ratios that are higher than the maximum or lower than the minimum if sufficient factual data is provided to indicate that a different amount is appropriate. The applicant assumes the burden of proof. Approval of parking above the maximum shall be conditioned upon increasing the amount of required landscaping by thirty percent. Approval of parking below the minimum shall be conditioned upon the project contributing towards a pedestrian and transit supportive environment both next to the immediate site and in the surrounding area. When determining if a different amount of parking is appropriate, the Director shall consider the proximity of the site to frequent transit service, the intensity of the zoning designation of the site and surrounding sites, and the form of the proposed use.
- D. If property owners and businesses establish a parking management area program with shared parking agreements, the Planning Director may reduce or waive parking requirements.
- E. Existing legal nonconforming buildings that do not have adequate parking to meet the standards of this section are not required to provide off-street parking when remodeling which increases the amount of required parking occurs within the existing structure.

F. Attached Housing.

The following exceptions apply only to attached housing (defined in SMC 17A.020.010) in the RMF and RHD zones. Distances are measured in a straight line between the zone/overlay boundary to the lot line of the site containing the development.

1. On a lot at least partially within one thousand three hundred twenty feet of CC, CA, or DT zone or CC3 zoning overlay, the minimum number of off-street vehicle parking spaces required is fifty percent less than the minimum required for Residential Household Living in Table 17C.230.130-1.
2. On a lot farther than one thousand three hundred twenty feet of a CC, CA, or DT zone or CC3 zoning overlay, the minimum number of off-street vehicle parking spaces required is thirty percent less than the minimum required for Residential Household Living in Table 17C.230.130-1.

G. Parking is not required for residential development on sites located within one-half mile of a transit stop.

<b>TABLE 17C.230.130-1                      PARKING SPACES BY USE [1]</b> <b>(Refer to Table 17C.230.120-1 for Parking Space Standards by Zone)</b> <b>CU = Conditional Use</b>			
<b>RESIDENTIAL CATEGORIES</b>			
<b>USE CATEGORIES</b>	<b>SPECIFIC USES</b>	<b>MINIMUM PARKING</b>	<b>MAXIMUM PARKING</b>
Group Living		1 per 4 residents	None
Residential Household Living within one-half mile of a transit stop		None	None
Residential Household Living outside of one-half mile of a transit stop [2] [3]		<del>((1 per unit plus 1 per bedroom after 3 bedrooms [3]; Accessory Dwelling Unit (ADU) — see Note [4]; Single Resident Occupancy (SRO) are exempt))</del>  <u>On lots smaller than 6,000 square feet, only one parking space per unit is required regardless of bedroom count.</u>  <u>On lots 6,000 square feet or larger, each unit with 3 or fewer bedrooms shall provide one parking space per unit and each unit with 4 or more bedrooms shall provide a minimum of two parking spaces per unit.</u>	None
<b>COMMERCIAL CATEGORIES</b>			
<b>USE CATEGORIES</b>	<b>SPECIFIC USES</b>	<b>MINIMUM PARKING</b>	<b>MAXIMUM PARKING</b>
Adult Business		1 per 500 sq. ft. of floor area	1 per 200 sq. ft. of floor area
Commercial Outdoor Recreation		20 per acre of site	30 per acre of site
Commercial Parking		Not applicable	None
Drive-through Facility		Not applicable	None
Major Event Entertainment		1 per 8 seats or per CU review	1 per 5 seats or per CU review
Office	General Office	1 per 500 sq. ft. of floor area	1 per 200 sq. ft. of floor area
	Medical/Dental Office	1 per 500 sq. ft. of floor area	1 per 200 sq. ft. of floor area
Quick Vehicle Servicing		1 per 500 sq. ft. of floor area	1 per 200 sq. ft. of floor area

Retail Sales and Service	Retail, Personal Service, Repair-oriented	1 per 330 sq. ft. of floor area	1 per 200 sq. ft. of floor area
	Restaurants and Bars	1 per 250 sq. ft. of floor area	1 per 60 sq. ft. of floor area
	Health Clubs, Gyms, Lodges, Meeting Rooms and similar continuous entertainment, such as Arcades and Bowling Alleys	1 per 330 sq. ft. of floor area	1 per 180 sq. ft. of floor area
	Temporary Lodging	1 per rentable room; for associated uses such as Restaurants, see above	1.5 per rentable room; for associated uses such as Restaurants, see above
	Theaters	1 per 4 seats or 1 per 6 feet of bench area	1 per 2.7 seats or 1 per 4 feet of bench area
	Retail sales and services of large items, such as appliances, furniture and equipment	1 per 1,000 sq. ft. of floor area	1 per 200 sq. ft. of floor area
Mini-storage Facilities		Same as Warehouse and Freight Movement	Same as Warehouse and Freight Movement
Vehicle Repair		1 per 750 sq. ft. of floor area	1 per 200 sq. ft. of floor area
<b>INDUSTRIAL CATEGORIES</b>			
<b>USE CATEGORIES</b>	<b>SPECIFIC USES</b>	<b>MINIMUM PARKING</b>	<b>MAXIMUM PARKING</b>
Industrial Services, Railroad Yards, Wholesale Sales		1 per 1,000 sq. ft. of floor area	1 per 200 sq. ft. of floor area
Manufacturing and Production		1 per 1,000 sq. ft. of floor area	1 per 200 sq. ft. of floor area
Warehouse and Freight Movement		1 per 1,000 sq. ft. of floor area for the first 3,000 sq. ft of floor area and then 1 per 3,500 sq. ft. of floor area thereafter	1 per 200 sq. ft. of floor area
Waste-related		Per CU review	Per CU review
<b>INSTITUTIONAL CATEGORIES</b>			
<b>USE CATEGORIES</b>	<b>SPECIFIC USES</b>	<b>MINIMUM PARKING</b>	<b>MAXIMUM PARKING</b>
Basic Utilities		None	None
Colleges		1 per 600 sq. ft. of floor area exclusive of dormitories, plus 1 per 4 dorm rooms	1 per 200 sq. ft. of floor area exclusive of dormitories, plus 1 per 2.6 dorm room
Community Service		1 per 500 sq. ft. of floor area	1 per 200 sq. ft. of floor area
Daycare		1 per 500 sq. ft. of floor area	1 per 200 sq. ft. of floor area
Medical Centers		1 per 500 sq. ft. of floor area	1 per 200 sq. ft. of floor area
Parks and Open Areas		Per CU review for active areas	Per CU review for active areas



Religious Institutions		1 per 100 sq. ft. of main assembly area or per CU review	1 per 60 sq. ft. of main assembly area
Schools	Grade, Elementary, Junior High	1 per classroom	2.5 per classroom
	High School	7 per classroom	10.5 per classroom
<b>OTHER CATEGORIES</b>			
<b>USE CATEGORIES</b>	<b>SPECIFIC USES</b>	<b>MINIMUM PARKING</b>	<b>MAXIMUM PARKING</b>
Agriculture		None or per CU review	None or per CU review
Aviation and Surface Passenger Terminals		Per CU review	Per CU review
Detention Facilities		Per CU review	Per CU review
Essential Public Facilities		Per CU review	Per CU review
Wireless Communication Facilities		None or per CU review	None or per CU review
Rail Lines and Utility Corridors		None	None
<p>[1] The Planning Director may approve different amounts of parking spaces under the exceptions listed in SMC 17C.230.130.</p> <p><del>[[2] Parking is not required for residential development on sites located within one-half mile of a transit stop.]]</del></p> <p><u>[2] For purposes of calculating parking, an Accessory Dwelling Unit shall count as a full dwelling unit. Studio and one-bedroom ADUs require no additional parking.</u></p> <p><del>[[3] For middle housing developed in the R1 and R2 zones, the following standards apply:                  On lots smaller than 6,000 square feet, only one parking space per unit is required regardless of bedroom count.                  On lots 6,000 square feet or larger, each unit with 4 or more bedrooms must provide a minimum of two parking spaces.]]</del></p> <p><u>[3] Single Room Occupancy housing is exempted from parking requirements.</u></p> <p><del>[[4] Parking requirements for ADUs are provided in SMC 17C.300.130(A)(4).]]</del></p>			

Section 15. That SMC Section 17C.300.130 is amended to read as follows:

**Section 17C.300.130 Development Standards**

A. Development Standards – Requirements for All Accessory Dwelling Units.

All accessory dwelling units must meet the following:

1. Creation.

An accessory dwelling unit may only be created through the following methods:

- a. Converting existing living area, attic, basement or garage.
- b. Adding floor area.
- c. Constructing a detached accessory dwelling unit on a site with an existing residential use.
- d. Constructing a residential use with an internal or detached accessory dwelling unit.
- e. In the R1, R2, RMF, or RHD zone, constructing an attached or detached accessory dwelling unit on a site with any existing or new principal structure (including non-residential uses or structures). Any structure shall comply with all applicable building, fire, and engineering standards.

2. Number of Residents.  
The total number of individuals that reside in all units on the site may not exceed any lawful limits on occupant load per square foot or generally applicable health and safety provisions as established by applicable building or fire code, as provided in RCW 35.21.682.
  3. Location of Entrances for Internal ADUs.  
Only one entrance may be located on the facade of the structure facing the street, unless the principal structure contained additional entrances before the accessory dwelling unit was created. An exception to this regulation is entrances that do not have access from the ground such as entrances from balconies or decks.
  4. Parking.
    - a. Studio and one-bedroom ADUs require no additional parking. ~~((One additional off street parking space is required for the accessory dwelling unit with more than one bedroom, plus one per bedroom after two bedrooms. Existing required parking for the principal structure must be maintained.))~~
    - ~~((b. As an exception to subsection (a), no additional off street parking space is required for the ADU within one-quarter mile of stops for a bus or other transit mode providing actual fixed route service at intervals of no less frequently than fifteen minutes for at least five hours during the peak hours of operation on weekdays, defined as a major transit stop under RCW 36.70A.696.))~~
    - b. Parking for Accessory Dwelling Units is provided in Table 17C.230.130-1 under Residential Household Living. For purposes of determining required parking, an Accessory Dwelling Unit is a full dwelling unit.
- B. Additional Development Standards for Detached ADUs.
1. Setbacks.  
Except for conversion of existing accessory structures, the accessory dwelling unit must be:
    - a. as specified for setbacks in Table 17C.111.205-2 for accessory structures and
  2. Height.  
The maximum height allowed for a detached accessory dwelling unit is provided in Table 17C.111.205-2.
  3. Bulk Limitation.  
The building coverage for the detached accessory dwelling unit may not be larger than the building coverage of the principal structure.
    - a. On lots five thousand five hundred square feet or larger, the combined building coverage of all detached accessory structures may not exceed fifteen percent of the total area of the site.
    - b. On lots smaller than five thousand five hundred square feet, the combined building coverage of all detached accessory structures may not exceed twenty percent of the total area of the site.
  4. Conversion of Existing Detached Accessory Structures.
    - a. Conversion of an existing detached accessory structure that is in a front building setback required by Table 17C.111.205-2 is not allowed. Conversion of an existing detached accessory structure that is in a rear or side building setback is allowed as provided by SMC 17C.111.235, Setbacks, and SMC 17C.111.240, Accessory Structures.
    - b. If the accessory dwelling unit is proposed for an existing detached accessory structure that meets any of the standards of subsections (B)(2) and (3) of this section, alterations that will move the structure out of conformance with the standards that are met are not allowed.
    - c. If the accessory dwelling unit is proposed as a conversion of an existing detached accessory structure or a portion of the building, and any floor area is added to the existing detached accessory structure to accommodate an ADU, then the entire structure must meet the underlying zoning development standards.
- C. Utilities and Addressing.  
The ADU must utilize those municipal utilities and address established for the principal dwelling unit.
- D. Code Compliance.  
The ADU must meet all technical code standards of this title including building, electrical, fire, and plumbing code requirements and permits.

**Passed by City Council August 12, 2024**  
**Delivered to Mayor August 15, 2024**

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# Job Opportunities

We are an equal opportunity employer and value diversity within our organization. We do not discriminate on the basis of race, religion, color, national origin, gender identity, sexual orientation, age, marital status, familial status, genetic information, veteran/military status, or disability status.

## PUBLIC DEFENDER I SPN 095 OPEN ENTRY

**DATE OPEN:** Monday, August 19, 2024

**DATE CLOSED:** Monday, September 30, 2024

**SALARY:** \$51,636.24 annual salary, payable bi-weekly, to a maximum of \$80,638.56

### DESCRIPTION:

The City of Spokane Public Defender's Office seeks creative, client-focused advocates to join our diverse team of public defense attorneys. If you have a passion for public defense and a commitment to representing indigent persons, you have found your team!

Successful candidates are dedicated advocates, think critically and creatively in a fast-paced environment and are open to accepting feedback and opportunities to grow.

- You use independent judgment, to determine the proper course of action within the limits of law.
- You have the ability to maintain extensive outside contacts, to obtain or supply factual information.
- You must be able to prepare legal briefs and develop strategy, arguments and testimony.
- You have strong negotiation skills and bring those to court, in defense of your clients.
- You care about your community and the citizens that you serve.

Our Public Defenders have professional development opportunities, annual pay step increases, a flexible schedule and great employee benefits, including a pension plan!

As another benefit, a Public Defender I will automatically promote to a Public Defender II after one year, with a pay range of \$68,549.04 to \$112,647.60.

### DUTIES:

- Prepares and conducts legal defense before the Court including representation at first appearance and arraignment.
- Gathers evidence and conducts legal research to formulate defense against charges.
- Interviews clients and witnesses and may work with an investigator to ascertain case facts, and handles other details in preparation for trial or case resolution.
- Prepares legal briefs, develops strategy, arguments and testimony in preparation for presentation of the case.
- Negotiates resolution with prosecutors on non-trial cases.
- Represents client in court, examining and cross-examining witnesses. Summarizes case to jury.
- Provides advice by phone to DUI arrestees who have asked for such advice of counsel during business and non-business hours.
- Confers with colleagues with specialty in area of law to establish and verify basis for legal proceedings, such as therapeutic courts.
- Performs related work as required.

### MINIMUM QUALIFICATIONS:

#### Open Entry Requirements:

*(Open-entry applicants must meet all requirements when they apply.)*

- Membership in good standing with the Washington State Bar Association, whether by exam, diploma privilege by graduation from an accredited law school, or APR 6.

### EXAMINATION DETAILS:

For information on what to expect with the hiring process, a test information guide, and frequently asked questions, please visit our website.

Applicants must meet the minimum qualifications and pass the examination for this position to be eligible for hire.

**Qualified applicants are encouraged to apply immediately. All applicants must complete and submit a City of Spokane employment application online by 4:00 p.m. on the filing cut-off date.**

Upon request, at time of application, City of Spokane will provide alternative accessible tests to individuals with disabilities that impair manual, sensory, or speaking skills needed to take the test, unless the test is intended to measure those skills.

The examination will consist of a Training and Experience Evaluation (T&E), with scoring weight assigned as follows:

- T&E 100%

**TRAINING AND EXPERIENCE EVALUATION DETAILS:**

The T&E examination consists of a Supplemental Questionnaire. The questions may be viewed online under the tab marked **"QUESTIONS"** on the job announcement page. **The T&E must be submitted online, at the time of application.**

- Copies of your college or university transcripts (unofficial transcripts are accepted) may be a required part of this application and will be used to verify that you meet the minimum qualifications, as posted on the job announcement.
- Responses to your T&E questions should be consistent with the information given in your application details. Answers are subject to verification.
- Failure to complete all of the questions or incomplete responses will result in a lower score; therefore, it is advantageous for you to provide a full and complete response to each supplemental question.
- Resumes or questionnaires uploaded as attachments will not be accepted in lieu of completing each question online.
- "See Resume" or "See above," etc., and copy/paste from a previous answer are not qualifying responses and will not be considered.

All examination results will be merged into one eligible list according to final ratings, pursuant to the Merit System Rules of the Civil Service Commission: Rule IV, Section 13 – Continuous Examinations.

**TO APPLY:**

**An application is required for promotional applicants.** Applications must be completed online at: <http://my.spokanecity.org/jobs> by 4:00 p.m. on the filing cut-off date. Copies of required additional documents may be attached to your application or submitted via any of the following:

- Email: [civilservice@spokanecity.org](mailto:civilservice@spokanecity.org) with Job Title – Applicant Name in the subject line of the email
- In person or mail to: Civil Service Commission, 4<sup>th</sup> Floor-City Hall, 808 W. Spokane Falls Blvd., Spokane, WA 99201

Please contact our office at 509-625-6160 immediately if you have any difficulties submitting your application.

By order of the SPOKANE CIVIL SERVICE COMMISSION, dated at Spokane, Washington, this 14<sup>th</sup> day of August 2024.

SCOTT STEPHENS  
Chair

KELSEY PEARSON  
Chief Examiner

# Notice for Bids

## Paving, Sidewalks, Sewer, etc.

9th and Pine Booster Station  
Engineering Services File No. 2022077

This project consists of the construction of a potable water booster station, including CMU building, two vertical turbine pumps, cans and motors, motor control centers, pump and yard piping, paved access and parking area, electrical, plumbing, heating and cooling systems, demolition of the existing station, excavation, dewatering, site grading and restoration, water and sewer connections, electrical and conduit work, and other related miscellaneous items.

The City of Spokane will receive bids until 1:00 p.m. September 9, 2024, for the above project located in Spokane, Washington, in accordance with the Contract Documents on file at the Department, Engineering Services. Bids shall be delivered by hand, mail or courier service to Construction Management Office 998 East North Foothills Drive Spokane, WA 99208. Hand delivered bids shall be delivered to the first floor of the Construction Management Office between noon and 1:00 p.m. on bid opening day to the purchasing agent present. All bid packages shall be in sealed envelopes marked with the following text: "Attn: Purchasing - Bid Documents Enclosed, YYY Project", where YYY is the project name.

Please note the location change for bid delivery as of June 2024; the gate entrance is off North Foothills Drive. See Map: <https://static.spokanecity.org/documents/business/bidinfo/construction-management-office-location.pdf>

**Construction Management Office**  
998 East North Foothills Drive  
Spokane, WA 99208

The bids will be publicly opened and read at 1:15 p.m. online using Microsoft Teams. If you would like to view the bid opening, please utilize one of the following options: to watch, go to our website: <https://my.spokanecity.org/business/bid-and-design/current-projects/> click on the link to the Microsoft Teams meeting on the right-hand side of the page. Alternatively, it may be simpler to listen by phone, which can be done as follows: call (323) 618-1887, then enter the access code 533 854 149 followed by #.

The City of Spokane, in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252,42 U.S.C. 2000d to 2000d-4) and the Regulations, hereby notifies all bidders that will affirmatively ensure that any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full and fair opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award.

Bids shall be submitted on the forms provided in accordance with the provisions of the Specifications. Irregular bid proposals will be rejected in accordance with the specifications.

Cashier's check, a certified check or surety bond in the sum of five percent (5%) of the Total Project Bid must accompany the copy of the bid filed with the City Clerk. Successful bidder shall execute the Contract within TEN (10) calendar days after receiving the Contract. Should the successful bidder fail to enter into such contract and furnish satisfactory performance bond within the time stated herein, the bid proposal deposit shall be forfeited to the City of Spokane.

The City of Spokane will normally award this Contract or reject bids within FORTY-FIVE (45) calendar days after the time set for the bid opening. If the lowest responsible Bidder and the City of Spokane agree, this deadline may be extended. If they cannot agree on an extension by the 45-calendar day deadline, the City of Spokane reserves the right to Award the Contract to the next lowest responsible Bidder or reject all Bids.

**Note regarding new specifications:** The City of Spokane is using WSDOT's 2024 Standard Specifications.

**Note regarding new apprentice program requirements:** Section 1-07.9(3) herein has been substantially revised including a new bid item and larger penalties for non-compliance.

A prebid conference will be held at the 9<sup>th</sup> and Pine Booster station jobsite, 24 E 9<sup>th</sup> Avenue, Spokane, WA at 10:00 am on August 19, 2024.

In accordance with SMC 7.06.500 and RCW 39.04.350(1), the low bidder shall complete the Supplemental Bidder Responsibility Criteria form located in Appendix B. Failure to promptly submit the form including supporting documentation if required may delay award of the Contract.

Publish: August 14, 21, and 28, 2024

# Notice for Bids

## Supplies, Equipment, Maintenance, etc.

**Hydrochloric Acid, As Needed**  
Spokane Solid Waste Disposal, Waste To Energy Facility  
**ITB 6063-24**

Description: The City of Spokane, through its Solid Waste Disposal, Waste To Energy Facility is soliciting electronic bids for Hydrochloric Acid, As Needed.

**Bid Opening:** Electronic Bids will be unsealed at the 1:15 p.m. public bid opening via Microsoft Teams platform on **MONDAY, SEPTEMBER 30, 2024**, for Hydrochloric Acid, As Needed. To watch the City of Spokane Bid Opening Meeting, go to our website: <https://my.spokanecity.org/administrative/purchasing> and then click on the "join meeting" link

on the right-hand side of the page. Alternatively, it may be simpler to listen by phone which can be done as follows: call (323) 618-1887 then enter the access code 533 854 149 followed by #.

The Invitation to Bid document is available for download through the City of Spokane's online procurement system <https://spokane.procureware.com>. Registration is required to view and download this solicitation. Solicitation documents will not be mailed, e-mailed, or provided in person. It is the responsibility of Proposers to check the City of Spokane's online procurement system identified above for Addenda or other additional information that may be posted regarding this Invitation for Bids. Questions from potential Proposers will be accepted through the "Clarifications" tab under the associated project number in the online procurement system.

All Bid documents shall be submitted electronically through the City of Spokane's online procurement system no later than **1:00 p.m. on MONDAY, SEPTEMBER 30, 2024**. Hard copy and/or late submittals will not be accepted. Bids must be sent sufficiently ahead of time to be received by the required date and time. The City of Spokane is not responsible for Bids submitted late.

The right is reserved to reject any and all Bids and to waive any informalities.

Rick Rinderle  
City of Spokane Purchasing

Gazette dates: 8/21& 8/28/2024

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**Onsite Valve Repair Services, Scheduled and Unscheduled - Prevailing Wage**  
Spokane Solid Waste Disposal, Waste To Energy Facility  
**ITB 6163-24**

Description: The City of Spokane, through its Solid Waste Disposal, Waste To Energy Facility is soliciting electronic bids for Onsite Valve Repair Services, Scheduled and Unscheduled - Prevailing Wage.

**MANDATORY PRE-BID CONFERENCE.** A MANDATORY pre-bid conference will be held on Friday, September 20, 2024 at 10:00 am. The location will be at the Waste to Energy Facility (WTEF) Admin Offices, 2900 S Geiger Blvd., Spokane WA. **This meeting is MANDATORY ONLY for those companies who have not previously performed Onsite Valve Repair Services at the City of Spokane Waste to Energy Facility.**

**Bid Opening:** Electronic Bids will be unsealed at the 1:15 p.m. public bid opening via Microsoft Teams platform on **MONDAY, SEPTEMBER 30, 2024**, for Onsite Valve Repair Services, Scheduled and Unscheduled - Prevailing Wage. To watch the City of Spokane Bid Opening Meeting, go to our website: <https://my.spokanecity.org/administrative/purchasing> and then click on the "join meeting" link on the right-hand side of the page. Alternatively, it may be simpler to listen by phone which can be done as follows: call (323) 618-1887 then enter the access code 533 854 149 followed by #.

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All Bid documents shall be submitted electronically through the City of Spokane's online procurement system no later than **1:00 p.m. on MONDAY, SEPTEMBER 30, 2024**. Hard copy and/or late submittals will not be accepted. Bids must be sent sufficiently ahead of time to be received by the required date and time. The City of Spokane is not responsible for Bids submitted late.

The right is reserved to reject any and all Bids and to waive any informalities.

Rick Rinderle  
City of Spokane Purchasing

Publish: August 21 & 28, 2024

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**Boiler Blasting Cleaning Services; Prevailing Wage**  
Spokane Solid Waste Disposal, Waste To Energy Facility  
**PW ITB 6173-24**

Description: The City of Spokane, through its Solid Waste Disposal, Waste To Energy Facility is soliciting electronic bids for Boiler Blasting Cleaning Services; Prevailing Wage.

MANDATORY PRE-BID CONFERENCE: Monday, September 16, 2024, at 10:00 am. The location will be at the Waste to Energy Facility (WTEF) Admin Offices, 2900 S Geiger Blvd., Spokane WA. FIELD VERIFICATION REQUIRED. The Bidder is entirely responsible for inspecting all site conditions prior to submitting a service bid. On-line access i.e. man doors, test ports, bolted doors, and other access ports for on-line cleaning must be verified on site before submitting bid. **This meeting is MANDATORY ONLY for those companies who have not previously performed Boiler Blast Cleaning Services at the City of Spokane Waste to Energy Facility.**

**Bid Opening:** Electronic Bids will be unsealed at the 1:15 p.m. public bid opening via Microsoft Teams platform on **MONDAY, SEPTEMBER 30, 2024**, for Boiler Blasting Cleaning Services; Prevailing Wage. To watch the City of Spokane Bid Opening Meeting, go to our website: <https://my.spokanecity.org/administrative/purchasing> and then click on the "join meeting" link on the right-hand side of the page. Alternatively, it may be simpler to listen by phone which can be done as follows: call (323) 618-1887 then enter the access code 533 854 149 followed by #.

The Invitation to Bid document is available for download through the City of Spokane's online procurement system <https://spokane.procureware.com>. Registration is required to view and download this solicitation. Solicitation documents will not be mailed, e-mailed, or provided in person. It is the responsibility of Proposers to check the City of Spokane's online procurement system identified above for Addenda or other additional information that may be posted regarding this Invitation for Bids. Questions from potential Proposers will be accepted through the "Clarifications" tab under the associated project number in the online procurement system.

All Bid documents shall be submitted electronically through the City of Spokane's online procurement system no later than **1:00 p.m. on MONDAY, SEPTEMBER 30, 2024**. Hard copy and/or late submittals will not be accepted. Bids must be sent sufficiently ahead of time to be received by the required date and time. The City of Spokane is not responsible for Bids submitted late.

The right is reserved to reject any and all Bids and to waive any informalities.

Rick Rinderle  
City of Spokane Purchasing

Publish: August 14 & 21, 2024

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**Refuse Cranes Quarterly Preventative Maintenance Inspections and Services – Prevailing Wage**  
Spokane Solid Waste Disposal, Waste To Energy Facility  
**ITB 6185-24**

Description: The City of Spokane, through its Solid Waste Disposal, Waste To Energy Facility is soliciting electronic bids for Refuse Cranes Quarterly Preventative Maintenance Inspections and Services – Prevailing Wage.

MANDATORY PRE-BID CONFERENCE. A MANDATORY pre-bid conference will be held on MONDAY, SEPTEMBER 23, 2024, at 1:00 pm. The location will be at the Waste to Energy Facility (WTEF) Admin Offices, 2900 S Geiger Blvd., Spokane WA. FIELD VERIFICATION REQUIRED. The Bidder is entirely responsible for inspecting all site conditions prior to submitting a service bid. **This meeting is MANDATORY ONLY for those companies who have not previously performed Refuse Cranes Quarterly Preventative Maintenance Inspections and Services at the City of Spokane Waste to Energy Facility.**

**Bid Opening:** Electronic Bids will be unsealed at the 1:15 p.m. public bid opening via Microsoft Teams platform on **MONDAY, SEPTEMBER 30, 2024**, for Refuse Cranes Quarterly Preventative Maintenance Inspections and Services – Prevailing Wage. To watch the City of Spokane Bid Opening Meeting, go to our website: <https://my.spokanecity.org/administrative/purchasing> and then click on the "join meeting" link on the right-hand side of the page. Alternatively, it may be simpler to listen by phone which can be done as follows: call (323) 618-1887 then enter the access code 533 854 149 followed by #.

The Invitation to Bid document is available for download through the City of Spokane's online procurement system <https://spokane.procureware.com>. Registration is required to view and download this solicitation. Solicitation documents will not be mailed, e-mailed, or provided in person. It is the responsibility of Proposers to check the City of Spokane's online procurement system identified above for Addenda or other additional information that may be posted regarding

this Invitation for Bids. Questions from potential Proposers will be accepted through the “Clarifications” tab under the associated project number in the online procurement system.

All Bid documents shall be submitted electronically through the City of Spokane’s online procurement system no later than **1:00 p.m. on MONDAY, SEPTEMBER 30, 2024**. Hard copy and/or late submittals will not be accepted. Bids must be sent sufficiently ahead of time to be received by the required date and time. The City of Spokane is not responsible for Bids submitted late.

The right is reserved to reject any and all Bids and to waive any informalities.

Rick Rinderle  
City of Spokane Purchasing

Publish: August 21 & 28, 2024

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**INDIAN CANYON GOLF COURSE BUNKER RENOVATION PROJECT**  
City of Spokane Parks & Recreation Department

**PW ITB #6210-24**

**Description:** The City of Spokane is soliciting electronic bids for the renovation of the bunkers at the Indian Canyon Golf Course.

**Mandatory Pre-Bid Conference:** Monday, August 26th, 2024 at 1:00pm PDT at Indian Canyon Golf Course Clubhouse, 1001 S Assembly Rd, Spokane WA 99224. Site tour will follow immediately after. Only those vendors who attend the Mandatory Pre-Bid Conference will be able to bid on this project. .

**Bid Opening:** Sealed electronic bids will be accepted until **Monday, September 9, 2024, at 1:00pm**. Bids will be publicly opened at 1:15pm. To participate in bid opening, please visit the City’s website at <https://my.spokanecity.org/administrative/purchasing/> for the link to attend virtually and the number to attend by telephone. All bid responses must be submitted electronically through the City of Spokane’s bidding portal at <https://spokane.procurement.com> before the aforementioned deadline. Hard copy and/or late bids will not be accepted.

The Public Work Invitation to Bid document is available for download through the City of Spokane’s online procurement system <https://spokane.procurement.com>. Registration is required to view and download this solicitation. Solicitation documents will not be mailed, e-mailed, or provided in person.

It is the responsibility of Proposers to check the City of Spokane’s online procurement system identified above for Addenda or other additional information that may be posted regarding this Request for Proposals.

Questions from potential Proposers will be accepted through the “Clarifications” tab under the associated project number in the online procurement system.

All Proposal documents shall be submitted electronically through the City of Spokane’s online procurement system **no later than 1:00 p.m. on Monday, September 9, 2024**. Hard copy and/or late submittals will not be accepted. Proposals must be sent sufficiently ahead of time to be received by the required date and time. The City of Spokane is not responsible for Proposals submitted late.

The right is reserved to reject any and all Proposals and to waive any informalities.

Thea Prince  
City of Spokane Purchasing

Publish: August 14 & 21, 2024

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**QUALCHAN GOLF COURSE IRRIGATION PUMP AND HOUSE REPLACEMENT PROJECT**  
City of Spokane Parks & Recreation Department

**PW ITB #6211-24**

**Description:** The City of Spokane is soliciting electronic bids for the Qualchan Golf Course Irrigation Pump and House replacement project.



**Mandatory Pre-Bid Conference:** Thursday August 22<sup>nd</sup>, 2024 at 11:00am PDT at Qualchan Golf Course Clubhouse, 301 E Meadowlane Rd, Spokane WA 99224. Site tour will follow immediately after. Only those vendors who attend the Mandatory Pre-Bid Conference will be able to bid on this project.

**Bid Opening:** Sealed electronic bids will be accepted until **Monday, September 9, 2024, at 1:00pm**. Bids will be publicly opened at 1:15pm. To participate in bid opening, please visit the City's website at <https://my.spokanecity.org/administrative/purchasing/> for the link to attend virtually and the number to attend by telephone. All bid responses must be submitted electronically through the City of Spokane's bidding portal at <https://spokane.procurement.com> before the aforementioned deadline. Hard copy and/or late bids will not be accepted.

The Public Work Invitation to Bid document is available for download through the City of Spokane's online procurement system <https://spokane.procurement.com>. Registration is required to view and download this solicitation. Solicitation documents will not be mailed, e-mailed, or provided in person.

It is the responsibility of Proposers to check the City of Spokane's online procurement system identified above for Addenda or other additional information that may be posted regarding this Request for Proposals.

Questions from potential Proposers will be accepted through the "Clarifications" tab under the associated project number in the online procurement system.

All Proposal documents shall be submitted electronically through the City of Spokane's online procurement system **no later than 1:00 p.m. on Monday, September 9, 2024**. Hard copy and/or late submittals will not be accepted. Proposals must be sent sufficiently ahead of time to be received by the required date and time. The City of Spokane is not responsible for Proposals submitted late.

The right is reserved to reject any and all Proposals and to waive any informalities.

Thea Prince  
City of Spokane Purchasing

Publish: August 14 & 21, 2024

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## SPOKANE WATER DEPARTMENT ELECTRICAL SUPPLY UPGRADE (Re-Bid)

City of Spokane

PW ITB #6219-24

**Description:** The City of Spokane is soliciting electronic bids for the Spokane Water Department Electrical Supply Upgrade.

**Mandatory Pre-Bid Conference:** Thursday, August 22<sup>nd</sup> at 10:00 am at the Spokane Water Department Main Office – 914 East North Foothills Drive, Spokane WA. Only those vendors who attend the Mandatory Pre-Bid Conference will be able to bid on this project.

**Bid Opening:** Sealed electronic bids will be accepted until **Tuesday, September 3, 2024, at 1:00pm**. Bids will be publicly opened at 1:15pm. To participate in bid opening, please visit the City's website at <https://my.spokanecity.org/administrative/purchasing/> for the link to attend virtually and the number to attend by telephone. All bid responses must be submitted electronically through the City of Spokane's bidding portal at <https://spokane.procurement.com> before the aforementioned deadline. Hard copy and/or late bids will not be accepted.

The Public Work Invitation to Bid document is available for download through the City of Spokane's online procurement system <https://spokane.procurement.com>. Registration is required to view and download this solicitation. Solicitation documents will not be mailed, e-mailed, or provided in person.

It is the responsibility of Proposers to check the City of Spokane's online procurement system identified above for Addenda or other additional information that may be posted regarding this Request for Proposals.

Questions from potential Proposers will be accepted through the "Clarifications" tab under the associated project number in the online procurement system.

All Proposal documents shall be submitted electronically through the City of Spokane's online procurement system **no later than 1:00 p.m. on Tuesday, September 3, 2024**. Hard copy and/or late submittals will not be accepted. Proposals must be sent sufficiently ahead of time to be received by the required date and time. The City of Spokane is not responsible for Proposals submitted late.

The right is reserved to reject any and all Proposals and to waive any informalities.

Thea Prince  
City of Spokane Purchasing

Publish: August 14 & 21, 2024

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**TREE REMOVAL – ON CALL – AS NEEDED**  
City of Spokane Parks & Recreation Department

**PW ITB #6220-24**

**Description:** The City of Spokane is soliciting electronic bids for On Call As Needed Tree Removal.

**Optional Pre-Bid Conference:** Friday, September 6, 2024 at 12:00pm PDT at City of Spokane City Hall Lobby – Tribal Conference Room, 808 W Spokane Falls Blvd., Spokane, WA 99201

**Bid Opening:** Sealed electronic bids will be accepted until **Monday, September 16, 2024, at 1:00pm**. Bids will be publicly opened at 1:15pm. To participate in bid opening, please visit the City's website at <https://my.spokanecity.org/administrative/purchasing/> for the link to attend virtually and the number to attend by telephone. All bid responses must be submitted electronically through the City of Spokane's bidding portal at <https://spokane.procurement.com> before the aforementioned deadline. Hard copy and/or late bids will not be accepted.

The Public Work Invitation to Bid document is available for download through the City of Spokane's online procurement system <https://spokane.procurement.com>. Registration is required to view and download this solicitation. Solicitation documents will not be mailed, e-mailed, or provided in person.

It is the responsibility of Proposers to check the City of Spokane's online procurement system identified above for Addenda or other additional information that may be posted regarding this Request for Proposals.

Questions from potential Proposers will be accepted through the "Clarifications" tab under the associated project number in the online procurement system.

All Proposal documents shall be submitted electronically through the City of Spokane's online procurement system **no later than 1:00 p.m. on Monday, September 16, 2024**. Hard copy and/or late submittals will not be accepted. Proposals must be sent sufficiently ahead of time to be received by the required date and time. The City of Spokane is not responsible for Proposals submitted late.

The right is reserved to reject any and all Proposals and to waive any informalities.

Thea Prince  
City of Spokane Purchasing

Publish: August 21 & 28, 2024

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**TREE PLANTING – ON CALL – AS NEEDED**  
City of Spokane Parks & Recreation Department

**PW ITB #6221-24**

**Description:** The City of Spokane is soliciting electronic bids for On Call As Needed Tree Planting .

**Optional Pre-Bid Conference:** Friday, September 6, 2024 at 10:00am PDT at City of Spokane City Hall Lobby – Tribal Conference Room, 808 W Spokane Falls Blvd., Spokane, WA 99201

**Bid Opening:** Sealed electronic bids will be accepted until **Monday, September 16, 2024, at 1:00pm**. Bids will be publicly opened at 1:15pm. To participate in bid opening, please visit the City's website at <https://my.spokanecity.org/administrative/purchasing/> for the link to attend virtually and the number to attend by telephone. All bid responses must be submitted electronically through the City of Spokane's bidding portal at <https://spokane.procurement.com> before the aforementioned deadline. Hard copy and/or late bids will not be accepted.

The Public Work Invitation to Bid document is available for download through the City of Spokane's online procurement system <https://spokane.procureware.com>. Registration is required to view and download this solicitation. Solicitation documents will not be mailed, e-mailed, or provided in person.

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Questions from potential Proposers will be accepted through the "Clarifications" tab under the associated project number in the online procurement system.

All Proposal documents shall be submitted electronically through the City of Spokane's online procurement system **no later than 1:00 p.m. on Monday, September 16, 2024**. Hard copy and/or late submittals will not be accepted. Proposals must be sent sufficiently ahead of time to be received by the required date and time. The City of Spokane is not responsible for Proposals submitted late.

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Thea Prince  
City of Spokane Purchasing

Publish: August 21 & 28, 2024

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**TREE PRUNING – ON CALL – AS NEEDED**  
City of Spokane Parks & Recreation Department

**PW ITB #6222-24**

**Description:** The City of Spokane is soliciting electronic bids for On Call As Needed Tree Pruning .

**Optional Pre-Bid Conference:** Friday, September 6, 2024 at 11:00am PDT at City of Spokane City Hall Lobby – Tribal Conference Room, 808 W Spokane Falls Blvd., Spokane, WA 99201

**Bid Opening:** Sealed electronic bids will be accepted until **Monday, September 16, 2024, at 1:00pm**. Bids will be publicly opened at 1:15pm. To participate in bid opening, please visit the City's website at <https://my.spokanecity.org/administrative/purchasing/> for the link to attend virtually and the number to attend by telephone. All bid responses must be submitted electronically through the City of Spokane's bidding portal at <https://spokane.procureware.com> before the aforementioned deadline. Hard copy and/or late bids will not be accepted.

The Public Work Invitation to Bid document is available for download through the City of Spokane's online procurement system <https://spokane.procureware.com>. Registration is required to view and download this solicitation. Solicitation documents will not be mailed, e-mailed, or provided in person.

It is the responsibility of Proposers to check the City of Spokane's online procurement system identified above for Addenda or other additional information that may be posted regarding this Request for Proposals.

Questions from potential Proposers will be accepted through the "Clarifications" tab under the associated project number in the online procurement system.

All Proposal documents shall be submitted electronically through the City of Spokane's online procurement system **no later than 1:00 p.m. on Monday, September 16, 2024**. Hard copy and/or late submittals will not be accepted. Proposals must be sent sufficiently ahead of time to be received by the required date and time. The City of Spokane is not responsible for Proposals submitted late.

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Thea Prince  
City of Spokane Purchasing

Publish: August 21 & 28, 2024

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**Gear Boxes Rebuild Offsite, As Needed,  
Spokane Solid Waste Disposal, Waste To Energy Facility**

**RFP 6043-24**

Description: The City of Spokane, through its Solid Waste Disposal, Waste To Energy Facility is soliciting electronic bids for Gear Boxes Rebuild Offsite, As Needed.

**Bid Opening:** Electronic Bids will be unsealed at the 1:15 p.m. public bid opening via Microsoft Teams platform on **MONDAY, SEPTEMBER 30, 2024**, for Gear Boxes Rebuild Offsite, As Needed. To watch the City of Spokane Bid Opening Meeting, go to our website: <https://my.spokanecity.org/administrative/purchasing> and then click on the “join meeting” link on the right-hand side of the page. Alternatively, it may be simpler to listen by phone which can be done as follows: call (323) 618-1887 then enter the access code 533 854 149 followed by #.

The Request for Proposal document is available for download through the City of Spokane’s online procurement system <https://spokane.procureware.com>. Registration is required to view and download this solicitation. Solicitation documents will not be mailed, e-mailed, or provided in person. It is the responsibility of Proposers to check the City of Spokane’s online procurement system identified above for Addenda or other additional information that may be posted regarding this Invitation for Bids. Questions from potential Proposers will be accepted through the “Clarifications” tab under the associated project number in the online procurement system.

All Bid documents shall be submitted electronically through the City of Spokane’s online procurement system no later than **1:00 p.m. on MONDAY, SEPTEMBER 30, 2024**. Hard copy and/or late submittals will not be accepted. Bids must be sent sufficiently ahead of time to be received by the required date and time. The City of Spokane is not responsible for Bids submitted late.

The right is reserved to reject any and all Bids and to waive any informalities.

Rick Rinderle  
City of Spokane Purchasing

Publish: August 21 & 28, 2024

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**RFP #6164-24 - GOLF COURSE MANAGEMENT SYSTEM**

The City of Spokane is soliciting electronic Proposals for the above titled Request for Proposals.

**Proposal Submittal:** Proposals must be submitted electronically through the City of Spokane’s online procurement system portal until **1:00 p.m. on MONDAY, SEPTEMBER 9, 2024**. Hard copies, emails, and late submittals will not be accepted.

To view this solicitation and submit a Proposal, the Proposer must be a registered supplier on the City’s online procurement system at <https://spokane.procureware.com>. Solicitation documents will not be mailed, e-mailed, or provided in person. Once registered, Proposers will also be added to the solicitation’s notification list for Addenda posting or other communication via email. Registration is free.

Questions will be accepted through the procurement system in the “Clarifications” tab of the applicable solicitation number.

It is the Proposer’s responsibility to check the City of Spokane’s procurement system identified above for Addenda or other information that may be posted regarding this Request for Proposals.

The right is reserved to reject any and all Proposals and to waive any informalities.

**Public Bid Opening:** Sealed Proposals will be acknowledged and unsealed at the City virtual public bid opening meeting at 1:15 p.m. on **MONDAY, SEPTEMBER 9, 2024**. For the link to attend virtually, visit the City’s Purchasing website at <https://my.spokanecity.org/administrative/purchasing/>. Alternatively, it may be simpler to listen by phone which can be done as follows: call (323) 618-1887 then enter the access code 533 854 149 followed by #.

**AMERICANS WITH DISABILITIES ACT (ADA) INFORMATION:** The City of Spokane is committed to providing equal access to its facilities, programs and services for persons with disabilities. Individuals requesting reasonable accommodations or further information may call, write, or email Risk Management at 509.625.6221, 808 W. Spokane Falls Blvd, Spokane, WA, 99201; or [mlowmaster@spokanecity.org](mailto:mlowmaster@spokanecity.org). Persons who are deaf, hard of hearing, deaf-blind, and speech disabled may contact Risk Management through the Washington Relay Service at 7-1-1 forty-eight (48) hours before the meeting date.

Connie Wahl, C.P.M., CPPB  
Senior Procurement Specialist,  
City of Spokane Purchasing & Contracts

Publish: August 14 & 21, 2024

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**Offsite Motor Reconditioning, As Needed  
Spokane Solid Waste Disposal, Waste To Energy Facility**

**RFP 6187-24**

Description: The City of Spokane, through its Solid Waste Disposal, Waste To Energy Facility is soliciting electronic bids for Offsite Motor Reconditioning, As Needed.

**Bid Opening:** Electronic Bids will be unsealed at the 1:15 p.m. public bid opening via Microsoft Teams platform on MONDAY, SEPTEMBER 30, 2024, for Offsite Motor Reconditioning, As Needed. To watch the City of Spokane Bid Opening Meeting, go to our website: <https://my.spokanecity.org/administrative/purchasing> and then click on the "join meeting" link on the right-hand side of the page. Alternatively, it may be simpler to listen by phone which can be done as follows: call (323) 618-1887 then enter the access code 533 854 149 followed by #.

The Request for Proposal document is available for download through the City of Spokane's online procurement system <https://spokane.procurement.com>. Registration is required to view and download this solicitation. Solicitation documents will not be mailed, e-mailed, or provided in person. It is the responsibility of Proposers to check the City of Spokane's online procurement system identified above for Addenda or other additional information that may be posted regarding this Invitation for Bids. Questions from potential Proposers will be accepted through the "Clarifications" tab under the associated project number in the online procurement system.

All Bid documents shall be submitted electronically through the City of Spokane's online procurement system no later than **1:00 p.m. on MONDAY, SEPTEMBER 30, 2024**. Hard copy and/or late submittals will not be accepted. Bids must be sent sufficiently ahead of time to be received by the required date and time. The City of Spokane is not responsible for Bids submitted late.

The right is reserved to reject any and all Bids and to waive any informalities.

Rick Rinderle  
City of Spokane Purchasing

Publish: August 21 & 28, 2024

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**24-Hour Turnaround Cleaning of Grate Block Castings And Containment And Return Of Any Removed Materials  
Spokane Solid Waste Disposal, Waste To Energy Facility**

**RFP 6193-24**

Description: The City of Spokane, through its Solid Waste Disposal, Waste To Energy Facility is soliciting electronic bids for 24-Hour Turnaround Cleaning of Grate Block Castings And Containment And Return Of Any Removed Materials.

**Bid Opening:** Electronic Bids will be unsealed at the 1:15 p.m. public bid opening via Microsoft Teams platform on MONDAY, SEPTEMBER 30, 2024, for 24-Hour Turnaround Cleaning of Grate Block Castings And Containment And Return Of Any Removed Materials. To watch the City of Spokane Bid Opening Meeting, go to our website: <https://my.spokanecity.org/administrative/purchasing> and then click on the "join meeting" link on the right-hand side of the page. Alternatively, it may be simpler to listen by phone which can be done as follows: call (323) 618-1887 then enter the access code 533 854 149 followed by #.

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All Bid documents shall be submitted electronically through the City of Spokane's online procurement system no later than **1:00 p.m. on MONDAY, SEPTEMBER 30, 2024**. Hard copy and/or late submittals will not be accepted. Bids must

be sent sufficiently ahead of time to be received by the required date and time. The City of Spokane is not responsible for Bids submitted late.

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Rick Rinderle  
City of Spokane Purchasing

Publish: August 21 & 28, 2024

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**RFP #6202-24**  
**Off-Street Parking Lot Management Services**  
City of Spokane Facilities Department

The City of Spokane is soliciting electronic Proposals for the above titled Request for Proposals.

**Proposal Submittal:** Proposals must be submitted electronically through the City of Spokane's online procurement system portal until **1:00 p.m. on MONDAY, SEPTEMBER 9, 2024**. Hard copies, emails, and late submittals will not be accepted.

To view this solicitation and submit a Proposal, the Proposer must be a registered supplier on the City's online procurement system at <https://spokane.procureware.com>. Solicitation documents will not be mailed, e-mailed, or provided in person. Once registered, Proposers will also be added to the solicitation's notification list for Addenda posting or other communication via email. Registration is free.

Questions will be accepted through the procurement system in the "Clarifications" tab of the applicable solicitation number.

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**Public Bid Opening:** Sealed Proposals will be acknowledged and unsealed at the City virtual public bid opening meeting at 1:15 p.m. on **MONDAY, SEPTEMBER 9, 2024**. For the link to attend virtually, visit the City's Purchasing website at <https://my.spokanecity.org/administrative/purchasing/>. Alternatively, it may be simpler to listen by phone which can be done as follows: call (323) 618-1887 then enter the access code 533 854 149 followed by #.

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Connie Wahl, C.P.M., CPPB  
Senior Procurement Specialist,  
City of Spokane Purchasing & Contracts

Publish: August 21 & 28, 2024

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