

Planning and Development Services Department

Planning Initiatives and Project Information

Title of Initiative/Project: Existing Neighborhood Commercial Structures in Residential Zones Expansion

- Also called '*Legacy Business*,' '*Historical Neighborhood Retail*,' '*Perry Dist. Historic Building Overlay*'

Project Manager: Nathan Gwinn, Assistant Planner, 625-6893

Program Manager: Lisa Key, Planning Services Director

Project or Initiative Sponsor: Ben Stuckart, Spokane City Council President

Summary of Project: This initiative would expand the area where pre-existing commercial structures in residential zones may be reused for low-impact neighborhood scale and neighborhood serving businesses. An existing pilot code allowing such development is limited to the West Central neighborhood (SMC 17C.370).

Vision:

- Re-use of now underutilized buildings, which once served neighborhoods with small businesses.
- Reinvestment in sites served with infrastructure and near arterials, aligned with public investments, or sites of historic significance.
- Residential areas will be served with active, walkable retail and other commercial uses to provide economic development and increase the diversity of options for small businesses in a manner that has minimal impact to neighbors.
- Repurposing structures with low property maintenance that, without encouraged investment, may otherwise deteriorate, or have a potentially blighting effect on the surrounding neighborhood.

Project Goals:

- Evaluate why the existing provisions adopted in 2012 have not been used
- Understand the impacts from alternate uses of historic structures in residential neighborhoods under hearing examiner process (SMC 17C.335 Historic Structures-Change of Use). E.g. Library, Batch Bakeshop (St. Paul Market Building), Browne's Tavern
- Understand the effect of expanding boundaries beyond the West Central neighborhood
- Potentially amend 17C.370 or investigate different code
 - Concentrated public education to promote any new code changes
 - Evaluate the impact and effectiveness

Success Criteria:

- Robust Public Engagement
- More Alternatives for Small Businesses
- Preservation of the Best Neighborhood Assets
- Legal Requirements

Examples of Expansion Scope Alternatives:

- Geographic Limitation:
 - Extend Provisions to Residential Zones in East Central
 - Expand within an “Urban Core” Overlay Defined by a Measurable Attribute (e.g., Lot Size)
 - Expand to Residential Zones Citywide
 - Location Directly on an Arterial, or Distance away?
 - Minimum Distance (400 feet?) between Developments under This Section
- Time Limitation (e.g., 5 Developments or 2 Years, Whichever Occurs First, Then Revisit Ordinance)
- Limitation on Size, or Threshold for More Extensive Process for Large Buildings?

Background:

Related Reports, Documents, Guidelines, Regulations:

- [Spokane Municipal Code - Chapter 17C.370: Existing Neighborhood Commercial Structures in Residential Zones](#)

Related Projects:

- SMC 17C.335 Historic Structures-Change of Use
- Adoption of SMC 17C.370 (2012)
- Infill Development (2016)
- Economic Development – Community, Housing, and Human Services Department
- Neighborhood Retail LU 1.6 Expansion + Other Comp Plan/Land Use Considerations (Future)

Public Engagement:

- Outreach to the Community Assembly Land Use Committee, Realtors Association, Neighborhood Business Associations, Neighborhood Councils, and Other Community Organizations.
- Public Open House
 - Widespread public notice will be provided before a scheduled meeting, where participants will be asked to provide input on draft code revisions and alternatives showing potentially eligible properties. Public input received will be prepared for consideration by the Plan Commission and City Council.
- Distribute Public Notices and Information
 - The City of Spokane will use a variety of methods—for example, Internet via the City’s website and social media, email list of interested persons, news releases to TV and print media, and others such as direct mail and video productions—to inform the public about meetings, availability of draft proposals, and important milestones

Draft Timeline:

Activity		Tentative Date	
<ul style="list-style-type: none">• Develop Methodology for Outreach & Survey of Property Owners under Current Ordinance• Plan Commission Workshop to Discuss Project Scope	November	2016	
	December		
<ul style="list-style-type: none">• Outreach to Stakeholder Groups• Complete Preliminary GIS Inventory• Plan Commission Workshop – Update• Complete Initial Analysis and Project Webpage, Assemble Resources, Notification of Open House(s), Marketing Campaign• Public Open House(s) – Review Code Draft and Alternatives (Potentially Eligible Properties)• Plan Commission Workshop to Report Results, Prepare for Public Hearing• Plan Commission Hearing• City Council Hearing & Adoption	Jan.-June	2017	
	January		
	March		
	April		
	May		
	June		
	July		