

COMPREHENSIVE PLAN AMENDMENTS 2014-2015



4/1/2015

Summary Report

Prepared for Plan Commission Workshops
March 11, 2015; March 25, 2015

Updated for Plan Commission Workshops
April 8, 2015; and April 22, 2015

This is an informational summary. Staff Reports with elaborated discussion on each proposal will be prepared prior to the Plan Commission Public Hearing on these items.

For additional information contact Tirrell Black, Planning & Development Services, 509-625-6185, tblack@spokanecity.org or <https://beta.spokanecity.org/projects/compplanamendments2015/>

Comprehensive Plan Amendments 2014-2015

SUMMARY REPORT

COMPREHENSIVE PLAN AMENDMENT PROCESS

Once yearly, the City of Spokane accepts applications for the annual Comprehensive Plan Amendment process; the deadline for applications is October 31, per Spokane Municipal Code (SMC) [SMC 17G.020.010](#).

For the 2014/2015 review cycle, three land use applications and one text amendment application have been submitted and certified technically complete. The documents for each of these applications may be accessed by following the project links at the end of this page.

The applications will have a 60-day public comment period which will begin March 9, 2015 through May 7, 2015. Public Comment or requests for notification of actions associated with these applications should be sent to Tirrell Black, Assistant Planner, 509.625.6185, tblack@spokanecity.org.

Plan Commission consideration of each amendment proposal will be conducted at public workshops held during the public comment period. Applicants will make presentations to the affected Neighborhood Council during this period. Following the public comment period, the Plan Commission will hold a Public Hearing and consider the amendments. They will forward an advisory recommendation to the City Council.

The City Council considers the amendment proposals, staff report, and Plan Commission's amendment recommendations. The City Council will also hold a Public Hearing and act on these applications.

The Spokane Municipal Code (SMC Section 17G.020.030) outlines Decision Criteria as guidance for decision making on these requests. SMC 17G.020 outlines the Comprehensive Plan Amendment process overall. The link to the Spokane Municipal Code is: <https://beta.spokanecity.org/smc/>

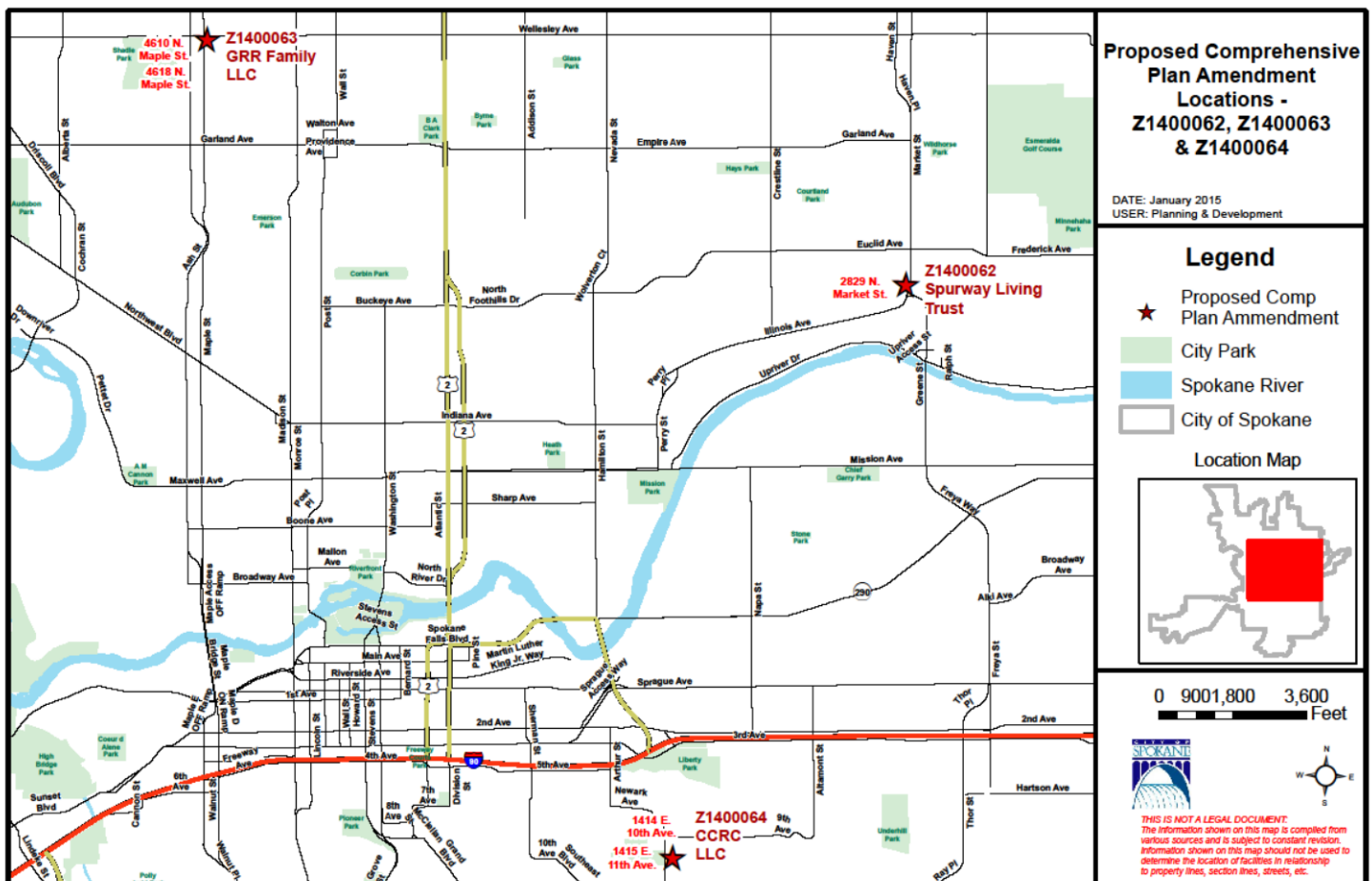
EXPECTED TIMELINE FOR 2015 COMPREHENSIVE PLAN AMENDMENTS

- Notice of Application and SEPA Review posted on site and mailed by applicant on March 9, 2015
- Public Comment period to run from March 9 to May 7, 2015
- Staff to Discuss with Community Assembly on March 6, 2015
- Applicants to present to Neighborhood Councils during Public Comment Period – Neighborhood Councils control their agendas – please check with them
- Plan Commission Substantive Workshops held during public comment period – March 11, 2015, March 25, 2015, April 8, 2015 and April 22, 2015
- SEPA Determination by Planning Director before PC Public Hearing
- Plan Commission Public Hearing mid-2015
- Plan Commission Recommendations forwarded to City Council

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MAP OF AMENDMENTS



FILE Z1400062COMP, SPURWAY LIVING TRUST

Market and Cleveland vicinity

Map Amendment

Location: 2829 N. Market; parcel 35102.2003; Parcel is currently split zoned (RSF/GC-70); Underlying lots described as Lots 1 thru Lot 3 Riverside Peter Sapro Addition; Underlying Lot 3 is zoned RSF and this is the subject site. (NW ¼ of Section 10, T25N, R43 EWM)

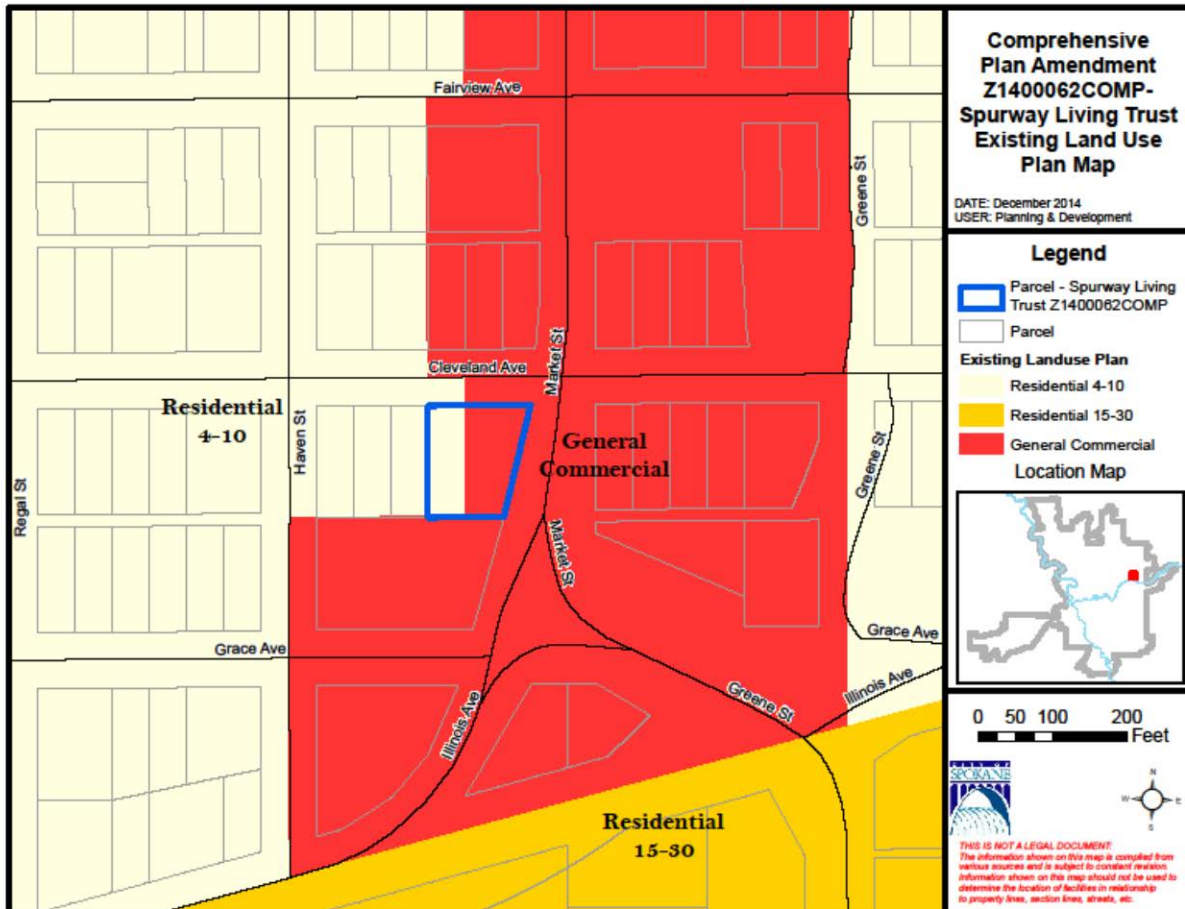
Proposal: This proposal is to change the land use of a portion of the parcel from “Residential, 4 to 10 units per acre” to “General Commercial”. The approximate size of the proposal is 7500 square feet (0.17 acres). If approved, the zoning would be changed from RSF (Residential Single Family) to GC-70 (General Commercial, with 70-foot height limitation).

Agent: Dwight Hume

Neighborhood: Bemiss with Minnehaha adjacent to the east; applicant’s agent scheduled to present at both of their meetings.

Current Land Use Plan Map

Existing Zoning is Residential, 4 to 10 units per acre

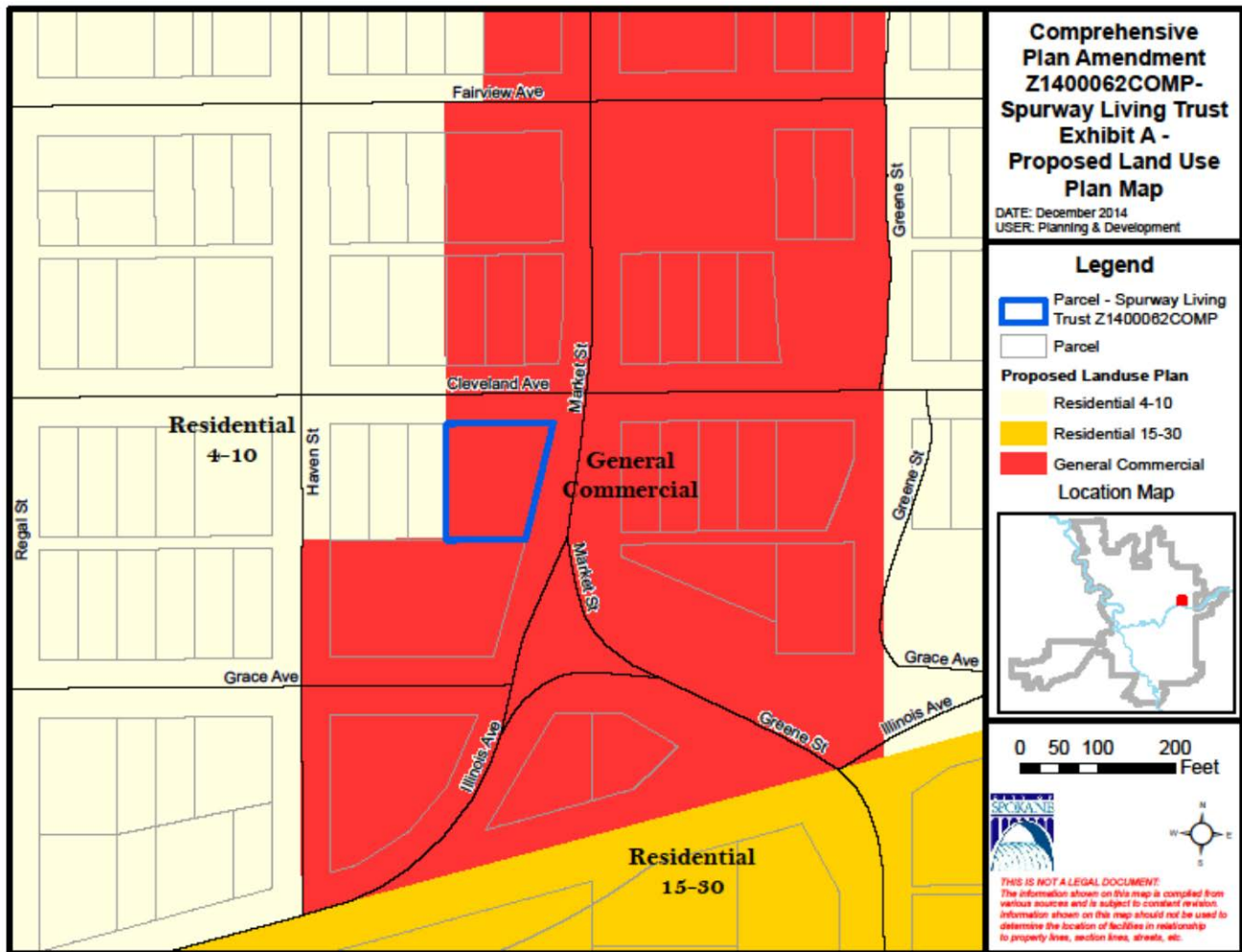


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Proposed Land Use Plan Map

Proposed Zoning is GC-70 (General Commercial, with 70-foot height limitation)



FILE Z1400063COMP– GRR FAMILY LLC

Wellesley and Maple vicinity

Map Amendment

Location: The addresses are 4610 N. Maple (parcel 25011.0214) and 4618 N. Maple (parcel 25011.0215). (NE ¼ 01-25-42; SE ¼ 36-26-42)

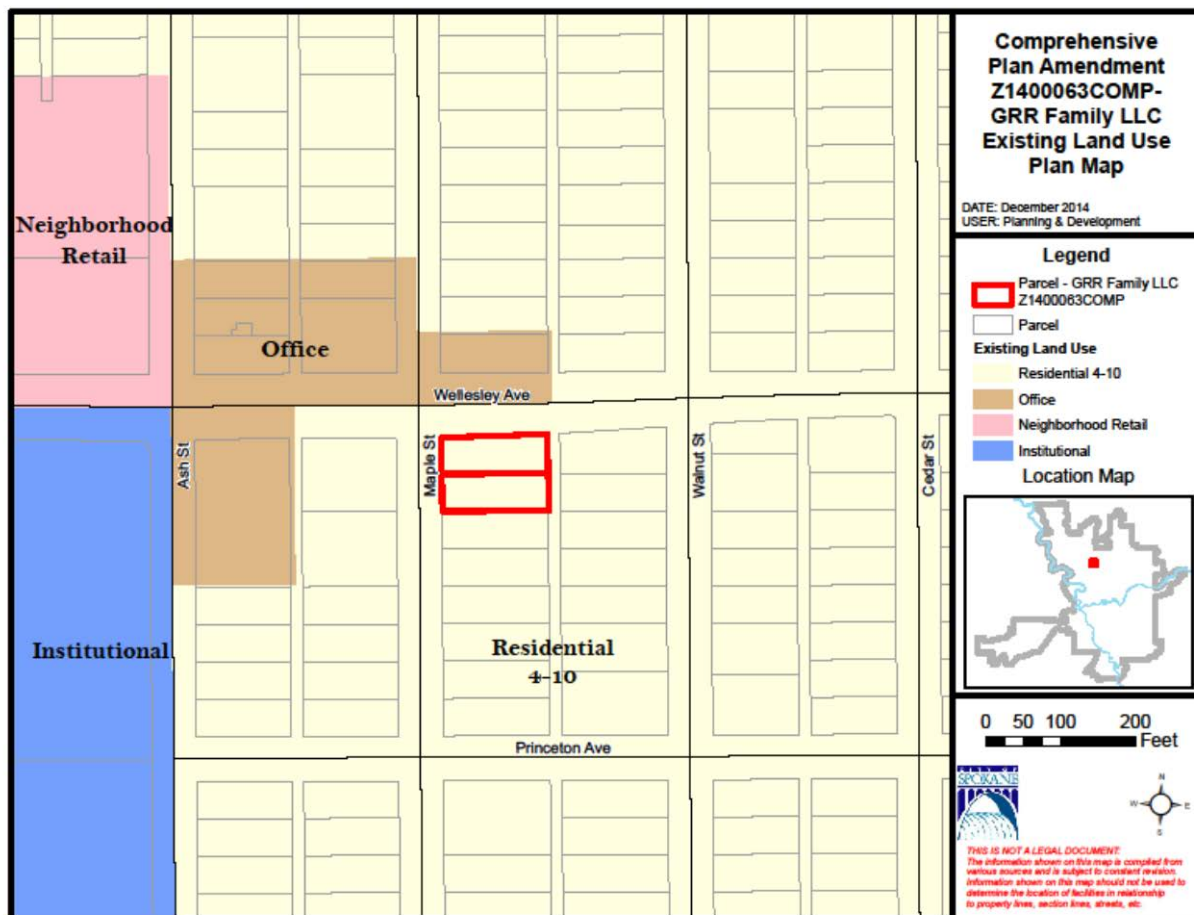
Proposal: To change the land use of two parcels from “Residential, 4 to 10 units per acre” to “Office”. The size of the proposal is 17,821 square feet (0.41 acres). If approved, the zoning would be changed from RSF (Residential Single Family) to O-35 (Office 35 ft. height limit).

Agent: Mr. Dwight Hume

Neighborhood: North Hill with Northwest adjacent to the west; applicant’s agent scheduled to present at both neighborhood meetings.

Current Land Use Plan Map

Current Zoning is RSF (Residential, 4 to 10 units per acre)

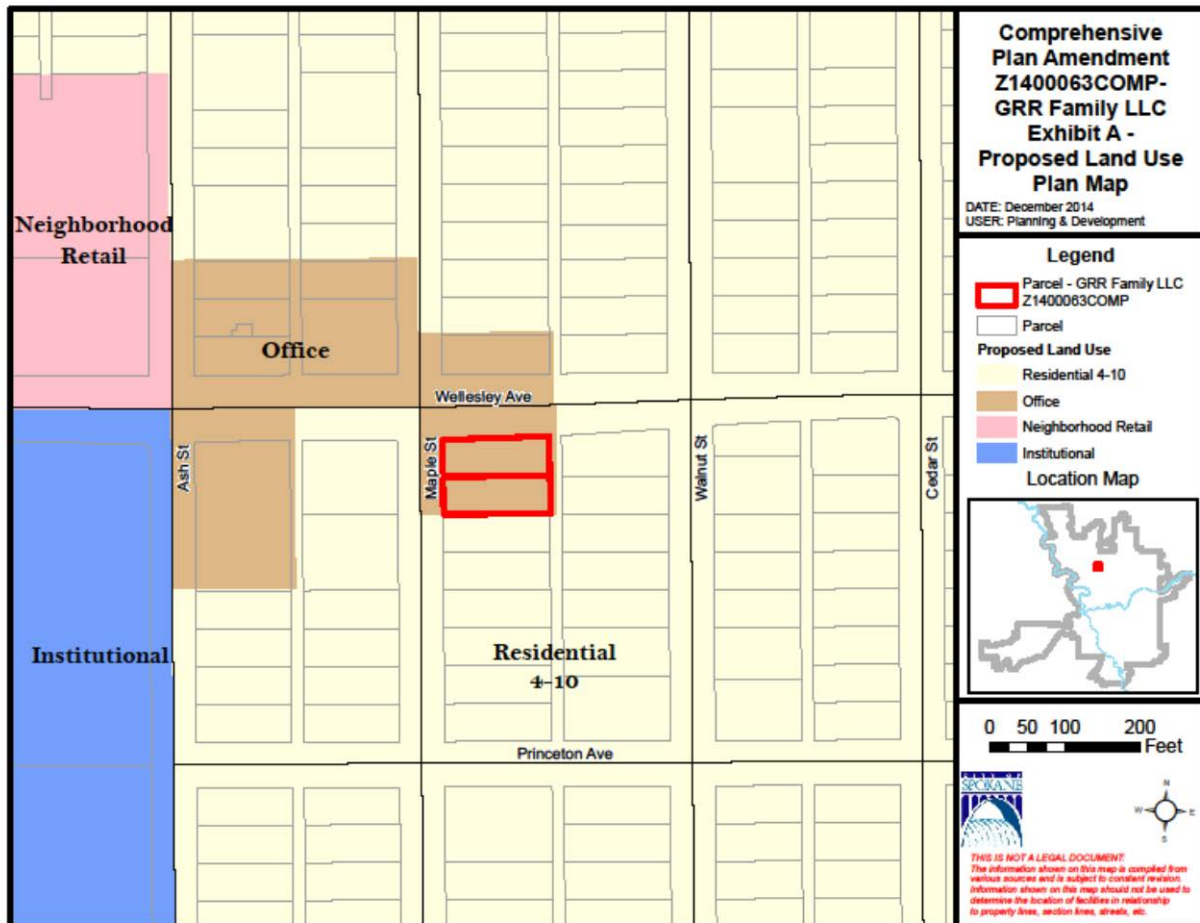


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Proposed Land Use Plan Map

Proposed Zoning is O-35 (Office 35 ft. height limit)



FILE Z1400064COMP– CCRC LLC

1414 E. 10th & 1415 E. 11th Avenue; Perry District Vicinity

Map Amendment

Location: The addresses are 1414 E 10th Avenue (parcel 35213.2710) and 1415 E 11th Avenue (parcel 35213.2716). (SE ¼ 20-25-43; SW ¼ 21-25-43)

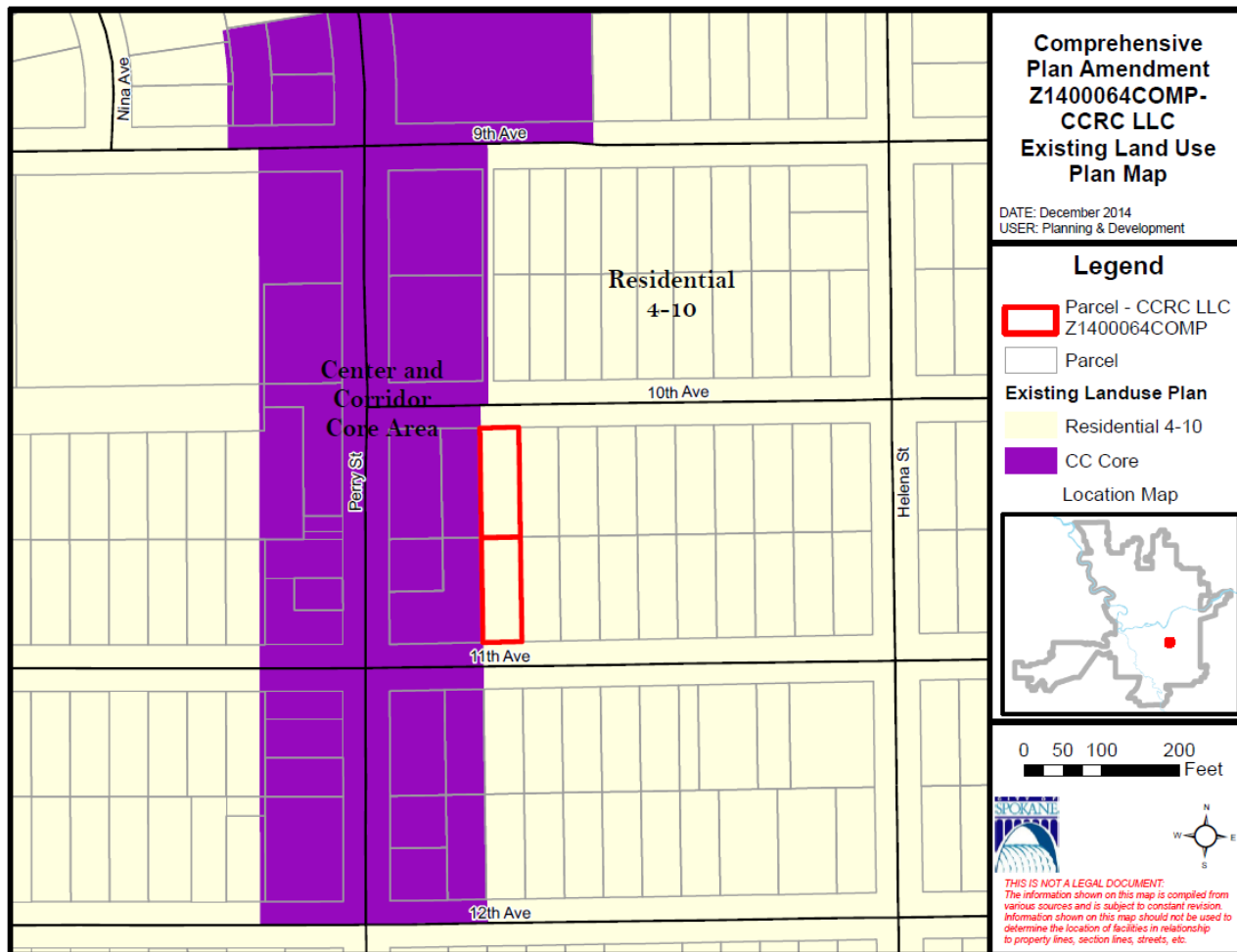
Proposal: To change the land use of two parcels from “Residential, 4 to 10 units per acre” to “CC Core”. The size of the proposal is 13,800 square feet (0.31 acres). If approved, the zoning would be changed from RSF (Residential Single Family) to CC1-NC (Centers & Corridors Type 1, Neighborhood Center).

Agent: Mr. Dwight Hume

Neighborhood: East Central Neighborhood Council; applicant’s agent scheduled to present at neighborhood meeting. Applicant has also met with the South Perry

Current Land Use Plan Map

Current Zoning is RSF (Residential, 4 to 10 units per acre)

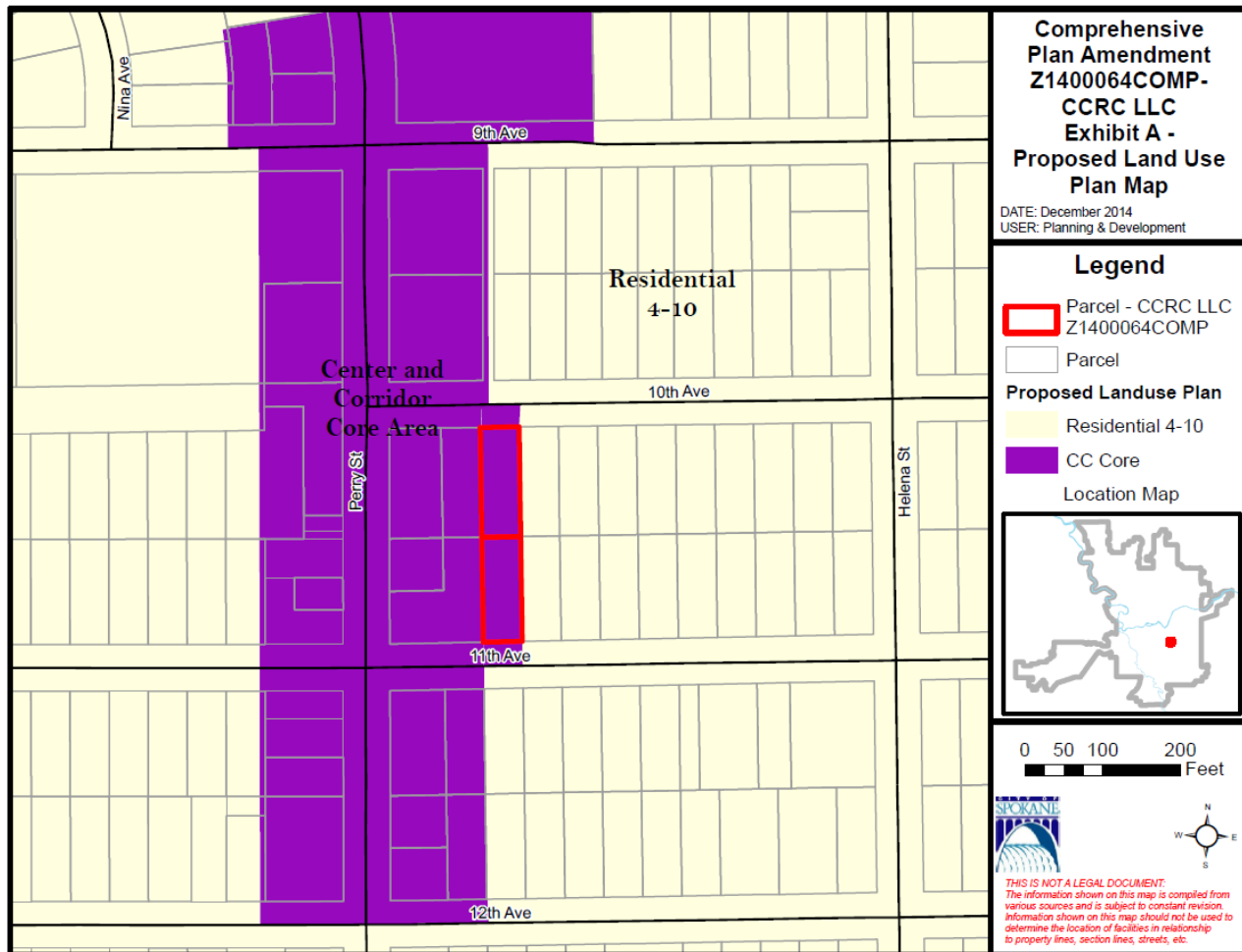


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Proposed Land Use Plan Map

Proposed Zoning is CC1-NC (Centers & Corridors Type 1, Neighborhood Council)



FILE Z1400065COMP– MOBILE & MANUFACTURED HOME PARK POLICY Proposed Addition to Chapter 3, Land Use Chapter, Goal LU1

Text Amendment

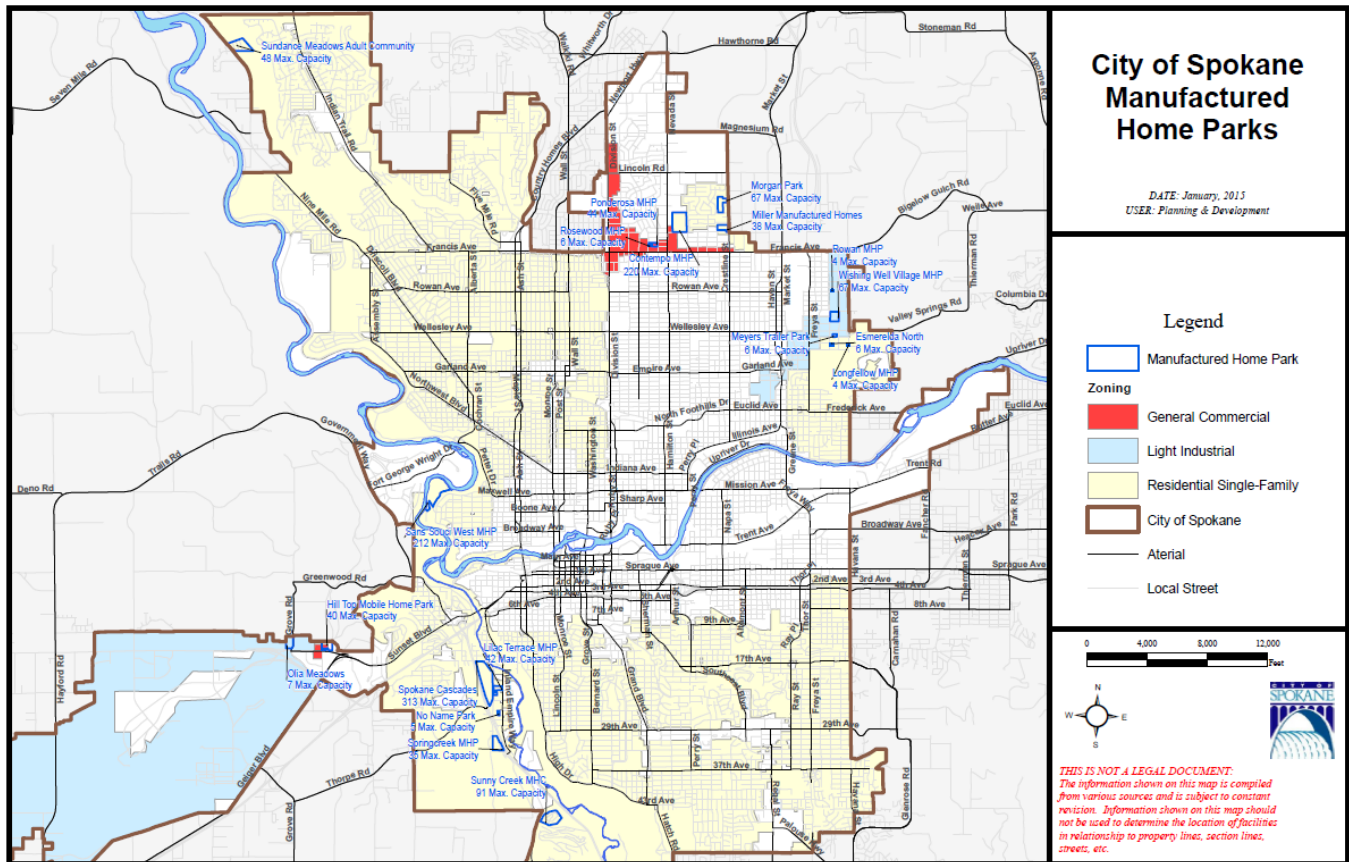
Proposed text is:

LU 1.X Mobile & Manufactured Home Parks

Designate appropriate areas for the preservation of mobile and manufactured home parks.

Discussion: Manufactured and/or Mobile Home Parks provide affordable housing to many City residents. In many cases, they provide the opportunity of home ownership to households which cannot afford to purchase other types of housing. When existing manufactured home parks are redeveloped, many homeowners are unable to move to their homes to other sites. Additionally, redeveloped mobile and manufactured home parks are generally not replaced by new parks within the City, resulting in a net loss of this type of housing.

Existing Manufactured Home Parks



Background:

City Council RES 2014-0103 directed this Comprehensive Plan Text Amendment to move forward.

See the project webpage for full documents.

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COMPREHENSIVE PLAN POLICY – FOR DISCUSSION PURPOSES

The following Goals and Policies may be applicable to discussion by the Plan Commission.

These are excerpts; the full City of Spokane Comprehensive Plan is online:

- www.spokanecity.org or
- <http://static.spokanecity.org/documents/planning/2012/01/comprehensive-plan-revised-edition.pdf>

From Chapter 3, Land Use:

LU 1 CITYWIDE LAND USE

Goal: Offer a harmonious blend of opportunities for living, working, recreation, education, shopping, and cultural activities by protecting natural amenities, providing coordinated, efficient, and cost effective public facilities and utility services, carefully managing both residential and nonresidential development and design, and proactively reinforcing downtown Spokane's role as the urban center.

Policy LU 1.8 General Commercial Uses

Contain general commercial areas within the boundaries occupied by existing business designations and within the boundaries of designated centers and corridors.

Discussion: General commercial areas provide locations for a wide range of commercial uses.

Typical development in these areas includes freestanding business sites and larger grouped businesses (shopping centers). Commercial uses that are auto-oriented and include outdoor sales

Comprehensive Plan/EIS 13 and warehousing are also allowed in this designation. Land designated for general commercial use is usually located at the intersection of or in strips along principal arterial streets. In many areas such as along Northwest Boulevard, this designation is located near residential neighborhoods. To address conflicts that may occur in these areas, zoning categories should be implemented that limit the range of uses, and site development standards should be adopted to minimize detrimental impacts on the residential area. Existing commercial strips should be contained within their current boundaries with no further extension along arterial streets allowed.

Recognizing existing investments by both the City of Spokane and private parties, and given deference to existing land use patterns, an exception to the containment policy may be allowed by means of a comprehensive plan amendment to expand an existing commercial designation, (Neighborhood Retail, Neighborhood Mini-Center, or General Commercial) at the intersection of two principal arterial streets or onto properties which are not designated for residential use at a signalized intersection of at least one principal arterial street which as of September 2, 2003, has traffic at volumes greater than 20,000 vehicular trips a day. Expansion of the commercial designation under this exception shall be limited to property immediately adjacent to the arterial street and the subject intersection and may not extend more than 250' from the center of the intersection unless a single lot, immediately adjacent to the subject intersection and in existence at the time this comprehensive plan was initially adopted, extends beyond 250' from the center of the intersection. In this case the commercial designation may extend the length of that lot but in no event should it extend further than 500' or have an area greater than 3 acres.

[per comprehensive plan text amendment, Ord. C-33287, effective 11-8-03]

If a commercial designation (Neighborhood Retail, Neighborhood Mini-Center, or General Commercial) exists at the intersection of two principal arterials, a zone change to allow the commercial use to be extended to the next street that runs parallel to the principal arterial street may be allowed. If there is not a street that runs parallel to the principal arterial, the maximum depth of commercial development extending from the arterial street shall not exceed 250 feet.

Areas designated general commercial within centers and corridors are encouraged to be developed in accordance with the policies for centers and corridors. Through a neighborhood planning process for the center, these general commercial areas will be designated in a land use category that is appropriate in the context of a center and to meet the needs of the neighborhood.

Policy LU 1.5 Office Uses

Direct new office uses to centers and corridors designated on the land use plan map.

Discussion: Office use of various types is an important component of a center. Offices provide necessary services and employment opportunities for residents of a center and the surrounding neighborhood. Office use in centers may be in multi-story structures in the core area of the center and transition to low-rise structures at the edge.

To ensure that the market for office use is directed to centers, future office use is generally limited in other areas. The Office designations located outside centers are confined to the boundaries of existing office designations. Office use within these boundaries is allowed outside of a center.

The Office designation is also located where it continues an existing office development trend and serves as a transitional land use between higher intensity commercial uses on one side of a principal arterial street and a lower density residential area on the opposite side of the street. Arterial frontages that are predominantly developed with single-family residences should not be disrupted with office use. For example, office use is encouraged in areas designated Office along the south side of Francis Avenue between Cannon Street and Market Street to a depth of not more than approximately 140 feet from Francis Avenue.

Drive-through facilities associated with offices such as drive-through banks should be allowed only along a principal arterial street subject to size limitations and design guidelines. Ingress and egress for office use should be from the arterial street. Uses such as freestanding sit-down restaurants or retail are appropriate only in the office designation located in higher intensity office areas around downtown Spokane in the North Bank and Medical Districts shown in the Downtown Plan.

Residential uses are permitted in the form of single-family homes on individual lots, upper-floor apartments above offices, or other higher density residential uses.

LU 1.12 Public Facilities and Services

Ensure that public facilities and services systems are adequate to accommodate proposed development before permitting development to occur.

Discussion: Chapter 5, Capital Facilities and Utilities, ensures that necessary public facilities and services are available at the time a development is ready for occupancy without decreasing current service levels below locally established minimum standards.

The following facilities must meet adopted level of service standards and be consistent with the concurrency management system: fire protection, police protection, parks and recreation, libraries, public sewer, public water, solid waste disposal and recycling, transportation, and schools.

When development or redevelopment occurs, it is also important that adequate provision is made for stormwater drainage facilities, paved streets, sidewalks, street lighting, traffic and access control, circulation, off-street parking

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and loading facilities, transit, bicycle and pedestrian facilities, and other public improvements made necessary by individual developments.

LU 3 EFFICIENT LAND USE

Goal: Promote the efficient use of land by the use of incentives, density and mixed-use development in proximity to retail businesses, public services, places of work, and transportation systems.

Policy: LU 3.1 Coordinated and Efficient Land Use

Encourage coordinated and efficient growth and development through infrastructure financing and construction programs, tax and regulatory incentives, and focused growth in areas where adequate services and facilities exist or can be economically extended.

Discussion: Future growth should be directed to locations where adequate services and facilities are available. Otherwise, services and facilities should be extended or upgraded only when it is economically feasible to do so.

The centers and corridors designated on the land use plan map are the areas of the city where incentives and other tools should be used to encourage infill development, redevelopment and new development. Examples of incentives the city could use include assuring public participation, using public facilities and lower development fees to attract investment, assisting with project financing, zoning for mixed-use and higher density development, encouraging rehabilitation, providing in-kind assistance, streamlining the permit process, providing public services, and addressing toxic contamination, among other things.

Policy: LU 3.2 Centers and Corridors

Designate centers and corridors (neighborhood scale, community or district scale, and regional scale) on the land use plan map that encourage a mix of uses and activities around which growth is focused.

Discussion: Suggested centers are designated where the potential for center development exists. Final determination is subject to the neighborhood planning process.

Neighborhood Center

Neighborhood centers designated on the Land Use Plan map have a greater intensity of development than the surrounding residential areas. Businesses primarily cater to neighborhood residents, such as convenience businesses and services. Drive-through facilities, including gas stations and similar auto-oriented uses tend to provide services to people living outside the surrounding neighborhood and should be allowed only along principal arterials and be subject to size limitations and design guidelines. Uses such as a day care center, a church, or a school may also be found in the neighborhood center.

Businesses in the neighborhood center are provided support by including housing over ground floor retail and office uses. The most dense housing should be focused in and around the neighborhood center. Density is high enough to enable frequent transit service to a neighborhood center and to sustain neighborhood businesses. Housing density should decrease as the distance from the neighborhood center increases. Urban design guidelines of the Comprehensive Plan or a neighborhood plan are used to guide architectural and site design to promote compatible, mixed land uses, and to promote land use compatibility with adjoining neighborhoods.

Buildings in the neighborhood center are oriented to the street. This encourages walking by providing easy pedestrian connections, by bringing activities and visually interesting features closer to the street, and by providing safety through watchful eyes and activity day and night. Parking lots should not dominate the frontage of these pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding neighborhoods. Parking lots should be located behind or on the side of buildings as a rule.

To promote social interaction and provide a focal point for the center, a central gathering place, such as a civic green, square, or park, should be provided. To identify the center as the major activity area of the neighborhood, it is important to encourage buildings in the core area of the neighborhood center to be taller. Buildings up to three stories are encouraged in this area. Attention is given to the design of the circulation system so pedestrian access between residential areas and the neighborhood center is provided. To be successful, centers need to be integrated with transit. Transit stops should be conveniently located near commercial and higher density residential uses, where transit service is most viable.

The size and composition of neighborhood centers, including recreation areas, vary by neighborhood, depending upon location, access, neighborhood character, local desires, and market opportunities. Neighborhood centers should be separated by at least one mile (street distance) or as necessary to provide economic viability. As a general rule, the amount of commercial space and percent devoted to office and retail should be proportional to the number of housing units in the neighborhood. The size of individual commercial business buildings should be limited to assure that the business is truly neighborhood serving. The size of the neighborhood center, including the higher density housing surrounding the center, should be approximately 15 to 25 square blocks. The density of housing should be about 32 units per acre in the core of the neighborhood center and may be up to 22 units per acre at the perimeter.

District Center

District centers are designated on the land use plan map. They are similar to neighborhood centers, but the density of housing is greater (up to 44 dwelling units per acre in the core area of the center) and the size and scale of schools, parks, and shopping facilities are larger because they serve a larger portion of the city. As a general rule, the size of the district center, including the higher density housing surrounding the center, should be approximately 30 to 50 square blocks. As with a neighborhood center, buildings are oriented to the street and parking lots are located behind or on the side of buildings whenever possible. A central gathering place, such as a civic green, square, or park is provided. To identify the district center as a major activity area, it is important to encourage buildings in the core area of the district center to be taller. Buildings up to five stories are encouraged in this area. The circulation system is designed so pedestrian access between residential areas and the district center is provided. Frequent transit service, walkways, and bicycle paths link district centers and the downtown area.

Employment Center

Employment centers have the same mix of uses and general character features as neighborhood and district centers but also have a strong employment component. The employment component is expected to be largely non-service related jobs incorporated into the center or on land immediately adjacent to the center. Employment centers vary in size from 30 to 50 square blocks plus associated employment areas. The residential density in the core area of the employment center may be up to 44 dwelling units per acre. Surrounding the center are medium density transition areas at up to 22 dwelling units per acre.

Corridors

Corridors are areas of mixed land use that extend no more than two blocks in either direction from the center of a transportation corridor.

Within a corridor, there is a greater intensity of development in comparison to the surrounding residential areas. Housing at a density up to 44 units per acre and employment densities are adequate to support frequent transit service. The density of housing transitions to a lower level (up to 22 units per acre) at the outer edge of the corridor. A variety of housing styles, apartments, condominiums, rowhouses, and houses on smaller lots are allowed. A full range of retail services, including grocery stores serving several neighborhoods, theaters, restaurants, dry-cleaners, hardware stores, and specialty shops are also allowed. Low intensity, auto-dependent uses (e.g., lumber yards, automobile dealers, and nurseries) are prohibited.

Corridors provide enhanced connections to other centers, corridors, and downtown Spokane. To accomplish this, it is important to make available safe, attractive transit stops and pedestrian and bicycle ways. The street environment for pedestrians is much improved by placing buildings with multiple stories close to the street with wide sidewalks and street trees, attractive landscaping, benches, and frequent transit stops. Parking lots should not dominate the

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frontage of these pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding neighborhoods. Parking lots should be located behind or on the side of buildings whenever possible.

Regional Center

Downtown Spokane is the regional center, containing the highest density and intensity of land use. It is the primary economic and cultural center of the region. Emphasis is on providing more housing opportunities and neighborhood services for downtown residents, in addition to enhancing economic, cultural, and social opportunities for the city and region.

LU 3.5 Mix of Uses in Centers

Achieve a proportion of uses in centers that will stimulate pedestrian activity and create mutually reinforcing land uses.

Discussion: *Neighborhood, District, and Employment Centers are designated on the land use plan maps in areas that are substantially developed. New uses in centers should complement existing on-site and surrounding uses, yet seek to achieve a proportion of uses that will stimulate pedestrian activity and create mutually reinforcing land use patterns. Uses that will accomplish this include public, core commercial/office and residential uses.*

All centers are mixed-use areas. Some existing uses in designated centers may fit with the center concept; others may not. Planning for centers should first identify the uses that do not fit and identify sites for new uses that are missing from the existing land use pattern. Ultimately, the mix of uses in a center should seek to achieve the following minimum requirements:

TABLE LU 1 MIX OF USES IN CENTERS		
Use	Neighborhood Center	District and Employment Center
Public	10 percent	10 percent
Commercial/Office	20 percent	30 percent
Higher Density Housing	40 percent	20 percent
Note: All percentage ranges are based on site area, rather than square footage of building area.		

This recommended proportion of uses is based on site area and does not preclude additional upper floors with different uses.

The ultimate mix of land uses and appropriate densities should be clarified in a site-specific planning process in order to address site-related issues such as community context, topography, infrastructure capacities, transit service frequency, and arterial street accessibility. Special care should be taken to respect the context of the site and the character of surrounding existing neighborhoods. The 10 percent public use component is considered a goal and should include land devoted to parks, plazas, open space, and public facilities.

LU 3.6 Neighborhood Centers

Designate the following seven locations as neighborhood centers on the land use plan map.

- Indian Trail and Barnes;
- South Perry;
- Grand Boulevard/12th to 14th;
- Garland;
- West Broadway;
- Lincoln and Nevada;
- Fort George Wright Drive and Government Way.

From Chapter 3, Land Use:

LU 4 TRANSPORTATION

Goal: Promote a network of safe and cost effective transportation alternatives, including transit, carpooling, bicycling, pedestrian-oriented environments, and more efficient use of the automobile, to recognize the relationship between land use and transportation.

LU 4.2 Land Uses That Support Travel Options

Provide a compatible mix of housing and commercial uses in neighborhood centers, district centers, employment centers, and corridors.

Discussion: This provides opportunities for people to walk to work and shopping, enables less reliance on automobiles, reduces commuting times and distances, makes mass transit more viable, and provides greater convenience for area residents.

From Chapter 3, Land Use:

LU 5 DEVELOPMENT CHARACTER

Goal: Promote development in a manner that is attractive, complementary, and compatible with other land uses.

LU 5.3 Off-Site Impacts

Ensure that off-street parking, access, and loading facilities do not adversely impact the surrounding area.

Discussion: Off-street parking, access, and loading facilities are usually associated with the development of higher density residential, office, and commercial uses. These features often have major impacts on single-family residential areas. The impacts are most significant when these facilities are next to or intrude between homes. When these facilities are accessory to a higher density residential or nonresidential use, they should be developed according to the same policies and zoning regulations as govern the primary use. New parking lots should also have the same zoning classification as the primary use. In addition, these facilities should be developed to minimize adverse impacts to adjacent properties. All parking lots should be paved. Parking lots and loading areas should have appropriate buffers to fully screen them from adjacent, less intensive uses. Access to business and higher density residential sites should be controlled to avoid impacts on adjacent uses, pedestrian movement, and street functions.

From Chapter 6, Housing:

H 1 AFFORDABLE HOUSING

Goal: Provide sufficient housing for the current and future population that is appropriate, safe, and affordable for all income levels.

H 1.1 Regional Coordination

Coordinate the city's comprehensive planning with other jurisdictions in the region to address housing-related needs and issues.

Discussion: A sample of the reoccurring issues includes the lack of three bedroom and larger rental units for low-income households, the regional distribution of housing units available for lower-income households, and regional housing affordability.

H 1.2 Regional Fair Share Housing

Participate in a process that monitors and adjusts the distribution of low-income housing throughout the region.

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Discussion: A reoccurring issue that needs to be addressed within the greater Spokane region is the distribution of affordable housing for all income groups. Areas that continue to accommodate large shares of the low-income housing market have higher demands to satisfy social health and service needs. A regional process that periodically monitors progress toward achieving the region's housing goals and makes adjustments to policy, programs, and land use plans helps bring about the desired distribution of housing cost diversity.

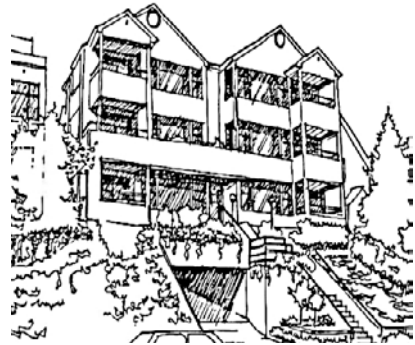
H 1.5 Housing Information *Participate in and promote the development of educational resources and programs that assist low and moderate-income households in obtaining affordable and appropriate housing.*

Discussion: A lack of knowledge about how to obtain housing and home financing is often an impediment to finding appropriate housing. A place such as a resource center where financing assistance is available and home purchasing techniques are taught, can help households find suitable housing.

H 1.9 Low-Income Housing Development

Support and assist the public and private sectors in developing low-income or subsidized housing for households that cannot compete in the market for housing by using federal, state, and local aid.

Discussion: Few new housing units are developed that are affordable to low-income households. Incentives are needed to lower or subsidize the cost of developing new housing for low-income households. Local incentives may include density bonuses, fee exemptions, priority permit processing, property tax deferral, increased options in housing types, and inclusionary zoning requirements.



H 1.10 Low-Income Housing Funding Sources

Support the development of low-income housing development funding sources.

Discussion: Low-income housing development funding sources may include but are not limited to a community land trust, trust fund, mortgage revenue bonds, levies, or low-income tax credits.

H 1.15 New Manufactured Housing

Permit manufactured homes on individual lots in all areas where residential uses are allowed.

Discussion: Courts have ruled against discriminatory ordinances, which have restricted the location of Uniform Building Code compliant manufactured housing. Manufactured housing cannot be regulated differently than on-site built housing.

H 1.16 Partnerships to Increase Housing Opportunities

Create partnerships with public and private lending institutions to find solutions that increase opportunities and reduce financial barriers for builders and consumers of affordable lower-income housing.

Discussion: The city should participate as a member or help facilitate partnerships that work toward the development of solutions to affordable housing problems. This may include working with institutions such as the Washington State Housing Financial Commission, financial institutions, and underwriters of development loans and mortgages to find ways to improve the financing process for the development of affordable lower-income housing.



H 2 HOUSING CHOICE AND DIVERSITY

Goal: Increase the number of housing alternatives within all areas of the city to help meet the changing needs and preferences of a diverse population.

H 2.1 Distribution of Housing Options

Promote a wide range of housing types and housing diversity to meet the needs of the diverse population and ensure that this housing is available throughout the community for people of all income levels and special needs.

Discussion: A variety of housing types should be available in each neighborhood. The variety of housing types should not concentrate or isolate lower-income and special needs households.

Diversity includes styles, types, and cost of housing. Many different housing forms can exist in an area and still exhibit an aesthetic continuity. In many cases, neighborhood-based design guidelines will be available to guide the design of the housing forms. Allowing a wide range of housing types throughout the city provides the opportunity for increased socioeconomic integration.

Housing standards that will be allowed throughout the city include small single-family lot sizes, manufactured housing on single-family lots, townhouses, condominiums, clustering, and other options that increase the supply of affordable home ownership opportunities.

H 2.7 Taxes and Tax Structure

Support state consideration of property tax reform measures that provide increased local options that contribute to housing choice and diversity.

Discussion: Other methods of taxing land have shown different effects on the long-term use of land. Local options for property taxation methods furnish increased tools to guide the health and development of the region. Providing tax relief for low-income housing improvements is one way to encourage community revitalization. Tax increment financing is also a tool for housing improvement in target areas. Taxing land based upon the current use of residential property rather than taxing land on the basis of the highest and best use can help preserve lower-income housing. Developing a tax structure that does not hinder home and land improvements will encourage community revitalization.

H 3 HOUSING QUALITY

Goal: Improve the overall quality of the City of Spokane's housing.

H 3.2 Property Responsibility and Maintenance

Assist in and promote improved and increased public and private property maintenance and property responsibility throughout the city.



Discussion: Recognition of "good" property owners can help set the standard for others to follow. The city should lead by example and maintain its property at least at the community standard.

Additionally, the city should continue to support and fund the repair and rehabilitation of single-family and multifamily housing using federal, state, and local funding sources. Emergency code compliance loans are another method of maintaining standards.

When other methods of maintaining minimum community standards fail, a strong code enforcement program is needed to protect surrounding property owners. Enforcement of city codes should not depend solely on complaints filed by neighbors but should be driven by the city's awareness of a violation.

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H 3.3 Housing Preservation

Encourage preservation of viable housing.

Discussion: Housing that is susceptible to redevelopment is often serving lower-income households and is an important part of the housing mix within the city. Future sub-area plans shall preserve existing viable housing outside of designated center or corridor environments where redevelopment and intensification are encouraged. Often the housing that is destroyed cannot be replaced by new housing elsewhere at the same cost level. Sub-area plans should permit the transfer of unused development rights from low-income housing to eligible sites elsewhere in the planning area or the city as a preservation strategy.



Available housing programs and funds should be used to preserve viable housing that is susceptible to redevelopment or gentrification. Nonprofit housing organizations, land trusts and tenants should be encouraged to acquire and preserve viable low-income housing. Tax incentive options if made available by the state government, such as current use taxation would further encourage the preservation of viable housing.

Finally, information about soon-to-be-demolished housing should be made available to the public, such as on the internet, so that concerned housing-related groups can determine if there are alternatives to demolition when the structure is worth preserving. Options might include purchase of the property or relocation of the housing.

ADDITIONAL COMPREHENSIVE PLAN POLICY MENTIONED IN THE APPLICATION MATERIALS FOR THE MANUFACTURED HOMES POLICY

From Chapter 3, Land Use:

LU 3 EFFICIENT LAND USE

Goal: Promote the efficient use of land by the use of incentives, density and mixed-use development in proximity to retail businesses, public services, places of work, and transportation systems.

LU 3.11 Compact Residential Patterns

Allow more compact and affordable housing in all neighborhoods, in accordance with neighborhood-based design guidelines.

Discussion: Compact and affordable housing includes such choices as townhouses, accessory dwelling units (granny flats), live-work housing, triplexes, zero-lot line, starter, small-lot, and rowhouses.

From Chapter 8, Urban Design and Historic Preservation:

DP 6 NEIGHBORHOOD QUALITIES

Goal: Preserve, improve, and support the qualities of individual neighborhood areas.

DP 6.2 Access to Housing Choices

Encourage building and site design that allows a variety of housing forms while being compatible with the character of the immediate surrounding area, thereby generating community support for development at planned densities.

Discussion: Increasing housing densities and innovative development protects special sites, and enables the efficient use of remaining buildable land, the efficient and cost effective provision of city facilities and services, the provision of affordable housing, and the promotion of increased ridership on mass transit. A variety of housing types, such as townhouses, courtyard buildings, and housing clusters, contributes to housing diversity and interest, and provides more opportunities for prospective residents. Design that is compatible with the surroundings helps make increased densities acceptable to the current residents. Higher residential density in commercial areas can provide additional economic stability for businesses while lessening automobile dependence.

From Chapter 10, Social Health:

SH 4 DIVERSITY

Goal: Develop and implement programs that attract and retain city residents from a diverse range of backgrounds and life circumstances so that all people feel welcome and accepted, regardless of their race, religion, color, sex, national origin, marital status, familial status, age, sexual orientation, economic status, or disability.

SH 4.1 Socioeconomic Mix

Ensure that all neighborhoods contain a mixture of housing types in order to provide an environment that allows for socioeconomic diversity.

Discussion: Large geographic areas within the City of Spokane have become increasingly characterized by low-incomes. This segment has increased dramatically over the last couple decades (see the Draft Comprehensive <http://my.spokanecity.org/projects/> for more maps and application materials

Plan/EIS, Volume 2, for Maps SH 17, “1980 Census Poverty Tracts” and SH 18, “1990 Census Poverty Tracts”). This not only creates a heavy drain on limited public resources but also diminishes the opportunities and quality of life available to the residents of those areas.

Housing and employment options that produce a socioeconomic mix within neighborhoods provide a range of benefits for all concerned. For example, improved employment opportunities in low-income neighborhoods can counteract the jobs-housing imbalance where workers have to commute long distances from affordable housing to their employment in more affluent communities. In a socio-economically mixed neighborhood, neighbors can serve as role models for those less fortunate, thereby diluting costly negative social trends, such as crime, school failure, and teenage pregnancy, which are typically found in areas with a high concentration of poverty. As a result, the neighborhood is more stable, creating safer conditions for investment.

Also, the mutual understanding and appreciation that grows out of interaction between diverse people lends otherwise unknown richness to each person's life. Finally, when neighbors can share with each other their skills and financial ability to support programs, there is less need for programmatic and financial support from local government, thus stretching everyone's tax dollars further.

(end)