

Infill Development Project  
Summary Report and Recommendation

Spokane City Plan Commission  
Infill Development Steering Committee



October 6, 2016

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# Problem Definition

## Purpose

By 2037, Spokane is projected to grow to a population of more than 236,000 by adding 20,000 new residents (Spokane County Planning Technical Advisory Committee, 2015, p. 9). The City's Comprehensive Plan supports locating these new residents closer to the city core and near designated centers and corridors by filling in and redeveloping vacant and underutilized land near these areas.

This project's purpose is to investigate what options the community has to effectively remove barriers and challenges for development on vacant land in the city core, consistent with the City of Spokane's adopted plans. This project seeks to answer the following question. What resources do we need to make **infill development** as viable to finance, design, build, occupy, and maintain as greenfield development is on the city's outer fringes?

Each year, Spokane experiences infill development – that is, new buildings on vacant spaces, both in built-up areas of the city, and in adjacent land that is designated for urban growth. This activity proves a local market demand exists for new homes and businesses built in close proximity to others. Is it occurring at the levels and in the locations expected by the City's Comprehensive Plan? Is development well-designed to allow higher intensities, without detracting from the character of the existing conditions? Does it offer housing that is affordable to the full variety of income levels, and is it built to sufficient quality for the population?

The most recent addition of infill development tools were created in 2012, following the work of an infill housing task force that met in 2008 and 2011. Those tools were adopted into code but were only minimally applied by the development community. One obstacle to encouraging and promoting these methods appears to be a lack of knowledge and/or confusion regarding how investors, developers, and the general public perceive how the development tools apply.

The city has limited available land and a growing population. Without the ability to provide new housing and business within the core of the city, growth would occur in a manner that results in sprawling development on the urban fringe – a condition which is costlier to the community to provide and maintain public infrastructure. When development is removed from proximity to jobs and services, it affects individual lives as well, resulting in decreased livability, increased travel time, and fewer transportation options.

The City's adopted goals regarding desired development patterns and infill are further described below in Section 2, Goals and Evaluation Criteria.

## Permit History

Permits issued by the City of Spokane may be tracked by location. The City's Comprehensive Plan focuses new growth around a number of centers and corridors. These areas are envisioned to have mixed-use development and significantly higher housing densities than other areas designated for commercial or residential uses. These areas are also likely to be surrounded by built-up areas, where any development will be essentially infill. Centers fall into categories of different scales: from smaller neighborhood and district centers, to larger employment centers and the Downtown regional center.

Project staff reviewed building permit data for new construction and various forms of residential and non-residential construction that indicated possible infill development, but excluding accessory structures such as garages or permits with valuations of less than \$100,000 (other than single-family homes). Over the ten-year

period from 2006 to 2015, there were 17 permits for selected categories of new construction issued Downtown (Table 1). Most of these were for non-residential buildings.

In other centers and corridors over the same period, 205 permits were issued for new construction. Of these, 94 permits were for detached or attached housing (such as townhomes) in centers.

Over the same time period of ten years ending in 2015, more than 5,200 housing units were permitted citywide (Table 2). (During most of these years, less than 100 residences were demolished in Spokane, with an average of about 60 per year over the last five years). In Downtown over the ten-year period, there were 55 dwelling units permitted, and 756 units in all other centers and corridors. About 3,000 units, or more than half of the total, were built farther than one-quarter mile from centers or corridors.

### **Preliminary Inventories of Vacant and Underdeveloped Land**

Spokane County and its cities use a regionally adopted methodology to conduct a Land Quantity Analysis (“LQA,” City of Spokane, 2015b). The LQA selection method excludes City owned property and other property needed for a public purpose. Also, the LQA considers any property with an assessed improvement value of \$500 or less to be vacant. For the purposes of sampling for the infill development project, parcels of land with assessed improvement values of \$25,000 or less were considered “vacant or underdeveloped,” using 2016 Spokane County Assessor data, and land in industrial areas was excluded from the analysis.

The modified selection process resulted in a parcel set and maps (Maps 2 through 5) showing the selected sites simply as various “development opportunities.” A number of positive characteristics were also applied to the sites. Parcels in the selection were assigned a combined score based on whether any portion was within a specified distance of the following features, with one point awarded for each feature:

- City of Spokane Water Distribution– Sites at least partially within 350 feet of water lines
- City of Spokane Sanitary Sewer– Sites at least partially within 350 feet of sewer lines
- Centennial Trail – Sites at least partially within one-quarter mile of the Trail
- City of Spokane Existing Bikeway – Sites at least partially within one-quarter mile of an existing bikeway
- City of Spokane Planned Bikeway – Sites at least partially within one-quarter mile of a planned bikeway
- Spokane Transit Authority’s Planned High Performance Transit Network – Sites at least partially within one-quarter mile of the following proposed routes:
  - G1 – Monroe/Grand-29th-Regal
  - G2 – Central City Line
  - G3 – Sprague
  - R1 – Division
  - B1 – Cheney (only west of the Plaza was selected)
  - B2 – I-90 East (only east of the Plaza was selected)
- Sites at least partially within Centers and Corridors

### **Development Opportunities in Centers: Infill Sites**

As stated above, centers fall into categories of different scales: from smaller neighborhood and district centers, to larger employment centers and the Downtown regional center.

The preliminary results of the trial development opportunities methodology, regarding present opportunities in centers and corridors, suggest that there are more than 220 acres of such vacant or undeveloped parcels within centers, about 60 acres of which is located Downtown with approximately 160 acres located in centers and corridors elsewhere in the city (Table 3).

The roughly 60 acres of identified vacant and underdeveloped properties located Downtown are contained on many separate parcels of various sizes. Six of these parcels are larger than 33,000 square feet, or approximately three quarters of an acre, offering relatively large-scale opportunities for multi-story new development. Ninety-three parcels are less than 5,000 square feet, offering smaller scale opportunities, and the remaining 192 parcels are between 5,000 and 33,000 square feet in size.

For the 160 acres located outside Downtown, within the city's other centers and corridors, there are 24 vacant and underdeveloped parcels, containing about 100 acres, that are each larger than 33,000 square feet. One hundred four parcels, encompassing roughly five acres, are smaller than 5,000 square feet, and 284 parcels, encompassing approximately 55 acres, are between 5,000 and 33,000 square feet.

### **Vacant and Underdeveloped Parcel Size Categories**

The different size categories are important to inform what type of development can be expected to occur. Sites less than 5,000 square feet in size may be the right size for some types of development in centers, such as attached housing or a small commercial uses. Also, these sites may be aggregated with adjacent property to build something more substantial.

Sites larger than 5,000 square feet, however, are probably sufficiently large to build any form of development permitted in that particular location. The largest buildings built near Downtown Spokane in recent years have reached 4 to 6 stories and consisted of multi-family residential buildings, mixed-use buildings, and commercial buildings. One recent example built over the last year in the Hamilton Corridor is the Matilda Building, east of Gonzaga University. This mixed-use building was built on 1.8 acres, utilizing four-story concrete construction in a zone with an allowed height of 55 feet.

### **Limitations and Further Study**

This information provides only a partial picture of development opportunities in centers and corridors. Further block-by-block analysis and field verification would be required to more accurately inventory the development opportunities. The Matilda Building site itself was not captured by the analysis because the value of previously existing improvements that were demolished during re-development caused assessed improvement value to exceed the \$25,000 selected threshold. It should be noted that there is a time lag between when changes are made to a given property, and when that change is reflected in the Assessor data. A different practice of comparing land value and assessed improvement value could potentially be applied to such larger sites to predict the presence of additional developable sites.

Another example of the method's limitations is evident on the enlarged view of the development opportunities map in the east portion of Downtown (Map 5), where many instances of additional infill space are shown adjacent to building footprints on partially developed property. In other areas of the city, large, partially developed parcels might also include areas for infill. These areas cannot be captured by the development opportunities method using assessed value of improvements alone because the portion of the parcel that has developed exceeds the \$25,000 threshold, regardless of the fact that a portion of the site is vacant and relatively unimproved. Conversely, many identified sites in centers and corridors may be unusable for development due to difficulties associated with the physical site, past uses, or other factors. Subarea planning in selected centers would provide more certain information.

## **Development Opportunities Outside and Around Centers**

The mapping study described above also found additional vacant and underdeveloped land indicating potential infill growth near centers and corridors in Spokane and its adjacent joint planning areas<sup>1</sup> within the urban growth area. Maps 2 through 5 display the positive characteristics of these lands described above, including proximity to zoned centers and corridors, and to public transit. More than 390 acres of vacant and underdeveloped land comprised parcels that were outside but at least partially within one-quarter mile of both the edges of centers and corridors, and of transit routes.

Large recent construction projects in such areas near Downtown include the 940 North Ruby Apartments, built on a 0.8-acre site in 2015. These apartments are a residential building, six stories high (5-over-1 construction), with parking on the main floor, in a zone with an allowed height of 150 feet. Nearby, the 315 West Mission Apartments were built this year on 0.8 acres. They are of three-story wood construction, in a zone with an allowed height of 150 feet. In another area near Downtown, both the residential and commercial portions of Kendall Yards continue to develop with three-story commercial and mixed-use buildings and a variety of single-family, attached housing, and multi-family residential buildings, reaching as high as four stories.

## **Development Opportunities in Other Locations**

More than 4,000 acres of additional vacant and underdeveloped land was found farther than one-quarter mile from the city's centers and corridors, both within the city and its adjacent joint planning areas within the urban growth area, using the 2016 assessed improvement value data. Of this land, about 25 percent is located on parcels that are at least partially within one-quarter mile of transit routes. Some of these sites will be infill opportunities, while others are "greenfield" sites, located in undeveloped areas.

Some additional land owned by agencies will become available for development by others over the planning horizon of the Comprehensive Plan. The City of Spokane is currently creating a disposition policy with the City Council for review of assets that would, potentially, result in some City-owned parcels becoming available for purchase. These parcels, of course, would be excluded from the analysis above because they are owned by the City and thus automatically excluded.

The project team reviewed housing density and parcel size in the Residential Single-family (RSF) zoning district. These maps (Maps 6 through 9) are provided for information. As described below, the Comprehensive Plan designates density depending on location, and for residential areas, often the Comprehensive Plan designates both maximum and minimum densities. The information may be useful for further inquiries into appropriate considerations for unique neighborhood context, while the challenge remains for much of the city and neighborhood subareas to achieve those designated densities for the efficient provision of services and infrastructure.

## **Process and Stakeholder Input**

### **Steering Committee Members/Former Infill Housing Task Force Members**

In early 2016, a subcommittee of four City Plan Commissioners met to discuss the project's process structure. In May, the subcommittee was expanded to include a designated project steering committee of 16 individuals, each representing professions or organizations that have interest in infill development. Two of

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<sup>1</sup> Joint planning areas are defined in the Countywide Planning Policies as "areas designated as Urban Growth Areas assigned to a city or town for future urban development but located in the unincorporated county where a coordinated planning process between the cities, towns and the County will be conducted" (Spokane County, 2011, p. 47).

these committee members formerly served as infill housing task force members in 2011. As an essential component of the project, the committee comprised a core group of dedicated stakeholder representatives to facilitate the development of constructive recommendations.

### **Focus Groups**

Six different focus groups, made up of a large number of stakeholder representatives, met with the steering committee members and Planning Services Department project staff in May and June 2016. These meetings enabled a series of focused discussion of issues that various functional groups of stakeholders have in common, though they may be distinct from other types of professionals or organizations. Attendance at each of the focus groups ranged between 15 and 24 stakeholders (not including project staff, steering committee members, and other interested members of the public), with interest areas focusing on finance and real estate; architecture and for-profit developers; non-profit developers; tiny housing; community organizations (including public agencies); and, neighborhood representatives. Four of the steering committee members attended all six focus group meetings.

Following the focus group meeting series, the steering committee participated in four workshops to develop preliminary recommendations. A number of recurring themes emerged at the focus group meetings and workshops. One of these themes was greater housing diversity, or the development of a variety of housing types, such as small single-family lots, attached housing (townhouses), clustering, manufactured housing, and “tiny” housing, for a mixture of family incomes and situations. The project participants identified the ability to separately own units in more locations in Spokane as a principal means of achieving more of these housing options.

Financial incentives and other partnerships, between the public and private sectors, and among agencies, was another theme. Participants supported continuing the City of Spokane’s existing target area incentive strategy as a means of encouraging infill. This strategy uses planning for revitalization and targeted areas in the city, such as Downtown, to support and enhance the development process in these areas.

The third major theme captured in the meetings was that of information brokering and public education. Participants identified a need for broader knowledge of where developable parcels are located, what resources are available to developers and the public, and how infill development can be successful and beneficial to the community.

Finally, a fourth major theme was neighborhood context. Each neighborhood values its individual character; impacts from higher intensity development may be perceived differently in different areas of the city. To improve infill development’s cohesion with neighborhood context, participants identified the use of more effective transition regulations and buffers, additional design standards, and enhanced communication between neighbors, developers, and the City to help improve design and maintain neighborhood character.

The steering committee’s recommendations were prepared based on the focus group meetings and workshops to assess the potential of new implementation measures using the goals and evaluation criteria described below. The recommendations suggest specific further actions based on the suggestions and major themes that the committee believes should be carried forward by the Plan Commission and staff. This report and recommendations provide these recommendations that include potential code amendments, education and promotion strategies, incentive programs, and areas for further study.

As prescribed in the Project Charter, recommendations from the infill development steering committee will be implemented under a separate process, with staff assignments, development timing, and Plan Commission workshop scheduling to be determined, based on further discussion about the scope of each recommendation.

**Public Open House and Online Survey**

An open house was held August 30, 2016, in Spokane City Hall. The steering committee presented 25 preliminary recommendations for public consideration and discussion. Project staff collected comments and conducted an online survey. The results of the open house and survey are attached in Appendix B, Public Participation.

**Plan Commission and City Council**

The Plan Commission and City Council will hold public workshops and hearings in September and October. These events will provide additional opportunities to receive and consider additional public comments.



# Goals and Evaluation Criteria

## Guidance from the Project Charter and Comprehensive Plan

City Planning Department staff, along with a subcommittee of the Plan Commission and others, met between January and April 2016 to discuss the mission and goals of the project.

The team's mission is to enable and promote quality infill development in a manner that meets adopted policies in the City's Comprehensive Plan and other defined criteria. This development should provide a desirable mixture of affordable housing options to people of all income levels (Comprehensive Plan Goals H1 and H2); preserve existing housing stock where appropriate (Policy H3); sustainably realize density objectives (Goal LU 3); be designed to maintain and encourage attractive neighborhood character (Policy DP 3.8); be consistent with the Comprehensive Plan, adopted neighborhood plans and subarea plans; and be consistent with existing neighborhood character, and/or the neighborhood character envisioned in adopted neighborhood plans.

The goals of the project are to:

1. Communicate and review today's development standards and tools with descriptive graphics to illustrate implementation potential;
2. Develop recommendations to increase clarity and effectiveness of existing residential infill regulations;
3. Explore opportunities to better promote and encourage infill housing development in desired locations through potential changes in policies, code amendments, education and promotion strategies, and/or incentive programs;
4. Evaluate what, if any, further changes are needed to implement the City's Comprehensive Plan policies, and neighborhoods' visions as reflected in adopted neighborhood and subarea plans, for development of vacant or underdeveloped lots and parcels within an already built-up area; and
5. Establish a system to monitor trends in permit counts and valuation by area, and evaluate performance relative to the economy.

Finally, the project was organized according to four distinct phases to address its implementation. The first phase is to communicate and review today's standards. The second phase is gathering stakeholder input. Third, the project would identify citywide opportunities, and fourth, the project would identify geographic- or location-specific opportunities. Accordingly, the committee's recommendations are arranged according to these last two phases, citywide and location based, to acknowledge and assist this phasing.

## Recommendation Impact/Feasibility Criteria

The project's purpose and desired communication outcomes from the public participation program (Appendix B) were used by groups within the committee in initial consideration during the workshops of the suggestions of the focus groups.

Impact is rated according to the following criteria:

- **How well does the recommendation address the infill project's purpose:**
  - Enable and promote quality development on vacant and underdeveloped lots and parcels in developed areas of the city and its urban growth area in a manner that:
    - Provides a desirable mixture of affordable housing options to people of all income levels, and sustainably realizes density objectives;
    - Is designed to maintain and encourage attractive neighborhood character;
    - Is consistent with the City of Spokane Comprehensive Plan, as well as adopted neighborhood plans and subarea plans; and,

- Is consistent with existing neighborhood character, and/or the neighborhood character envisioned in adopted neighborhood plans.
- **How well does the recommendation address one or more of the project’s communication objectives:**
  - Produce useful documents to describe today’s development standards and tools.
  - Increase public awareness of the infill tools and allowable development products.
  - Dialogue with stakeholders that results in productive recommendations to increase opportunities for development and new housing on vacant or underdeveloped sites in built-up areas.
  - Develop an easy-to-follow report and recommendations for future action based on the project’s findings.
  - Develop a plan for monitoring the effectiveness of infill development strategies developed through this process.

Feasibility is rated according to these following criteria:

- **How likely is the recommendation to be accomplished/implemented?**
  - Financial feasibility: Does the recommendation require new financial investment? Will it be possible to fund it? How?
  - Operational & legal feasibility: Is the recommendation legally and practically feasible?
  - Political feasibility: Are there political considerations that would prevent the recommendation from being viable? Is it sustainable in the event of a major leadership change?
  - Social feasibility: Would the recommendation be supported by the public?
  - Community partners: Are there community partners who are willing/able to collaborate?

## City of Spokane Comprehensive Plan Policy

The City’s Comprehensive Plan contains a land use plan map and policies to guide the City’s activities in programming improvements, conducting business to form partnerships, and regulating development. A collection of relevant policies was prepared to assist in responding to the comments received in the focus group meetings. A portion of that list appears below. The full text of the City of Spokane’s Comprehensive Plan may be found online:

[static.spokanecity.org/documents/business/resources/mostrequested/comp-plan-2015-full.pdf](http://static.spokanecity.org/documents/business/resources/mostrequested/comp-plan-2015-full.pdf)

The following five goals and their supporting and related policies are particularly relevant to the infill development project. These goals were used in guiding the discussions in the focus group meetings and work materials:

### H 1 AFFORDABLE HOUSING

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

Related Policies:

- 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.*

### 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.**

Related Policies:

- H 2.3 Accessory Dwelling Units - *Allow one accessory dwelling unit as an ancillary use to single family owner-occupied homes in all designated residential areas as an affordable housing option.*
- 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.*

### **H 3 HOUSING QUALITY**

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

Related Policies:

- 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.*
- H 3.3 Housing Preservation - *Encourage preservation of viable housing.*

### **DP 3 FUNCTION AND APPEARANCE**

**Goal: Use design to improve how development relates to and functions within its surrounding environment.**

Related Policies:

- DP 1.4 New Development in Established Neighborhoods - *Ensure that new development is of a type, scale, orientation, and design that maintains or improves the character, aesthetic quality, and livability of the neighborhood.*
- DP 2.2 Zoning and Design Standards - *Utilize zoning and design standards that have flexibility and incentives to ensure that development is compatible with surrounding land uses.*
- DP 3.1 Parking Facilities Design - *Make aesthetic and functional improvements to commercial areas in order to improve their image, appeal, and sales potential.*
- DP 3.8 Infill Development - *Ensure that infill construction and area redevelopment are done in a manner that reinforces the established neighborhood character and is architecturally compatible with the surrounding existing commercial and residential areas.*

### **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.**

Related Policies:

- LU 1.3 Single-Family Residential Areas - *Protect the character of single-family residential neighborhoods by focusing higher intensity land uses in designated centers and corridors.*
- LU 1.4 Higher Density Residential Uses - *Direct new higher density residential uses to centers and corridors designated on the land use plan map.*
- 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.*
- 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.*
- LU 3.11 Compact Residential Patterns - *Allow more compact and affordable housing in all neighborhoods, in accordance with neighborhood based design guidelines.*
- LU 3.12 Maximum and Minimum Lot Sizes - *Prescribe maximum, as well as minimum, lot size standards to achieve the desired residential density for all areas of the city.*
- LU 4.1 Land Use and Transportation - *Coordinate land use and transportation planning to result in an efficient pattern of development that supports alternative transportation modes consistent with the*

*transportation chapter and makes significant progress toward reducing sprawl, traffic congestion, and air pollution.*

- TR 2.4 Parking Requirements - *Develop and maintain parking requirements for vehicles that adequately meet the demand for parking yet discourages dependence on driving.*
- TR 2.6 Viable Walking Alternative - *Promote and provide for walking as a viable alternative to driving.*
- TR 3.1 Transportation and Development Patterns - *Use the city's transportation system and infrastructure to support desired land uses and development patterns, especially to reduce sprawl and encourage development in urban areas.*

In addition to the policy text, the Land Use Plan Map of the Comprehensive Plan guides the location of development. This is important to what housing types are generally appropriate for development based on the location. For example, the highest densities possible with attached houses, according to The Housing Partnership (2003, p. 2) are about 22 units per acre. Center and Corridor designations in the Comprehensive Plan provide for mixed-use development and high-density housing, with units per acre constrained only by building height and floor area ratio, which varies according to the type of center (Spokane Municipal Code [17C.122.080](#)). The Comprehensive Plan targets 32 units per acre for housing in the core of neighborhood centers, such as the one at South Perry Street and 9th Avenue, and up to 22 units per acre at the perimeter (Policy LU 3.2). For employment centers such as the nearby center along Sprague Avenue, the Comprehensive Plan designates a core of 44 units per acre transitioning again to 22 units per acre at the perimeter.

### Other Adopted Policy

Subarea plans adopted as elements of the Comprehensive Plan by the City Council include the Fast Forward Spokane: Downtown Plan Update (2008). This subarea plan identifies several opportunity sites, interrelated strategies for different districts, and an overall complete streets model for implementation of a multi-modal transportation system Downtown.

Recommendation Priorities and Evaluation

The steering committee developed the following three groups of recommendation related to next-level planning efforts around infill development. The committee presents these for future research and planning efforts that will require further inquiry into the implementation methods, and identification of time and resources needed.

Each regulatory change proposed would require a separate, future public involvement process in addition to this recommendation by the subcommittee and acceptance by the Plan Commission and City Council.

The committee’s individual recommendations are evaluated below. Recommendations were considered a higher priority if they help implement more of the relevant goals and if they score high on the impact-feasibility matrix. Higher priorities were identified by groups within the committee using a set of criteria to that achieve both high impact and feasibility, as described at right. As a next step, further discussion is required to analyze the feasibility of each item evaluated here, as the Plan Commission, City Council, and identified agencies consider how or whether to implement these recommendations.

The evaluation matrices below are the committee’s recommendations arranged in three groups. The first group is assigned to those items for new processes ranked high-impact and high-feasibility. A second group of priority recommendations does not have both high impact and high feasibility. Finally, the third group regards adjustments or commitments to existing processes.

FEASIBILITY	HIGH	Quick wins: “Low Hanging Fruit” with relatively small demands that may be worth pursuing	No Brainer – biggest bang for your buck
	LOW	To be avoided: Difficult to implement with little impact, rarely worth pursuing.	Tough, but worthwhile
LOW IMPACT HIGH			

Evaluation of impact and feasibility made use of the matrix above and the criteria described under the Goals and Evaluation Criteria section, above.

High Impact | High Feasibility Recommendations

New processes ranked high-impact and high-feasibility.

Recommendation	Lead Dept. or Agency, if Implemented	Location	Notes	Initial Steering Committee Evaluation		
				Goals Implemented	Impact <ul style="list-style-type: none"><li>Addresses project purpose/objective</li></ul>	Feasibility <ul style="list-style-type: none"><li>Likely to be accomplished</li></ul>
<b>Equal Ownership Opportunities C-7</b> Development regulations should provide equal opportunities for fee-simple divisions, owner and rental occupancy of individual higher-density housing units, such as attached housing and cottage housing, and accessory dwelling units. <ul style="list-style-type: none"><li><b>Unit Lot Subdivision for New Development C-3</b> Amend unit lot subdivision policy to allow new development for separately owned units that do not directly front on a public street and that addresses lot coverage, more permissive setbacks, and allows alley-only, private driveway, or alternative access (like cluster developments) for project sites with frontage on a street.</li><li><b>Dimensional Standards C-8</b> Review and update dimensional and other standards such as smaller lot sizes to support attached housing and more efficient use of land, provided the overall maximum density of the development does not exceed its designated density.</li></ul>	City of Spokane – Planning; City Council	Citywide	Dimensional standards should be made the same for fee-simple attached housing as for multi-family structures. Examples include allowing attached housing on the same lot width as multi-family housing in the Residential High-Density (RHD) zoning district. See SMC <a href="#">Table 17C.110-3</a>  There is moderate feasibility for the dimensional standards aspect of this recommendation.	H 1 Affordable H 2 Choice DP 3 Function LU 3 Efficient	High	High

Definitions: Code Recommendations (“C”) are those that suggest changes to existing sections of Spokane Municipal Code. Programmatic Recommendations (“P”) are those that involve changes to existing or new programs, and may initiate new sections of Spokane Municipal Code. Improvement Recommendations (“I”) are identified improvements to include as projects in an appropriate Capital Improvement Program or Local Improvement District.

High Impact | High Feasibility Recommendations

New processes ranked high-impact and high-feasibility.

Recommendation	Lead Dept. or Agency, if Implemented	Location	Notes	Initial Steering Committee Evaluation		
				Goals Implemented	Impact <ul style="list-style-type: none"><li>Addresses project purpose/objective</li></ul>	Feasibility <ul style="list-style-type: none"><li>Likely to be accomplished</li></ul>
<b>Utility Rates and Connection Fees P-11</b> Restructure utility rates and/or connection fees for multifamily development so that they do not favor single-family development over multi-family.	City of Spokane – Planning/Utilities; City Council	Citywide		H 1 Affordable H 2 Choice LU 3 Efficient	High	High
<b>Infill Development Education Campaign P-3</b> Prioritize the development and implementation of a robust Infill Development Education Campaign and Communication Plan that will increase awareness and understanding of the benefits of infill housing through consistent and ongoing communication with developers, property owners, and neighbors.  Include additional marketing tools to promote infill development and dispel myths regarding infill housing; and, develop presentation and education materials regarding infill housing and its role as a tool to development quality, attractive housing for all income levels.	City of Spokane Office of Neighborhood Services; Community, Housing and Human Services (“CHHS”) Affordable Housing Committee  Planning re: Code amendments and Affordable housing	Citywide	A key component of the Education Campaign will be citizen involvement in the education process, and not only education by agency employees.	H 1 Affordable H 2 Choice H 3 Quality DP 3 Function LU 3 Efficient	High	High
<b>Land Aggregation Entity P-7</b> Explore options to aggregate, hold, reuse, and/or resell existing and newly foreclosed, abandoned, and nuisance properties for better community use/benefit (e.g., a land bank).	City of Spokane – Office of Neighborhood Service/Asset Management; City Council  Planning re: Code Change  Private Organization	Citywide or Location-Specific	A new or existing nonprofit organization or agency might assume the role of a land bank or similar entity. A different, regulatory tool to encourage assembly of land large enough to redevelop is graduated density zoning.	H 1 Affordable H 2 Choice H 3 Quality LU 3 Efficient	High	High
<b>Cottage Housing C-10</b> Cottage housing should allow for a portion of units with a higher maximum size and the ability to attach units and mix housing types.	City of Spokane – Planning; City Council	Residential Single Family (RSF) and Residential Agricultural (RA) Zones Citywide	Minimum unit size is set by the International Building Code. SMC <a href="#">17C.110.350</a> currently limits all cottage units to a maximum of 1,000 square feet, including any attached garage, and units must be single, detached residences. <a href="#">Link</a> to zoning map	H 1 Affordable H 2 Choice LU 3 Efficient	High	High

Other Recommendations for New Processes

These items would not have both a high impact and high feasibility. These items are ranked starting with highest feasibility to identify the ‘low-hanging fruit’ actions that might be readily integrated into a work program.

Recommendation	Lead Dept. or Agency, if Implemented	Location	Notes	Initial Steering Committee Evaluation		
				Goals Implemented	Impact <ul style="list-style-type: none"><li>Addresses project purpose/objective</li></ul>	Feasibility <ul style="list-style-type: none"><li>Likely to be accomplished</li></ul>
<b>Housing Choices Gap Analysis P-4</b> Coordinate an analysis of gaps in housing choice with the intent of identifying tools, incentives, and code amendments necessary to encourage the development of housing forms that would reduce gaps in housing choice.	City of Spokane Planning	Citywide		H 1 Affordable H 2 Choice H 3 Quality LU 3 Efficient	<b>Moderate</b>	<b>High</b>
<b>Land Management P-7d</b> Improve management of existing and newly foreclosed, abandoned, and nuisance properties through code enforcement and other measures.	City of Spokane – Office of Neighborhood Service/Asset Management; City Council  Planning re: Code Change	Citywide	This recommendation has a strong link to Land Aggregation Entity (P-7), which could offer more resources for cleanup of foreclosed properties. The City of Spokane (2016) Civil Enforcement Unit identified several measures to improve property management. <a href="#">Link</a> to white paper. Examples: <ul style="list-style-type: none"><li>Working with lenders/owners to clear title on properties</li><li>Pursuing nuisance abatement</li></ul>	H 1 Affordable H 2 Choice H 3 Quality	<b>Low</b>	<b>High</b>
<b>Pocket Residential Development C-11</b> Pocket Residential Tool should be allowed outright in Residential Single-family (RSF) or with a conditional use permit rather than though a zoning change to Residential Single-family Compact (RSF-C).	City of Spokane – Planning; City Council	Residential Single-family (RSF) Zone Citywide	<a href="#">Link</a> to zoning map	H 1 Affordable H 2 Choice LU 3 Efficient	<b>Moderate</b>	<b>High</b>
<b>Transit-Oriented Parking Reductions C-5</b> Study reducing parking requirements for transit-oriented uses near bus routes with 15-minute weekday service.	City of Spokane – Planning	Near 15-Minute Weekday Transit Routes - Citywide	Currently, SMC <a href="#">17C.230.130</a> provides that the planning director may approve reducing the minimum spaces required, considering proximity to transit. Such approvals are conditioned upon the project contributing toward a pedestrian and transit supportive environment next to the site and in the surrounding area. Parking reductions related to proximity to this type of transit should be made standard, rather than at the director’s discretion.	H 1 Affordable H 2 Choice DP 3 Function LU 3 Efficient	<b>Moderate</b>	<b>High</b>
<b>Manufactured Homes C-15</b> Review and update the manufactured home age and minimum size standards on lots outside of a manufactured home park; and, explore modifications to local mobile home park size and ownership models.	City of Spokane – Planning; City Council	Citywide	Current manufactured home regulations require that only new manufactured home units are allowed outside manufactured home parks. Only a unit comprised of two or more fully enclosed parallel sections each of not less than 12 feet wide by 36 feet long (864 SF). Roofing and siding material and roof pitch are regulated, with requirements to be set upon a permanent foundation and meet State energy code. Additional residential design standards may be warranted, but would be required to apply to all homes by State law. New manufactured home parks must be at least ten acres in size. SMC <a href="#">17C.345</a> . This recommendation should be closely linked to Design Standards C-2.	H 1 Affordable H 2 Choice	<b>Moderate</b>	<b>Low/Moderate</b>
<b>Defer Development Fees C-6</b> Explore paying development fees (all development fees – permits, connection, GFCs, etc.) at the end of the project instead of the beginning to assist by reducing the carrying cost (Note: define “end of project” and explore the timing of payment of fees).	City of Spokane – planning/Utilities/ City Legal; City Council	Citywide	<ul style="list-style-type: none"><li>Transportation impact fees currently can be deferred. This process should be looked at as an example to enacting this recommendation.</li><li><a href="#">Section 17D.075.040</a> C Assessment of Impact Fees</li></ul>	H 1 Affordable	<b>High</b>	<b>Low</b>



Other Recommendations for New Processes

These items would not have both a high impact and high feasibility. These items are ranked starting with highest feasibility to identify the ‘low-hanging fruit’ actions that might be readily integrated into a work program.

Recommendation	Lead Dept. or Agency, if Implemented	Location	Notes	Initial Steering Committee Evaluation		
				Goals Implemented	Impact <ul style="list-style-type: none"><li>Addresses project purpose/objective</li></ul>	Feasibility <ul style="list-style-type: none"><li>Likely to be accomplished</li></ul>
<b>Design Standards C-2</b> Create a committee of knowledgeable stakeholders who would facilitate the exploration of form-based, point-based or other system of menu options that extends design standards to all residential development types (including residential structures for which the predominant use/feature is a garage/shop). The development must comply with subarea plans and city design standards (Note: Encourage a committee of developers, designers and neighbors to facilitate the creation of a form-based, point-based or menu of options system).	City of Spokane – planning; City Council	Citywide	<p>The committee is divided on this recommendation, with some committee members believing that further study and analysis is needed on the underlined text and applicability to all residential development types.</p> <p>The City/council should set aside funds to hire a consultant to work holistically on a set of design standards for all residential units, from single family to multi-family, and centers and corridors design standards.</p> <p>This recommendation should be closely linked to Manufactured Homes C-15.</p>	H 3 Quality DP 3 Function	Moderate	Moderate
<b>Foreclosure Properties P-7b</b> Find tools to make upside-down/foreclosure (zombie) properties available for re-use or redevelopment.	City of Spokane – Office of Neighborhood Services (“ONS”); CHHS; City Council  SNAP (Spokane Neighborhood Action Partners)	Citywide	<p>This recommendation has a strong link to Land Aggregation Entity (P-7), which could offer more resources for re-use or development of foreclosed properties. The City of Spokane (2016) Civil Enforcement Unit identified several measures to redevelop foreclosure and bank real estate owned properties. <a href="#">Link</a> to white paper. Examples:</p> <ul style="list-style-type: none"><li>GRIPS – a geographical real property information system to see scope and investment opportunities</li><li>Streamlining or expediting foreclosures</li><li>Public entity could acquire properties, give priority sales to neighbors, and credit documented landscaping and maintenance through partial lien forgiveness</li></ul>	H 1 Affordable H 3 Quality LU 3 Efficient	High	Low
<b>Form Based Standards C-9</b> Enact a form-based strategy in appropriate locations, rather than standards for specific housing types.	City of Spokane – Planning; City Council	Likely Residential Areas near Downtown and Areas Near Centers - Citywide	<p>Form-based standards for established neighborhoods are usually prescriptive to the desired form of construction. This strategy could be implemented through subarea planning in residential neighborhoods to allow additional housing types, such as attached, duplex, triplex, etc., as well as small retail uses, as appropriate, that respond to the neighborhood context because their form or appearance is similar.</p> <p>Form based strategies could include:</p> <ul style="list-style-type: none"><li>Removing owner-occupancy requirement for accessory dwelling units</li><li>Creating a 4-12 Unit Building Multi-Family Zone in Transition Areas</li></ul> <p>This recommendation is less about use and more about form.</p>	H 1 Affordable H 2 Choice H 3 Quality DP 3 Function LU 3 Efficient	High	Low - Moderate



Other Recommendations for New Processes

These items would not have both a high impact and high feasibility. These items are ranked starting with highest feasibility to identify the ‘low-hanging fruit’ actions that might be readily integrated into a work program.

Recommendation	Lead Dept. or Agency, if Implemented	Location	Notes	Initial Steering Committee Evaluation		
				Goals Implemented	Impact <ul style="list-style-type: none"><li>Addresses project purpose/objective</li></ul>	Feasibility <ul style="list-style-type: none"><li>Likely to be accomplished</li></ul>
<b>Financing Solutions P-10</b> To reduce barriers and encourage infill development, pursue strategies that mitigate the impact of low-value market areas on new development. Areas with large numbers of deteriorating houses can impact property appraisal of more well-kept homes and create barriers to new development.	City of Spokane – CHHS/Planning/Code Enforcement; City Council  Neighborhood stakeholders	Likely Residential and/or Commercial Areas in Neighborhoods with Unusually Low Property Values	There are many potential tools available to combat the impact of low-value market areas, including, but not limited to, local target areas. The U.S. Department of Housing and Urban Development (HUD) may be a general funding source for many potential programs.  Code enforcement can impact appraisals as well – this needs to be connected/linked to any new programs impacting appraisals.	H 1 Affordable H 2 Choice H 3 Quality LU 3 Efficient	High	Moderate
<b>Integrated Parking Strategy P-1</b> Develop an Integrated Parking Strategy for Downtown Spokane. This could include expanding City Parking Services role in parking, the development of publicly owned parking structures, offering incentives for the development of structured parking or integrated structured parking, and/or developing a coalition of interested parties.	Downtown Spokane Partnership (“DSP”); City of Spokane	Downtown	Investigate potential to link to the Multiple Family Tax Exemption (C-14) recommendation and other strategies. An integrated parking strategy is currently being pursued in the University District.	H 1 Affordable DP 3 Function LU 3 Efficient	High	Moderate
<b>Incentivizing Redevelopment of Existing Surface Parking and Underdeveloped Land P-2</b> Study the feasibility of creating a non-residential highest and best use taxation, or alternative use category other than undeveloped land, to address vacant lots, underdeveloped land, and surface parking lots Downtown.	City of Spokane –City Council/Admin  Greater Spokane Incorporated; DSP	Downtown	Types of parking taxes include commercial parking taxes, which apply to priced parking, and non-residential parking taxes, which apply to both priced and unpriced parking.  House bill HB2186 proposes to enable a non-residential parking tax statewide. <a href="#">Link</a> to House Bill	H 1 Affordable DP 3 Function LU 3 Efficient	Low	Moderate
<b>Pave Unpaved Streets &amp; Alleys near Centers I-1</b> Unpaved streets and alleys, specifically alleys near Centers and Corridors and the Targeted Incentive Areas, should be paved to encourage infill development. Local Improvement Districts (LIDs) are a revenue source for paving streets and alleys in any location – reconsider recent changes to the LID ordinance that set a higher threshold for approval of LIDs.	City of Spokane – Planning/Integrated Capital management; City Council	Areas around Centers, Corridors, and the Targeted Incentive Areas	<a href="#">Link</a> to zoning map; <a href="#">link</a> to interactive Target Area Incentives map  LID may be the only reliable source of revenue for unpaved streets and alleys. In order to impact targeted areas, consider a wholesale re-evaluation of LID program, including resetting locally adopted requirements to State levels.	H 1 Affordable H 2 Choice H 3 Quality LU 3 Efficient	High	Moderate
<b>Increased Code Enforcement Activities P-12</b> Increase the ability of code enforcement to respond to complaints and develop other possible solutions for code violations, degrading properties and unmaintained vacant land. Explore establishing proactive code enforcement and / or revising substandard building code as possible options with ONS working with the Community Assembly as a partner.	City of Spokane – ONS / Community Assembly	Citywide		H 3 Quality	High	Moderate

Recommendations to Ongoing Processes

These recommendations relate to adjustment to or continuation of an existing City of Spokane program or Spokane County process. The items may be monitored for effectiveness in enabling infill development.

Recommendation	Lead Dept. or Agency, if Implemented	Location	Notes	Initial Steering Committee Evaluation		
				Goals Implemented	Impact <ul style="list-style-type: none"><li>Addresses project purpose/objective</li></ul>	Feasibility <ul style="list-style-type: none"><li>Likely to be accomplished</li></ul>
<b>Developable Lands P-6</b> Produce and promote a developable lands inventory and map to assist developers in identifying sites with infill development potential and explore methodologies to capture data on availability of developable lands.	City of Spokane – Planning/Info. Technology; Spokane County, cities	Citywide	Available lands inventory is in process with Assoc. of Realtors and Spokane County. City of Spokane Planning Department is studying how to make existing data accessible to the public in 2016 via online mapping.	H 2 Choice H 3 Quality LU 3 Efficient	High	High
<b>Targeting Infill Incentives C-1</b> Incentivize infill within and in close proximity (quarter-mile) of historically urban and urban core centers and corridors with current and new incentives. Continue to confine some incentives to or increase incentives in these areas and support the next phase of economic development and incentive work underway at the City.	City of Spokane – Planning (Economic Development Team); City Leadership/Council	Target Areas within and near Urban and Urban Core Centers and Corridors	<p>This recommendation should be strongly tied to both the Multiple-Family Tax Exemption C-14 and Targeted Investment Strategy P-5 recommendations. <a href="#">Link</a> to interactive Target Area Incentives map</p> <p>The committee would recommend reductions to or elimination of transportation impact fees in targeted areas.</p>	H 1 Affordable H 2 Choice H 3 Quality LU 3 Efficient	High	High
<b>Multiple-Family Tax Exemption C-14</b> Maintain and expand the Multiple-Family Tax Exemption to targeted qualifying sites. Expand the program through education. Explore extension of 12-year program to apply to workforce housing (i.e., household incomes above low-income) and consider using the City’s authority under MFTE to increase opportunities for mixed-income development based on area context.	City of Spokane – Planning; City Council	Target Areas to Be Determined	<p><a href="#">Link</a> to the map of the Multiple Family Tax Exemption Area - SMC <a href="#">08.15.030(E)</a></p> <p>Mayor’s Housing Quality Task Force discussed a recommendation that is opposite/more difficult.</p> <p>This recommendation should be strongly linked to both the Targeting Infill Incentives C-1 and Targeted Investment Strategy P-5 recommendations.</p>	H 1 Affordable H 2 Choice H 3 Quality LU 3 Efficient	High	High
<b>Targeted Investment Strategy P-5</b> Continue to identify additional potential areas for development and incentivize development in those areas, such as the targeted investment areas.	City of Spokane – Planning (Economic Development Team); City Council	Target Areas to Be Determined	The targeted investment strategy should be strongly tied to both the Targeting Infill Incentives and Multiple Family Tax Exemption recommendations.	H 2 Choice H 3 Quality LU 3 Efficient	High	High
<b>Pedestrian Infrastructure I-2</b> Increase and prioritize, when possible, public investments in streets to create walkable, safe public right-of-ways that conform to City standards and facilitate infrastructure in accordance with the City of Spokane’s (2015c) Pedestrian Master Plan “Pedestrian Priority Zones” and target areas (bike/pedestrian-related infrastructure).	City of Spokane – Integrated Capital Mngmnt, Engineering and Streets/ Interdepartment (LINK)	Pedestrian Priority Zones and Target Areas	This recommendation should be coordinated with work by the Plan Commission transportation subcommittee to review of Comprehensive Plan, Chapter 4, Transportation. This work should also be coordinated with the projects funded by the vehicle tab fees and selected by the Citizen’s Transportation Advisory Board.	H 1 Affordable H 2 Choice H 3 Quality LU 3 Efficient	Moderate	High

Note: The committee recognized the need for the School District to identify and implement more efficient patterns of development and land use. However, it was agreed that such recommendation to the school district was outside of the purview of this sub committee’s role.

## References

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# Appendix A

## Maps and Tables 1 through 6

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**Table 1. Permits Issued in the City of Spokane, 2006-2015.**

**Description:** This table shows the City of Spokane’s building permits data sorted and tallied by building class code and Center and Corridor zoning, within a quarter mile of Center and Corridor districts and summed across all zones citywide, including additional zones not listed in this table.

Building Class Code	Center Type:	Centers & Corridors (CC1, CC2, CC3, CA, DT)					CC4 Transition	Total Citywide
		Neighb. Center	Dist.Ctr./ Ctxt. A.	Empl. Center	Down- town	Total	Total	All
Detached, single-family residential unit (except manufactured homes) 101		38	1	2	1	42	1	2,287
Attached housing 102		51	2	0	0	53	0	222
Duplex 103		0	8	0	0	8	2	79
Multi-family residential building, 3 to 4 units 104		1	1	0	0	2	1	18
Multi-family residential building, 5+ units 105		16	17	1	1	35	1	92
Mixed-use (residential and commercial) 110		0	1	2	0	3	0	8
Other commercial (includes industrial buildings) or residential (includes hotels and manufactured homes)		9	37	19	15	80	0	385
GRAND TOTAL		115	67	24	17	223	5	3,091

Source: City of Spokane Permit Dataset (2006-2015)

Note: For the full names of the zones and Comprehensive Plan center types identified above, please see the applicable section below:

- [Spokane Municipal Code - Section 17C.122.020: Types of Centers/Corridors](#)
- [Spokane Municipal Code - Section 17C.122.030: Centers/Corridors – Official Zoning Map](#)
- [Spokane Municipal Code - Section 17C.123.030: Regulating & Street Section Plans](#)
- [Spokane Municipal Code - Section 17C.124.020: List of the Downtown Zones](#)

## Table 2. Housing Units Created in the City of Spokane, 2006-2015.

**Description:** Between 2006 and 2015, development in the city of Spokane created 5,203 housing units. (This does not account for several hundred residential demolitions during the same period.) The majority of the housing units created were in the single family (44.1%) and multi-family (38.5%) building class codes. Permits within a quarter-mile of Center and Corridor zones made up 44.4% of all new housing units. The combined total of attached housing, duplexes and 3 to 4 unit multi-family permits only added up to 8.9% of permits.

Spokane's projected population in 2017 is 215,839.<sup>1</sup> The projected population in 2037 is 236,698, a growth of 20,859 people.<sup>1</sup> Spokane's average household size is 2.3 persons.<sup>2</sup> To keep pace with the projected population growth Spokane's housing market needs to create 4,534 housing units every 10 years. If the city can maintain the current housing production rate reflected in the most recent ten-year average, then it would be on target to meet the projected housing needs. Continuing the current housing production rate will become more challenging over time as the most desirable vacant lands develop and only the marginal properties remain.

Building Class Code	Center Type:	Centers & Corridors (CC1, CC2, CC3, CA1-4, DT)					CC4 Transition	Total Citywide
		Nghb. Center	Dist.Ctr./ Ctxt. A.	Empl. Center	Down- town	Total	Total	All
Detached, single-family residential unit (except manufactured homes) 101		36	1	2	1	40	1	2,297
Attached housing 102		51	2	0	0	53	0	235
Duplex 103		0	16	0	0	16	4	168
Multi-family residential building, 3 to 4 units 104		4	4	0	0	8	3	62
Multi-family residential building, 5+ units 105		199	332	6	51	588	6	2,006
Mixed-use (residential and commercial) 110		0	57	39	0	96	0	321
Other commercial (includes industrial buildings) or residential (includes hotels and manufactured homes)		2	4	1	3	10	0	114
<b>GRAND TOTAL</b>		<b>292</b>	<b>416</b>	<b>48</b>	<b>55</b>	<b>811</b>	<b>14</b>	<b>5,203</b>

Source: City of Spokane Permit Dataset (2006-2015)

Note: For the full names of the zones and Comprehensive Plan center types identified above, please see the applicable section below:

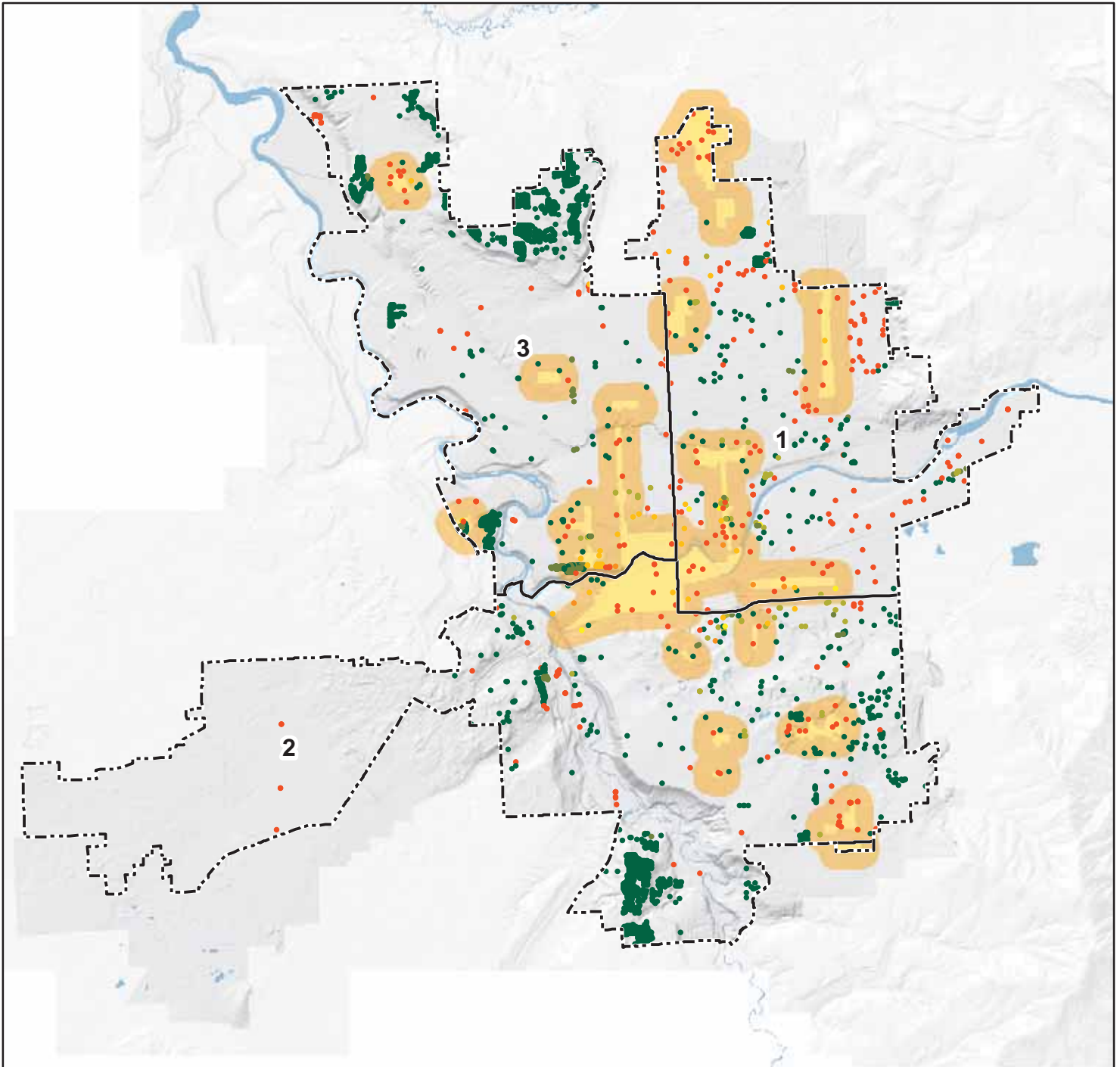
- [Spokane Municipal Code - Section 17C.122.020: Types of Centers/Corridors](#)
- [Spokane Municipal Code - Section 17C.122.030: Centers/Corridors – Official Zoning Map](#)
- [Spokane Municipal Code - Section 17C.123.030: Regulating & Street Section Plans](#)
- [Spokane Municipal Code - Section 17C.124.020: List of the Downtown Zones](#)

<sup>1</sup> Spokane County Planning Technical Advisory Committee (2015) - Population Forecast and Allocation

<sup>2</sup> American Community Survey 1-year (2015) estimates



# Map 1: New Building Permits by Building Class



## Legend

### New Buildings Permits 2006-2015

#### Building Class

- Single family house Detached (2,287)
- Single family house Attached (222)
- Apartment building 2 units (Duplex) (79)
- Apartment bldg. 3 and 4 units (18)
- Apartment bldg. 5 or > units (92)
- Mixed Use (8)
- Commercial Development/ Manufactured Housing (385)

- City of Spokane
- CC Zones
- CC Zones .25 Mile Buffer

Source: City of Spokane  
Building Permits Dataset

0 0.5 1 2 3 Miles



**THIS IS NOT A LEGAL DOCUMENT:**  
The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.



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Print date: 09/30/2016

A-3

### Table 3. Development Opportunities: Vacant and Underdeveloped Land by Zoning Type and Scale.

**Description:** Privately owned land in the city of Spokane with 2016 assessed improvement values less than \$25,000. Please note these data are preliminary and numbers will change as the data are refined. The method for selection and display is under review. Additional features that may affect development potential include, without limitation, the presence of wetlands, geologically hazardous areas, and other critical areas; vested portions of subdivisions not yet completed; additional industrial land; and public land that may be developed or become available for private development. The purpose is to demonstrate the possible range of occurrences of the selected sites based on discussions with steering committee members and stakeholders.

Zoning Group	Factor	Small-Scale Opportunities (Lot < 5,000 square feet)	Mid-Scale Opportunities (In Between)	Large-Scale Opportunities (Lot > 33,000 SF)	TOTAL
Residential: RA, RSF	Parcel Count	684	2,694	320	<b>3,698</b>
	Acre Total	44	633	1,810	<b>2,487</b>
Residential: RTF, RMF, RHD	Parcel Count	206	504	60	<b>770</b>
	Acre Total	14	104	320	<b>438</b>
Commercial: O, OR, NR, CB, GC	Parcel Count	268	707	81	<b>1,056</b>
	Acre Total	20	167	164	<b>351</b>
Centers: CC1, CC2, CA1-3	Parcel Count	76	218	7	<b>301</b>
	Acre Total	5	42	17	<b>63</b>
Transition Areas: CC4, CA4	Parcel Count	2	10	0	<b>12</b>
	Acre Total	0.17	2	0	<b>2</b>
Downtown: DTC, DTG, DTS, DTU	Parcel Count	93	192	6	<b>291</b>
	Acre Total	7	45	9	<b>62</b>
Other	Parcel Count	4	14	7	<b>25</b>
	Acre Total	0.29	3	46	<b>49</b>
Centers: CC3 Overlay (ALL ZONES - These Parcels Are Included in Other Areas)	Parcel Count	28	66	17	<b>111</b>
	Acre Total	2	15	85	<b>102</b>

Source: Spokane County Assessor Parcel Dataset (2016)

Notes: One acre is equal to 43,560 square feet.

For the full names of the zones identified above, please see the applicable section below:

- [Spokane Municipal Code - Section 17C.110.020: List of the Residential Zones](#)
- [Spokane Municipal Code - Section 17C.120.020: List of the Commercial Zones](#)
- [Spokane Municipal Code - Section 17C.122.020: Types of Centers/Corridors](#)
- [Spokane Municipal Code - Section 17C.123.030: Regulating & Street Section Plans](#)
- [Spokane Municipal Code - Section 17C.124.020: List of the Downtown Zones](#)



## Table 4. Development Opportunities: Vacant and Underdeveloped Land by Neighborhood Council Area.

**Description:** Privately owned land in the city of Spokane and its Urban Growth Area - Joint Planning Area with 2016 assessed improvement values less than \$25,000. Please note these data are preliminary and numbers will change as the data are refined. The method for selection and display is under review. Additional features that may affect development potential include, without limitation, the presence of wetlands, geologically hazardous areas, and other critical areas; land that is part of a future phase of a vested subdivision; additional industrial land; and public land that may be developed or become available for private development. About 20 parcels are not shown from the data displayed in Table 1, possibly due to the selection method. The purpose of this table is to approximately show the distribution of infill opportunity sites across Spokane's Neighborhood Council areas.

Neighborhood Council Area	Parcel Count	Parcel Acreage	Total Nhood Council Area (Acres)	% of Total Area Selected
Audubon/Downriver	113	25	1,644	1.5%
Balboa/South Indian Trail	54	79	1,254	6.3%
Bemiss	136	31	916	3.4%
Browne's Addition	33	5	177	3.0%
Chief Garry Park	103	20	1,957	1.0%
Cliff-Cannon	200	40	836	4.8%
Comstock	84	58	1,186	4.9%
East Central	673	124	2,567	4.8%
Emerson/Garfield	331	48	1,190	4.0%
Five Mile Prairie	337	155	1,025	15.1%
Grandview/Thorpe	342	420	1,152	36.5%
Hillyard	191	249	1,719	14.5%
Latah/Hangman	444	737	3,591	20.5%
Lincoln Heights	511	140	1,925	7.3%
Logan	235	39	1,305	3.0%
Manito/Cannon Hill	42	5	630	0.8%
Minnehaha	82	19	542	3.5%
Nevada/Lidgerwood	343	191	3,288	5.8%
North Hill	171	23	1,393	1.7%
North Indian Trail	392	432	1,999	21.6%
Northwest	91	88	2,402	3.7%
Peaceful Valley	98	9	154	5.7%
Riverside	257	49	633	7.8%
Rockwood	225	65	763	8.5%
Southgate	82	60	1,387	4.3%
West Central	241	64	1,015	6.3%
West Hills	285	159	7,521	2.1%
Whitman	38	5	330	1.5%
<b>SUBTOTAL</b>	<b>6,134</b>	<b>3,341</b>	<b>44,504</b>	<b>7.5%</b>
<b>Unincorporated UGA (Selected Joint Planning Area)</b>	<b>807</b>	<b>1,219</b>	<b>10,037</b>	<b>12%</b>
<b>GRAND TOTAL</b>	<b>6,941</b>	<b>4,560</b>	<b>54,541</b>	<b>8.4%</b>

Source: Spokane County Assessor Parcel Dataset (2016)

Note: For a map of neighborhood council boundaries, please visit  
<https://my.spokanecity.org/neighborhoods/councils/>

Map 2  
Development Opportunities  
Council District 1

Legend

- City of Spokane
- City Council District
- Neighborhood

Development Opportunities

Positive Characteristics\*

- 0
- 1
- 2
- 3
- 4
- 5
- 6
- 7

Joint Planning Area† - Development Opportunities

Positive Characteristics\*

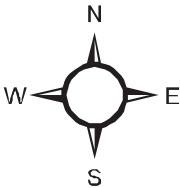
- 0
- 1
- 2
- 3
- 4
- 5

†Joint planning areas are defined in the Countywide Planning Policies as “areas designated as Urban Growth Areas assigned to a city or town for future urban development but located in the unincorporated county where a coordinated planning process between the cities, towns and the County will be conducted” (Spokane County, 2011, p. 47).

- \*Positive Characteristics:
- Within 350 feet of water service.
  - Within 350 feet of sewer service.
  - Within 1/4 mile of the Centennial Trail.
  - Within 1/4 mile of existing Neighborhood Greenways/Shared Paths
  - Within 1/4 mile of planned Neighborhood Greenways/Shared Paths
  - Within 1/4 mile of near-term High Performance Transit
  - Within 1/4 mile of zoned Centers or Corridors (Including Downtown)

*NOTE: This analysis is based on Assessor data not including industrial or City owned properties that are available for development. Additional factors that may affect development potential include, without limitation, the presence of wetlands, geologically hazardous areas, and other critical areas; and vested portions of subdivisions not yet completed.*

0 1 Miles



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Map 3  
Development Opportunities  
Council District 2

Legend

- City of Spokane
- City Council District
- Neighborhood

Development Opportunities

Positive Characteristics\*

- 0
- 1
- 2
- 3
- 4
- 5
- 6
- 7

Joint Planning Area† - Development Opportunities

Positive Characteristics\*

- 0
- 1
- 2
- 3
- 4
- 5

†Joint planning areas are defined in the Countywide Planning Policies as “areas designated as Urban Growth Areas assigned to a city or town for future urban development but located in the unincorporated county where a coordinated planning process between the cities, towns and the County will be conducted” (Spokane County, 2011, p. 47).

- \*Positive Characteristics:
- Within 350 feet of water service.
  - Within 350 feet of sewer service.
  - Within 1/4 mile of the Centennial Trail.
  - Within 1/4 mile of existing Neighborhood Greenways/Shared Paths
  - Within 1/4 mile of planned Neighborhood Greenways/Shared Paths
  - Within 1/4 mile of near-term High Performance Transit
  - Within 1/4 mile of zoned Centers or Corridors (Including Downtown)

NOTE: This analysis is based on Assessor data not including industrial or City owned properties that are available for development. Additional factors that may affect development potential include, without limitation, the presence of wetlands, geologically hazardous areas, and other critical areas; and vested portions of subdivisions not yet completed.



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Map 4  
Development Opportunities  
Council District 3

Legend

- City of Spokane
- City Council District
- Neighborhood

Development Opportunities

Positive Characteristics\*

- 0
- 1
- 2
- 3
- 4
- 5
- 6
- 7

Joint Planning Area† - Development Opportunities

Positive Characteristics\*

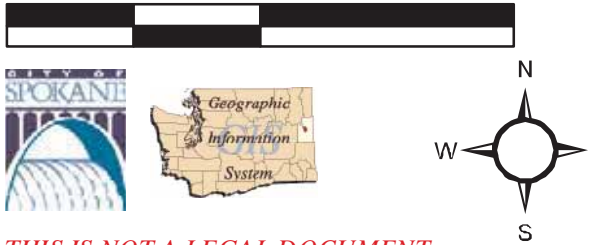
- 0
- 1
- 2
- 3
- 4
- 5

†Joint planning areas are defined in the Countywide Planning Policies as “areas designated as Urban Growth Areas assigned to a city or town for future urban development but located in the unincorporated county where a coordinated planning process between the cities, towns and the County will be conducted” (Spokane County, 2011, p. 47).

- \*Positive Characteristics:
- Within 350 feet of water service.
  - Within 350 feet of sewer service.
  - Within 1/4 mile of the Centennial Trail.
  - Within 1/4 mile of existing Neighborhood Greenways/Shared Paths
  - Within 1/4 mile of planned Neighborhood Greenways/Shared Paths
  - Within 1/4 mile of near-term High Performance Transit
  - Within 1/4 mile of zoned Centers or Corridors (Including Downtown)

*NOTE: This analysis is based on Assessor data not including industrial or City owned properties that are available for development. Additional factors that may affect development potential include, without limitation, the presence of wetlands, geologically hazardous areas, and other critical areas; and vested portions of subdivisions not yet completed.*

0 1 2 Miles



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Map 5  
Development Opportunities  
Downtown Spokane

Legend

- Downtown Boundary
- Steering Committee Align Central City Line

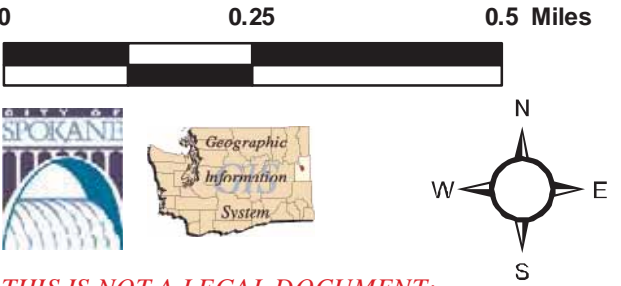
Development Opportunities

Positive Characteristics\*

- 0
- 1
- 2
- 3
- 4 (145 Parcels)
- 5 (18 Parcels)
- 6 (81 Parcels)
- 7 (30 Parcels)

- \*Positive Characteristics:
- Within 350 feet of water service.
  - Within 350 feet of sewer service.
  - Within 1/4 mile of the Centennial Trail.
  - Within 1/4 mile of existing Neighborhood Greenways/ Shared Paths
  - Within 1/4 mile of planned Neighborhood Greenways/ Shared Paths
  - Within 1/4 mile of near-term High Performance Transit
  - Within 1/4 mile of zoned Centers or Corridors (Including Downtown)

NOTE: This analysis is based on Assessor data not including industrial or City owned properties that are available for development. Additional factors that may affect development potential include, without limitation, the presence of wetlands, geologically hazardous areas, and other critical areas; and vested portions of subdivisions not yet completed.



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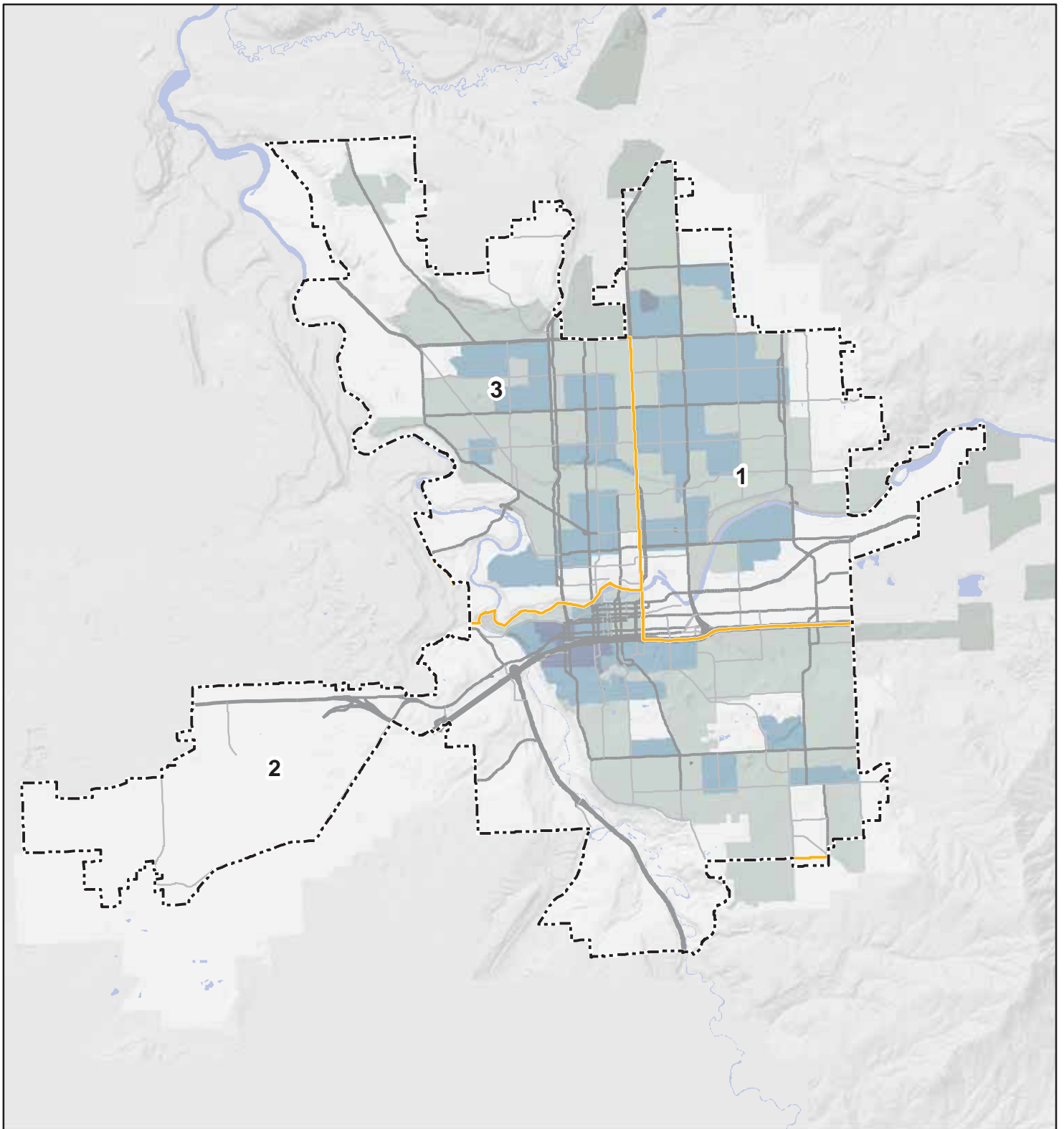
## Table 5. Housing Units by City Council District - 2010.

**Description:** 2010 US Census Data were used to calculate housing units and population at the block level. Some block groups were located both inside and outside the city of Spokane. All block or block groups with more than 50% of their area within the city were included. Block and block groups were split into units per acre categories of less than 2, 2-4, 5-8, and greater than 8 units per acre. Additionally the block level map (Map 7) adds the 9-12 and 12 or more units per acre to account for higher achieved densities at the block level.

Downtown Spokane block groups hold the majority of the highest unit per acre category with the exception of one block group in the Nevada / Lidgerwood neighborhood. The areas surrounding Downtown to the north in Council District 3 and east in Council District 1 are less than 2 units per acre as a result of Kendall Yards not being developed yet (North) and a large quantity commercial uses northeast of Downtown. Council District 1 has the highest housing density with 2.6 units per acre. Although District 2 includes Downtown, it has the lowest housing density with 1.8 units per acre. This is a result of several factors: Council District 2 has the largest land area; the undeveloped areas near the airport affect the density; and steep slopes and floodplain areas along Latah Creek limit development.

City Council District #	Housing Units Per Acre	Total Housing Units	Population Per Acre	Total Population	Total Land Area (Acres)
1	2.59	30,750	6.05	71,665	11,853
2	1.80	35,064	3.64	70,715	19,434
3	2.31	29,699	5.37	69,101	12,869

Source: U.S. Census (2010)



**MAP 6**  
**HOUSING UNITS PER ACRE**  
**CENSUS BLOCK GROUP**

Print date: 9/30/2016

**Legend**

- City of Spokane
- City Council District

**Units per acre**

- 2 or less
- 2-4
- 5-8
- 8 or more

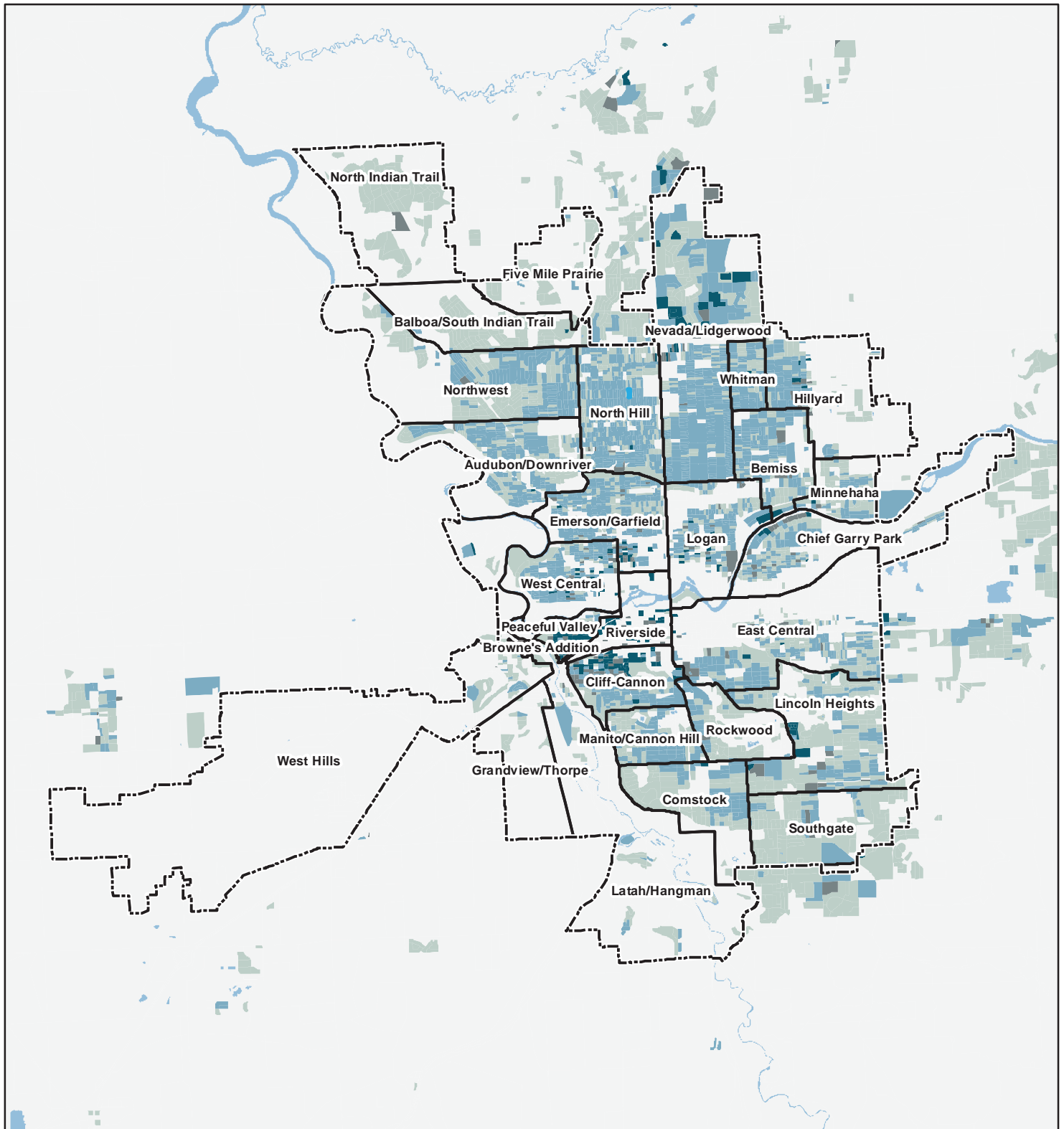
Source: US Census  
2010 Data

0 0.5 1 2 3 Miles



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# **MAP 7** **HOUSING UNITS PER ACRE** **CENSUS BLOCK**

Printed by: oakkari

Print date: 9/30/2016

## **Legend**

City of Spokane

Neighborhood

### **Units per Acre**

2 or less

2-4

5-8

9-12

12 or more

0 0.5 1 2 3 Miles



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## Table 6. Median Parcel Size – Residential Single-family Zoning District by Neighborhood Council Area.

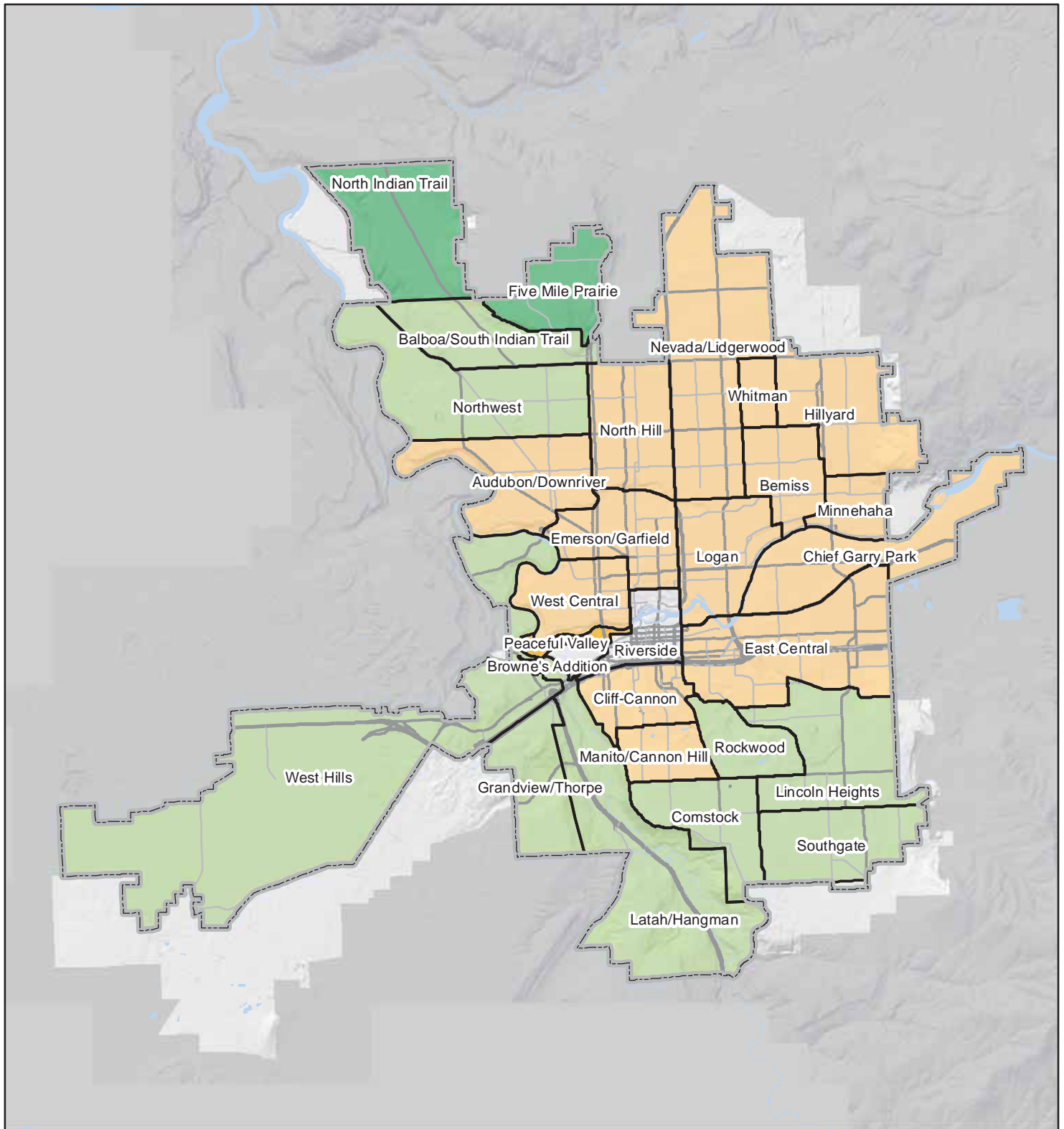
**Description:** The Median RSF Parcel Size maps (Maps 8 and 9) and table below illustrate the breakdown in parcel size across Spokane's 28 neighborhood councils. Parcels were sorted by the following categories: **Orange** | Below 5,000 square feet (sf), **Tan** | 5,000-7,200 sf, **Green** | 7201 – 11,000 sf and **Dark Green** | greater than 11,000 sf. Parcels with less than \$25,000 assessed improvement value and parcels over 33,000 square feet were removed to more accurately analyze developed lands.

Generally, all of the neighborhoods closer to downtown core were in the 5,000-7,000 sf median parcel size range. Neighborhoods further from the core fell within the larger median size categories. Maximum and minimum sizes for new lots created are specified under [Spokane Municipal Code - Section 17C.110.200: Lot Size](#). Peaceful Valley has the smallest median RSF parcel size of 3,746 sf considerably below the standard minimum lot size of 4,350 sf. North Indian Trail has the largest median parcel RSF size of 11,334 sf which is slightly above the maximum lot size of 11,000 sf.

Neighborhood Council Area	RSF Average Parcel Area (Acres)	RSF Median Parcel Area (Acres)	RSF Average Parcel Area (SF)	RSF Median Parcel Area (SF)
Peaceful Valley	0.124	0.086	5,397	3,746
West Central	0.144	0.133	6,255	5,798
Nevada/Lidgerwood	0.154	0.137	6,713	5,968
Emerson/Garfield	0.145	0.138	6,316	5,998
Whitman	0.156	0.143	6,787	6,247
North Hill	0.156	0.144	6,804	6,255
Bemiss	0.158	0.148	6,874	6,460
Hillyard	0.174	0.149	7,588	6,490
Audubon/Downriver	0.171	0.149	7,440	6,499
Logan	0.153	0.152	6,647	6,612
Cliff-Cannon	0.174	0.155	7,584	6,747
East Central	0.174	0.155	7,575	6,756
Manito/Cannon Hill	0.170	0.155	7,423	6,774
Chief Garry Park	0.165	0.163	7,179	7,096
Minnehaha	0.176	0.163	7,667	7,096
Lincoln Heights	0.204	0.172	8,895	7,475
West Hills	0.229	0.177	9,971	7,732
Northwest	0.194	0.179	8,442	7,797
Comstock	0.215	0.187	9,378	8,150
Latah/Hangman	0.235	0.196	10,241	8,546
Grandview/Thorpe	0.233	0.214	10,154	9,339
Southgate	0.235	0.231	10,237	10,062
Rockwood	0.266	0.232	11,570	10,106
Balboa/South Indian Trail	0.248	0.233	10,820	10,163
Five Mile Prairie	0.259	0.255	11,299	11,086
North Indian Trail	0.281	0.260	12,227	11,334
Browne's Addition	No RSF	No RSF	No RSF	No RSF
Riverside	No RSF	No RSF	No RSF	No RSF

Source: Spokane County Assessor Parcel Dataset (2016)








Note: One acre is equal to 43,560 square feet.



# **Map 8** **Median Parcel Size** **Residential Single-family** **(RSF) Zoning District by** **Neighborhood Council** **Area**

Print date: 9/30/2016

## **Legend**

-  City of Spokane
-  Neighborhood
- Median RSF Parcel Size**
-  No RSF
-  Less than 5,000 SF
-  5,000 - 7,200 SF
-  7,201 - 11,000 SF
-  Greater than 11,000 SF

Note: Parcels with less than \$25,000 improvement value and parcels over 33,000 square feet were removed to more accurately analyze developed lands.

Source: Spokane County Assessor Parcel Dataset

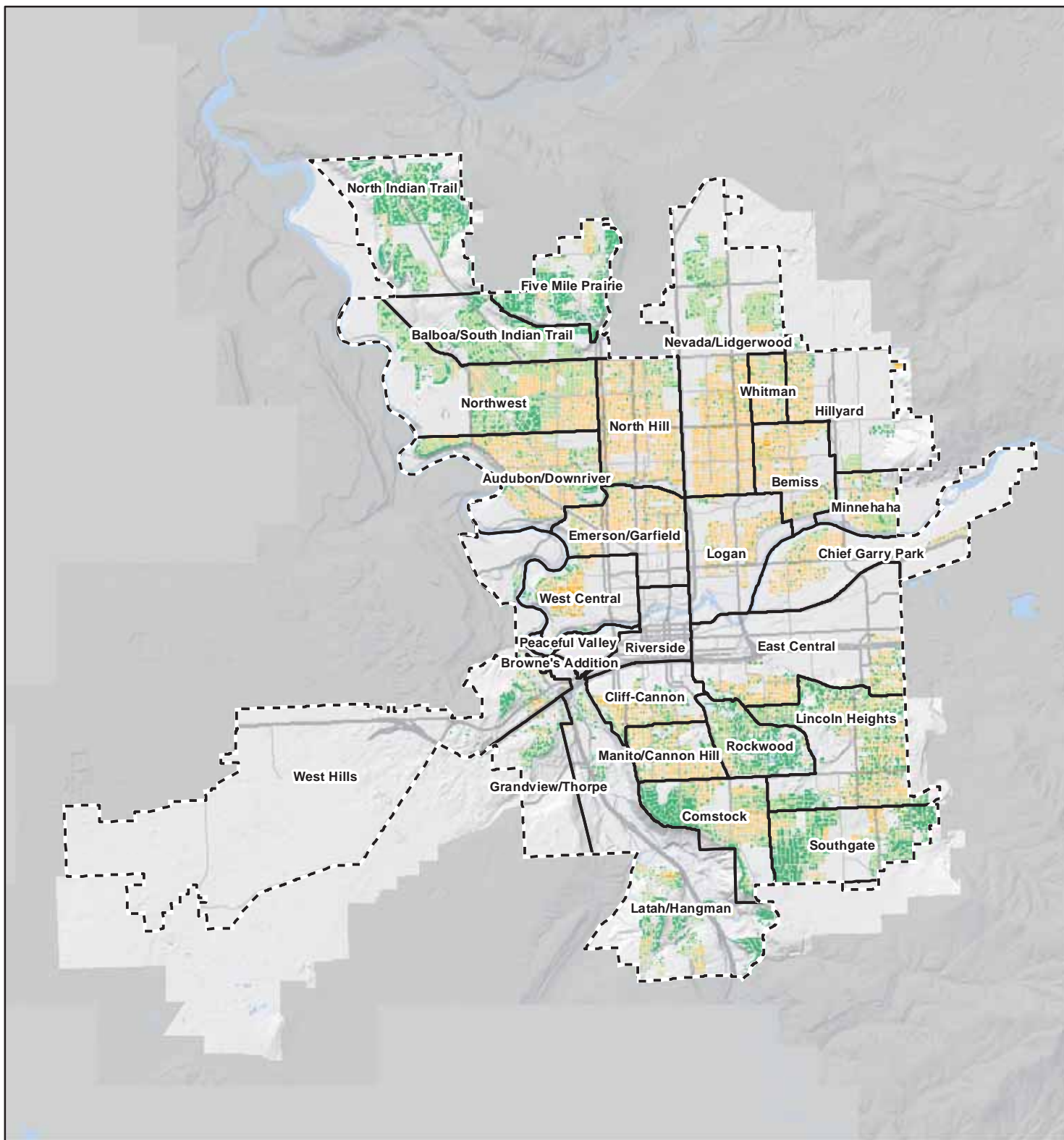
0 0.5 1 2 3 Miles



A-14



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# **MAP 9** **PARCEL SIZE IN** **RESIDENTIAL** **SINGLE-FAMILY (RSF)** **ZONING DISTRICT**

Printed by: oakkari  
 Print date: 9/30/2016

## **Legend**

- City of Spokane
- Neighborhood

## **RSF Parcel Size**

- Less than 5,000 SF
- 5,001 - 7,200 SF
- 7,201 - 11,000 SF
- Greater than 11,000 SF

Source: Spokane County Assessor Parcel Dataset

Note: Parcels with less than \$25,000 improvement value and parcels over 33,000 square feet were removed to more accurately analyze developed lands.

0 0.5 1 2 3 Miles



A-15



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# Appendix B

## Public Participation

### Infill Development Public Participation Program

Available Online:

[static.spokanecity.org/documents/projects/infill-housing-strategies-infill-development/public-participation-program-and-meeting-schedule.pdf](http://static.spokanecity.org/documents/projects/infill-housing-strategies-infill-development/public-participation-program-and-meeting-schedule.pdf)

### Appendix B Contents

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**Table 7. City of Spokane Infill Development Project Meetings.**

Meeting	Date	Purpose
Plan Commission Special Meeting	January 7, 2016	Briefing
Plan Commission Workshop	January 13, 2016	Briefing
Joint City Council and Plan Commission Study Session	January 14, 2016	Briefing
Plan Commission Infill Housing Subcommittee	January 27, 2016	Preliminary Scoping
Plan Commission Workshop	March 23, 2016	Update
Plan Commission Infill Housing Subcommittee	April 7, 2016	Scope, Schedule and Status
Plan Commission Infill Housing Subcommittee	April 19, 2016	Charter Acceptance
Plan Commission Workshop	April 27, 2016	Charter Acceptance
Focus Group 1: Finance/Real Estate	May 17, 2016	Stakeholder Input
Focus Group 2A: Architecture/Development	May 17, 2016	Stakeholder Input
Focus Group 3: Tiny Housing	May 23, 2016	Stakeholder Input
Focus Group 2B: Non-Profit Development	May 24, 2016	Stakeholder Input
Focus Group 4: Community Organizations	June 7, 2016	Stakeholder Input
Plan Commission and Infill Development Steering Committee Walking Tour	June 13, 2016	Tour Portions of Kendall Yards and West Central Neighborhood
Focus Group 5: Neighborhood Council Representatives	June 30, 2016	Stakeholder Input
Joint City Council and Plan Commission Study Session	July 14, 2016	Briefing
Infill Development Steering Committee Workshop #1	July 20, 2016	Develop Preliminary Recommendations
Infill Development Steering Committee Workshop #2	August 9, 2016	Develop Preliminary Recommendations
Infill Development Steering Committee Workshop #3	August 11, 2016	Develop Preliminary Recommendations
Infill Development Steering Committee Workshop #4	August 25, 2016	Develop Preliminary Recommendations
Public Open House	August 30, 2016	Public Input on Preliminary Recommendation
Infill Development Steering Committee Recommendation Meeting	September 13, 2016	Develop Final Recommendations
Infill Development Steering Committee Continued Recommendation Meeting	September 22, 2016	Develop Final Recommendations
Plan Commission Workshop	September 28, 2016	Public Hearing Preparation
Plan Commission Hearing	October 12, 2016	Recommendation to City Council
City Council Hearing	October 31, 2016 (tentative)	Decision on Resolution to Accept Recommendation
Infill Development Steering Committee Status Update	TBD April 2017	Benchmarking Implementation



**Table 8. Finance and Real Estate Focus Group - May 17, 2016.**

Participant		Affiliation
Chris	Batten	RenCorp Realty & Plan Commission
Marcy	Bennett	Banner Bank
Todd	Beyreuther	Plan Commission
Jack	Kestell	Kestell Company Realtors
Judith	Olsen	Impact Capital
Patricia	Sampson	Century 21 Beutler & Associates
Chris	Siemens	Windermere
Brad	Stevens	Washington Trust
Tom	Thoen	Wells Fargo
Frank	Tombari	Banner Bank
<b>Steering Committee Members</b>		
Michael	Cathcart	Spokane Home Builders Association
Mike	Ekins	Interface Commercial Capital
Greg	Francis	Community Assembly Liaison to Plan Commission
Patricia	Kienholz	Plan Commission
Kitty	Klitzke	Futurewise
Gail	Prosser	Business Owner
<b>City Staff</b>		
Omar	Akkari	City of Spokane Planning and Development
Nathan	Gwinn	City of Spokane Planning and Development
Lisa	Key	City of Spokane Planning and Development
Melissa	Owen	City of Spokane Planning and Development

Sources: Meeting sign-in sheets and staff notes.

**Table 9. Architecture and Development Focus Group - May 17, 2016.**

Participant		Affiliation
Todd	Beyreuther	Plan Commission
Matthew	Collins	Uptic Studios
Steve	Edwards	
Jim	Frank	Greenstone
Armando	Hurtado	HDG
Jim	Kolva	
Paul	Kropp	Southgate Neighborhood/Neighborhood Alliance
Ryan	Leong	SRM Development
Chris	Morlan	Morlan Architect
Chris	Olson	Nystrom Olson
Ron	Wells	Wells and Company
Joel	White	Spokane Home Builders Association
<b>Steering Committee Members</b>		
Michael	Cathcart	Spokane Home Builders Association
Asher	Ernst	Small Lot Developer
Greg	Francis	Community Assembly Liaison to Plan Commission
Patricia	Kienholz	Plan Commission
Kitty	Klitzke	Futurewise
Gail	Prosser	Business Owner
David	Shockley	Spokane Preservation Advocates
Evan	Verduin	Make Architecture & Design
<b>City Staff</b>		
Omar	Akkari	City of Spokane Planning and Development
Nathan	Gwinn	City of Spokane Planning and Development
Lisa	Key	City of Spokane Planning and Development
Melissa	Owen	City of Spokane Planning and Development

Sources: Meeting sign-in sheets and staff notes.

**Table 10. Tiny Housing Focus Group - May 23, 2016.**

Participant		Affiliation
Todd	Beyreuther	Plan Commission
Robert	Cochran	Manufactured Housing Communities of WA
Keith	Kelley	Kelley Developments
Scott	Kusel	Contractor
Mark	Mansfield	University District
Tom	Robinson	Off the Ground
Karen	Stratton	Spokane City Council
Don	Swanson	Salem Lutheran Church
Kathy	Thamm	Community Minded Enterprises
<b>Steering Committee Members</b>		
Cindy	Algeo	Spokane Low Income Housing Consortium
Michael	Cathcart	Spokane Home Builders Association
Greg	Francis	Community Assembly Liaison to Plan Commission
Patricia	Kienholz	Plan Commission
Kitty	Klitzke	Futurewise
Gail	Prosser	Business Owner
<b>City Staff</b>		
Nathan	Gwinn	City of Spokane Planning and Development
Lisa	Key	City of Spokane Planning and Development
Melissa	Owen	City of Spokane Planning and Development

Sources: Meeting sign-in sheets and staff notes.



**Table 11. Non-Profit Development Focus Group - May 24, 2016.**

Participant		Affiliation
Lee	Arnold	Secured Investment Corp
Brian	Jennings	Spokane Housing Authority
Amber	Johnson	SNAP
Paul	Kropp	Southgate Neighborhood/Neighborhood Alliance
Dave	Roberts	Spokane Housing Ventures
Chris	Venne	East Central (ECCO)
Mark	Wilson	Community Frameworks
<b>Steering Committee Members</b>		
Cindy	Algeo	Spokane Low Income Housing Consortium
Michael	Baker	Century 21 Beutler & Associates, Plan Commission
Michael	Cathcart	Spokane Home Builders Association
Greg	Francis	Community Assembly Liaison to Plan Commission
Patricia	Kienholz	Plan Commission
Gail	Prosser	Business Owner
Darryl	Reber	Inland Empire Residential Resources
<b>City Staff</b>		
Rob	Crow	City of Spokane Community, Housing and Human Services
Nathan	Gwinn	City of Spokane Planning and Development
Lisa	Key	City of Spokane Planning and Development
Sheila	Morley	City of Spokane Homeless Programs
Melissa	Owen	City of Spokane Planning and Development
Melora	Sharts	City of Spokane Community, Housing and Human Services
Paul	Trautman	City of Spokane Community, Housing and Human Services

Sources: Meeting sign-in sheets and staff notes.

**Table 12. Community Organizations Focus Group - June 7, 2016.**

Participant		Affiliation
Todd	Beyreuther	Plan Commission
Tara	Brown	East Spokane Business Association
Heleen	Dewey	Spokane Regional Health District
Curt	Fackler	Five-Mile Prairie
Keith	Kelley	Kelley Developments
Jim	Kolva	
Mark	Mansfield	University District
Julie	Oliver	Spokane Regional Clean Air Agency
Karl	Otterstrom	Spokane Transit Authority
Keith	Riddle	
Julie	Shepard Hall	Garland Business District
Juliet	Sinisterra	DSP
Larry	Swartz	Citizen At Large
Kathleen	Weinand	Spokane Transit Authority
<b>Steering Committee Members</b>		
Cindy	Algeo	Spokane Low Income Housing Consortium
Michael	Baker	Century 21 Beutler & Associates, Plan Commission
Michael	Cathcart	Spokane Home Builders Association
Greg	Francis	Community Assembly Liaison to Plan Commission
Patricia	Kienholz	Plan Commission
Kay	Murano	Spokane Low Income Housing Consortium
Gail	Prosser	Business Owner
Andrew	Rolwes	Downtown Spokane Partnership
Patrick	Rooks	Community Assembly
<b>City Staff</b>		
Omar	Akkari	City of Spokane Planning and Development
Nathan	Gwinn	City of Spokane Planning and Development
Lisa	Key	City of Spokane Planning and Development
Melissa	Owen	City of Spokane Planning and Development
Tami	Palmquist	City of Spokane Planning and Development

Sources: Meeting sign-in sheets and staff notes.

**Table 13. Neighborhood Council Reps. Focus Group - June 30, 2016.**

Participant		Affiliation
Barb	Biles	Emerson/Garfield Neighborhood Council
Mike	Brakel	West Central Neighborhood Council
Karen	Carlberg	West Hills Neighborhood Council
Mary	Carr	Manito/Cannon Hill Neighborhood Council
Terry	Deno	North Indian Trail Neighborhood Council
David	Eagle	Chief Garry Park Resident
Jen	Hansen	East Central Neighborhood Council
David	Harris	Audubon/Downriver Neighborhood Council
Gregory	Johnson	Cliff-Cannon Neighborhood Council
Gretchen	McDevitt	Comstock Neighborhood Council
Kathy	Miotke	Five-Mile Prairie Neighborhood Council
Mary	Moltke	Peaceful Valley Neighborhood Council
Julie	Shepard Hall	Garland Business District
Anna	Vamvakias	Chief Garry Park Neighborhood Council
<b>Steering Committee Members</b>		
Cindy	Algeo	Spokane Low Income Housing Consortium
Michael	Cathcart	Spokane Home Builders Association
Greg	Francis	Community Assembly Liaison to Plan Commission
Patricia	Kienholz	Plan Commission
Gail	Prosser	Business Owner
Patrick	Rooks	Community Assembly
<b>City Staff</b>		
Omar	Akkari	City of Spokane Planning and Development
Nathan	Gwinn	City of Spokane Planning and Development
Lisa	Key	City of Spokane Planning and Development
Melissa	Owen	City of Spokane Planning and Development

Sources: Meeting sign-in sheets and staff notes.

ID#	Date	Source Type	Subject of Comment	Related Policy	Comment Summary	Staff Response & Comments	Focus Group Notes
2	1/14/2016	Joint Plan Comm./CC Study Session	Neighborhood goals	LU 3.11 - Compact Residential Patterns, LU 3.12 - Maximum and Minimum Lot Sizes, H 2.3 - Accessory Dwelling Units, DP 6.5 - Accessory Dwelling Unit Compatibility	Use targets for balance with historical preservation and all other things neighborhoods are looking for		
3	6/7/2016	Individual	Parking		A parking development authority is used in other cities (Portland, Missoula) and may reduce costs of private projects by providing parking to new projects		
4	1/7/2016	Individual	Accessory Dwelling Units		Accessory Dwelling Units: Investigate removing owner occupancy requirement?	Development of certified landowner program?	
5	1/13/2016	Individual	Fire suppression sprinklers	LU 2.1 - Public Realm Features	Sprinklering adds \$18,000 in 6-unit building, while single-family development is exempt. Does this incentivize single-family residences?		
6	1/27/2016	Individual	Incentives		Point-based system to award deviations from design standards for multifamily projects rated on criteria such as walkability and floor area ratio. The developer demonstrates how goals are met through the project. Allow tradeoffs, for example, a flat roof.		
7	1/7/2016	Individual	Tiered approach		Consider a two-tiered system to focus infill on the more historic urban core and preserve suburban character (Moran Prairie, Southgate)		
8	1/14/2016	Individual	Project focus		Identify changes that can be implemented		
9	3/31/2016	Current Planning Staff	Transitional Sites	LU 3.12 - Maximum and Minimum Lot Sizes, LU 4.1 - Land Use and Transportation	Transitional site standards should apply to RSF and RTF lots with a rear line abutting the commercial districts identified. Currently it restricts it to side yards. Another idea is to extend to sites side borders of RMF/RHD		
10	1/7/2016	Plan Comm. Subcommittee	Neighborhood assessment		Concurrent with redesign of North Monroe Street, assess neighborhood and allow more up-to-the-curb options near that corridor		
11	1/7/2016	Plan Comm. Subcommittee	Tiny homes		Pre-manufactured tiny homes should be a separate discussion. Should be called "smaller" homes.		
12	3/23/2016	Individual	Attached Housing in RSF zone	TR 3.1 - Transportation and Development Patterns, TR 3.3 - Walking and Bicycling-Oriented Neighborhood Centers	The side yard requirement should not be doubled in this circumstance because it decreases the overall number of units that could be put onto a site and misses an opportunity to subtly increase density.		
13	6/8/2016	Emerson-Garfield Neighborhood Council	Compatibility	TR 2.6 - Viable Walking Alternative, TR 3.1 - Transportation and Development Patterns, TR 3.3 - Walking and Bicycling-Oriented Neighborhood Centers	Apartments go in where a house burned down, replacing few illicit actors with many. No front lawn, no back lawn.		
14	6/8/2016	Emerson-Garfield Neighborhood Council	Neighborhood Notification	H 3.1 - Housing Rehabilitation, H 3.2 Property Responsibility and Maintenance	How are neighbors and the neighborhood council notified when new infill projects are built?		
15	5/17/2016	Focus Group: Arch. / For Profit Dev.	Accessory Dwelling Unit	LU 3.11 - Compact Residential Patterns, LU 3.12 - Maximum and Minimum Lot Sizes, H 2.3 - Accessory Dwelling Units, DP 6.5 - Accessory Dwelling Unit Compatibility	Accessory dwelling units should allow for Frontage on an alley and lot division.	Lot division of a similar form, such as an alley house, could be achieved in medium- and high-density zones with pocket residential development. Potential issues with utility easements across property lines depending on where access to water/sewer are located on/to parcels.	Pocket residential is not available in the RSF zone where over 90% of the accessory dwelling units would be located. If you allow the creation of the units then why would you limit them to rental use only? Accessory units will never add significantly to the housing stock unless subdivision is permitted.

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16	5/17/2016	Focus Group: Arch. / For Profit Dev.	Cottage Housing		Cottage housing does not allow for fee simple lots  Workshop Note: H Change Existing to Existing / Future	Unit lot subdivision 17G.080.065 allows fee-simple divisions on existing cottage housing sites. Divisions may be possible for some units with public street frontage. See Comment 21	The problem is that Unit Lot subdivision is restricted to projects that have already been constructed. It provides no value to new constructed projects. What rationale exists for allowing cottage housing as rentals but not home ownership?
17	5/17/2016	Focus Group: Arch. / For Profit Dev.	Cottage Housing		Cottage Housing square footage limitation is an issue, and inability to attach units or mix housing types on cottage sites	The size of house is limited to provide for smaller homes in neighborhoods in exchange for the ability to cluster and provide additional units. Without this limit, the nature of cottage housing would be similar to conventional development except for the additional units. If attached units are incorporated, then size limits and other standards might be required to preserve single-family scale. Do smaller homes fit in the context to which they are being sited? In some cases larger units may fit the scale and character of a neighborhood better than small structures.	There is no need to allow density in excess of 10 units per acre in the RSF zone. The problem with the cottage ordinance is it requires units so small they are dysfunctional. A density limit of 10 Du/acre is sufficient and there is no need to size limitation. The cottage ordinance will never serve a useful purpose with the size limitations and inability to plat the lots. You are either serious about infill development or you are not.
18	5/17/2016	Focus Group: Arch. / For Profit Dev.	DSP	LU 2.1 - Public Realm Features	Expand Downtown Spokane Partnership to support pedestrian amenities such as landscaping, trash receptacles, street cleaning etc.	These tasks are already within DSP's purview. FYI – the DSP conducts analysis on areas with consideration of expansion of the downtown Business Improvement District. The DSP has not expanded into some areas because lower value/lower density areas don't generate enough revenue to cover the costs of services provided.	If residential housing is going to happen at significant levels in Downtown it will require streetscape improvements. Private investment in downtown housing will be very limited without capital investment in public streets and walkability.
20	5/17/2016	Focus Group: Arch. / For Profit Dev.	Land Use Code		Need clarity and consistency in code. Convoluted code / not user friendly	See Comment 27. What specific examples of user-friendly codes might be helpful for review? Form-based codes/Transect-based codes?	Rather than making the simple changes to the zone dimensional standards to allow a wider range of housing options the staff has resorted to special purpose code sections like "Cottage Housing", "Unit Lot Subdivision", and "Pocket Residential". Each of these special purpose ordinances create confusion and are so restrictive in application they are of little value. However, they are frequently used as example of progress in urban infill when they in fact are rarely used. The simple answer is less restrictive dimensional standards that are not suburban in character. If you want urban development you need to allow urban development and not impose suburban development standards.

ID#	Date	Source Type	Subject of Comment	Related Policy	Comment Summary	Staff Response & Comments	Focus Group Notes
21	5/17/2016	Focus Group: Arch. / For Profit Dev.	Land Use Code		Land use code encourages rental housing over ownership in middle density housing products.	Two examples cited are: (1) requiring a minimum front lot line on a public street for divisions of individual units for new cottage housing sites, and (2) larger minimum lot width requirements for attached houses (one unit per lot), where alley parking is not provided, than for other housing types: in Residential Multifamily (RMF) and Residential High-Density (RHD) zones, 36-foot minimum lot width requirements with street curb cuts for attached houses vs. 25-foot minimum lot widths for multifamily, detached, or duplex development. However, attached housing is allowed on 16-foot-wide lots if alley parking is provided and no street curb cut. Are there other specific code issues, or is this a loan product and housing options issue, or all of the above?	It is the combination of dimensional requirement for lot width, frontage on a public street, site coverage and so on, which do not impact MF development (where there is not need for lot creation) but severely limit home ownership of the identical physical product where lot creation is necessary. Staff is simply overcomplicating a very simple issue.
22	5/17/2016	Focus Group: Arch. / For Profit Dev.	Life Safety Requirements on Dead-End Roads		<p>In areas where more than 30 units are served beyond the gridded street system, infill development might be challenged by the International Fire Code Appendix D requirement to provide units with sprinklers or that a second access would need to be constructed. This exacerbates the problem of infill for areas that might otherwise have adequate fire protection but are not located on a through street.</p> <p>Workshop Note: L Perceived low impact</p>	Fire suppression sprinklers have become less expensive and easier to maintain than in past years. Are areas on through streets a primary concern for infill?	This is not a significant issue to urban infill development. Very few infill projects will exceed 30 units and if they do fire sprinklers will be a minor issue. Supply is severely limited by regulatory impediment.
23	5/17/2016	Focus Group: Arch. / For Profit Dev.	Lot size	LU 3.12 - Maximum and Minimum Lot Sizes, LU 4.1 - Land Use and Transportation	Minimum Lot sizes are too large to support attached housing. Need to allow smaller platting to increase density. Min lot sizes are not conducive to urban environments. Currently they are suburban geometry. Start building for the millennial generation's needs rather than maintaining the status quo	Density is governed by the Comprehensive Plan designation. Pocket residential development 17C.110.360 allows for divisions with no defined minimum on qualifying sites. Unit lot subdivision 17G.080.065 allows divisions with no minimum size on existing developed attached and cottage housing sites.	This statement in staff notes is a perfect example of how staff uses special purpose ordinance to say "we don't have an urban infill regulatory problem". These special purpose ordinances are so restrictive in application to be of very little value. If these ordinances actually worked we wouldn't need urban infill committees.
26	5/17/2016	Focus Group: Arch. / For Profit Dev.	Mapping		Build a more accurate mapping of parcels with infill development potential	What are weaknesses of existing systems? What are examples of existing maps and databases that could be utilized by developers and individuals to locate potential infill sites in other communities? Spokane Site Selector (selectspokane.com) allows options for a query based search of some available parcels in the city. Alternatively, real estate agents can assist in locating sites.	I don't believe data base mapping is a significant issue. The Scout system is very effective for anyone looking for infill parcels.
27	5/17/2016	Focus Group: Arch. / For Profit Dev.	New Zoning		Other communities use vehicles like Town Center codes (Sammamish, WA) in order to efficiently implement adopted plans by designating the desired development forms. Liberty Lake Specific Area Plan overlay districts allow for creation of own zoning designations within project area.	The City of Spokane provides for a similar process under the Planned Unit Development provisions, however land uses are still tied to the underlying zoning. Liberty Lake Specific Area Plan establishment requires a comp plan amendment and/or rezone.	The Liberty Lake system is far more effective than the City PUD ordinance. The City PUD ordinance is so limiting that since it was changed and made more restrictive in 2006 it has been rarely used.

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28	5/17/2016	Focus Group: Arch. / For Profit Dev.	Pedestrian Improvements	TR 3.1 - Transportation and Development Patterns, TR 3.3 - Walking and Bicycling-Oriented Neighborhood Centers	<p>Increase public investment in streets to create walkable, safe, beautiful public right-of-ways that facilitate further downtown housing development</p> <p>Workshop Note: Quick Win Public investment in pedestrian spaces spurs further infill development in surrounding neighborhoods. H Public investment in pedestrian spaces spurs further infill development in surrounding neighborhoods.</p>	Local Improvement District?	LID is of limited value.
29	5/17/2016	Focus Group: Arch. / For Profit Dev.	Pedestrian Improvements	TR 2.6 - Viable Walking Alternative, TR 3.1 - Transportation and Development Patterns, TR 3.3 - Walking and Bicycling-Oriented Neighborhood Centers	Pedestrian Traffic Engineering and retrofitting streets with pedestrian amenities needs to become more of a focus in the Streets Dept.	Complete Streets? Turning radii impacting pedestrian crossing distances?	Narrowing street sections and using bump-outs to narrow street pedestrian crossings.
30	5/17/2016	Focus Group: Arch. / For Profit Dev.	Property Appraisal	H 3.1 - Housing Rehabilitation, H 3.2 Property Responsibility and Maintenance	Infill properties undervalued in areas with distressed sales	How can this be helped? This is not just distressed sales, but large areas across the city of Spokane with lower property and improvement values (primarily lower income and high rental-tenure areas of town. Consider HUD designations as possible solutions to address appraisal issues in low value and hard to market area.	Many urban neighborhoods have been trapped in a cycle of disinvestment that has driven down the physical character of the neighborhood and property values. Regulatory barriers have played a role in limiting private investment in these neighborhoods. It is vitally important that land use regulations not only do not create barriers to investment but actually encourage and support private investment. There are tow roles government can play: (1) private public investment in these neighborhoods, and (2) remove regulatory barriers to investment.
31	5/17/2016	Focus Group: Arch. / For Profit Dev.	PUD	DP 2.2 - Zoning and Design Standards	Planned Unit Development ordinance changes in 2006 are not flexible enough		The 2006 changes severely limited the flexibility of the PUD ordinance and essentially ended its use as a development tool.
32	5/17/2016	Focus Group: Arch. / For Profit Dev.	RSF Zoning	LU 1.3 - Single-Family Residential Areas, DP 1.4 - New Development in Established Neighborhoods	New low density single family housing zoning designation should be created to protect single family neighborhoods outside the city core	All homes in the city limits are in the city – how does this fact impact single family homes and the desire for regulations that maintain a more suburban standard?	It does not appear that the staff understands the issue. Suburban NIBBY attitudes are used as an excuse for not allowing more flexible urban development standards. If more flexible standards can be created for a “Urban Residential” zone as a way around then it is better than doing nothing.
33	5/17/2016	Focus Group: Arch. / For Profit Dev.	RSF Zoning	LU 1.4 - Higher Density Residential Uses	<p>New higher density single family housing zoning designation should be created to create denser more walkable neighborhoods near the city core</p> <p>Workshop Note: L Perceived low impact</p>	If neighborhoods near the city limits have readily available services, why would these not be candidates for higher densities as well?	The city needs to decide what it wants. Since suburban land is less expensive and easier to development it will continue to absorb the large majority of new residential investment. If it is already zoned MF then of course MF development is appropriate. The comprehensive plan for the City supports infill development and higher density comp plans changes in suburban location would be contrary to this intent.
34	5/17/2016	Focus Group: Arch. / For Profit Dev.	Transitional Sites		More thoughtful transitional zoning is needed near higher density zones	For what goal/purpose?	



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35	5/17/2016	Focus Group: Arch. / For Profit Dev.	Utility costs		Utility rate structure favors single family	Which utility rates specifically? What documents or code sections apply? Sewer has been an expressed issue for multifamily in the past.	Every dwelling unit ERU is charged the same, whether MF or single family. MF water and sewer consumption is documented at a lower rate mainly due to less landscaping and smaller family size. The fee for MF should be about 60% of that for a SF unit. This policy has been adopted in Liberty Lake for example.
36	5/17/2016	Focus Group: Arch. / For Profit Dev.	Infill Overlay		Develop neighborhood zoning overlays that govern design neighborhood standards / allow for some flexibility within those standards. Consider tailoring codes for older residential neighborhoods, for example, Rockwood.	Missing Middle Housing; form-based/transect-based code.	Staff appears to be using pushback from lower density suburban neighborhoods (Rockwood, Comstock, Moran Prairie, Five Mile and Indian Trail) as a justification for restricting urban infill development. If the only way around this is the creation of an “urban residential” zone then that is what should happen.
37	5/17/2016	Focus Group: Arch. / For Profit Dev.	Single-Family	LU 1.4 - Higher Density Residential Uses, LU 3.2 - Centers and Corridors, LU 3.3 - Planned Neighborhood Centers	Design zoning code to reflect the trajectory of development you would like to see rather than attempting to create niche development tools based on suburban zoning patterns. Close-in areas near the urban core are key. Strategic locations where there is high connectivity - for example, north of Gonzaga	What are other key areas where higher density make sense?	Identified centers and corridors located in our close in neighborhoods, Downtown and the U District.
38	6/7/2016	Focus Group: Community	Best Use		Grocery store, increased density in Kendall Yards were lost opportunities  Workshop Note: High impact city wide.	The Grocery Store has been announced in Kendall Yards called My Fresh Market. The store should open next spring.	Very high frequency transit service exists at adjacent signalized intersection
39	6/7/2016	Focus Group: Community	Business Requirements	TR 2.6 - Viable Walking AlternativeTR 3.1 - Transportation and Development Patterns, TR 3.3 - Walking and Bicycling-Oriented Neighborhood Centers	Businesses in centers require improved walkable areas in adjacent residential areas	Any new buildings are required to bring street frontages up to current design standards. These standards include street trees and other pedestrian amenities.	Pedestrian improvements improve access to/from transit facilities
40	6/7/2016	Focus Group: Community	Business Requirements	TR 2.6 - Viable Walking AlternativeTR 3.1 - Transportation and Development Patterns, TR 3.3 - Walking and Bicycling-Oriented Neighborhood Centers	Quality of sidewalks, more city investment in infrastructure: Public investment has snowball effect: Community values neighborhood  Workshop Note: Combine with #98	The Streets Levy passed by Spokane Voters in 2014 has helped fund roadway improvements that will improve the quality of our city’s streets and sidewalks between 2015 and 2035.	
41	6/7/2016	Focus Group: Community	Demographic Shift		Empty nesters, aging family members with health challenges - on the cusp of the need for major housing changes - difficult to address in an infill development scenario as opposed to greenfield		Access to existing transit network important as population ages
42	6/7/2016	Focus Group: Community	Deregulation	DP 3.8 - Infill Development, ED 7.4 - Tax Incentives for Land Improvement, ED 7.5 - Tax Incentives for Renovation	Undeveloped sites are already challenging to develop: adding additional layer of regulations is not helpful		
43	6/7/2016	Focus Group: Community	Downtown Infill	H 3.1 - Housing Rehabilitation, H 3.2 - Property Responsibility and Maintenance, ED 7.4 - Tax Incentives for Land Improvement, ED 7.5 - Tax Incentives for Renovation	What are owners willing to do? Why aren't they making investments in housing? A few lynchpin properties: Fire Code, Building Code elevator requirements. Ask surface parking lot owners why they aren't building housing across from Riverfront Park		All properties in area bounded by Washington, Monroe, Spokane Falls, and 2 <sup>nd</sup> are all within ¼-mile radius of transit center
45	6/7/2016	Focus Group: Community	Housing Quality	H 3.1 - Housing Rehabilitation, H 3.2 - Property Responsibility and Maintenance, H 3.5 - Housing Goal Monitoring, ED 7.4 - Tax Incentives for Land Improvement, ED 7.5 - Tax Incentives for Renovation	Housing quality inventory: what are causal factors? How do we target housing quality improvement so that infill lots will provide a return on investment?		

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46	6/7/2016	Focus Group: Community	Infill	LU 1.3 - Single-Family Residential Areas, LU 1.4 - Higher Density Residential Uses, DP 1.4 - New Development in Established Neighborhoods	Marry context-sensitive design and higher-level design standards to density bonuses.	Policy PRS 1.4 Open Space Areas provides for bonuses for connected open spaces.	
47	6/7/2016	Focus Group: Community	Infill	DP 6.4 - Accessory Land Uses, DP 6.5 - Accessory Dwelling Unit Compatibility	Paint a vision for the development concepts we want to encourage		
48	6/7/2016	Focus Group: Community	Infill Pilot Program		More aggressive public-private approach as a pilot: Put together neighborhood group, designers, integrated design lab: Requests of "show us where" instead let's get to a demonstration project. Tax incentives to do.	Brownfield/CDBG combination funding. Could explore as part of demonstration project. Staff discussion: Need to understand what specific action is recommended. Land bank, public development authority, or other quasi-public entity might be appropriate examples.	
50	6/7/2016	Focus Group: Community	Infill		Comprehensive Plan definition of "infill" may be limiting: expansion of definition to include "densification in appropriate geographic areas"		
51	6/7/2016	Focus Group: Community	Infill Pilot Program		Procure more palatable regulations through RFP process?		
52	6/7/2016	Focus Group: Community	Infill Pilot Program		Blank slate: empty project with no regulations	Specific for catalyst sites. Could earmark HOME funds.	
53	6/7/2016	Focus Group: Community	Infill Pilot Program		Former fire station at Adams and First, redeveloping with a Combined Sewer Overflow tank, is an opportunity for a pilot project	The City is looking at opportunities with each tank for appropriate development (need to educate)	Site served by four STA routes (within one block); along planned Central City Line route
54	6/7/2016	Focus Group: Community	Infill Pilot Program		What could one of the neighborhoods that wants more density, retain historic character of neighborhood: Ideal for pilot project? Could co-locate	Staff discussion: Is a new form requested that isn't identified in our code already, such as mansion apartments containing multiple units? Near-Downtown neighborhoods?	
55	6/7/2016	Focus Group: Community	Information		Behoove the City to do research - tip of hat to younger entrepreneurs. Helpful for City to go the extra mile: Take onus off developer: Making regulations clearer: Potential examples of what might fit where: Illustrative examples		
56	6/7/2016	Focus Group: Community, North Hill Neighb. Council	Inventory		A developable lands inventory would help developers identify where development can occur		
57	6/7/2016	Focus Group: Community	Law Enforcement		New foreclosure procedure: opportunity to provide for police right of access	Staff discussion: Any foreclosed home is supposed to be registered with the City of Spokane. Need to verify and educate what is under current code? Heather Trautman would be main contact.	
58	6/7/2016	Focus Group: Community	Multi-Family	LU 1.3 - Single-Family Residential Areas, DP 2.2 - Zoning and Design Standards, DP 2.3 Design Review Process, DP 2.4 - Design Guidelines, DP 2.5 - Special District and Neighborhood Design Guidelines, DP 7.1 - Design Guidelines in Neighborhood Planning, DP 7.2 - Neighborhood Involvement in the City Design Review Process	Should multifamily development be allowed along arterials? How they fit into neighborhoods: geographically specific design standards	Comprehensive Plan Policy LU 1.3 directs higher density residential uses to centers and corridors. Upzoning along arterials generally may lead to disinvestment as speculation prolongs development: example: houses or vacant lots along arterials. Opportunity to address through form-based code?	
59	6/7/2016	Focus Group: Community	Multi-Family	LU 1.3 - Single-Family Residential Areas, LU 1.4 - Higher Density Residential Uses	Focus around centers and corridors, access to groceries, avoiding Spokane's "food deserts," mixed-income, affordable, smaller units	Create opportunities for smaller developments, mixed housing types, and mixed ownership	

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60	6/7/2016	Focus Group: Community	Multi-Family	LU 1.3 - Single-Family Residential Areas, LU 1.4 - Higher Density Residential Uses, H 1.7 - Socioeconomic Integration, DP 1.4 - New Development in Established Neighborhoods, DP 2.2 - Zoning and Design Standards, DP 2.3 Design Review Process, DP 2.4 - Design Guidelines, DP 2.5 - Special District and Neighborhood Design Guidelines, DP 7.1 - Design Guidelines in Neighborhood Planning, DP 7.2 - Neighborhood Involvement in the City Design Review Process	North Indian Trail: the multifamily doesn't fit the form of the neighborhood	Goals of affordable housing and socioeconomic integration exist in the housing component of the comp plan See Comment #281	Future planned transit improvements along corridor support increased density
61	6/7/2016	Focus Group: Community	Parking	TR 2.4 - Parking Requirements, DP 3.10 - Parking Facilities Design	More available parking needed related to conceived businesses in the area	Consolidating parking within public parking lots could reduce inefficiencies in parking and preserve land for development	
62	6/7/2016	Focus Group: Community	Parking	TR 2.4 - Parking Requirements, DP 3.10 - Parking Facilities Design, H2.7 - Taxes and Tax Structure	Surface parking in downtown is lucrative: highest and best taxation or alternative use category other than undeveloped land: eliminating advantage of accessibility of parking may be double-edged sword because of the continued need for additional parking supply	A non-residential parking tax (NRPT) tends to support strategic planning objectives by encouraging pricing of parking, which encourages reductions in vehicle traffic and encourages property owners to reduce inefficiently used space. As a result, it encourages more compact, accessible, multi-modal land-use patterns and reduces sprawl. Its cost burden is more evenly distributed rather than concentrating financial burdens in downtown areas and large educational and medical centers. Existing state law does not authorize cities or counties to impose an NRPT.	Reduction in supply of parking could encourage transition to alternative modes of transportation
64	6/7/2016	Focus Group: Community	Planned Unit Developments	LU 3.12 - Maximum and Minimum Lot Sizes	Biggest PUD regulation change was opportunity to allow reduction in overall density.		
65	6/7/2016	Focus Group: Community	Planned Unit Developments		Amendments to the PUD ordinance might provide more flexibility for problematic small infill sites with 1/4 mile of centers. Demonstration sites. Permits run concurrently.	What types of amendments would allow for increased flexibility?	
66	6/7/2016	Focus Group: Community	Pocket Residential		Pocket residential needed to achieve densities to make investment worthwhile. Condominium option is increasingly difficult by insurance and State regulatory requirements.		
67	6/7/2016	Focus Group: Community	Property Values		Research the effect of the investment in Kendall yards on the value of homes in the neighborhood?		
68	6/7/2016	Focus Group: Community; West Hills Neighb. Council	Public Services		More infill equals more stress on public services: some neighborhoods do not receive as much activity as others: better neighborhood policing	Sprawling developments put more stress on public services than infill housing because most of the public services are already in place. Staff discussion: May be a perception issue. Opportunity for education, police response time analysis?	Generally easier to provide transit service to infilled areas than new developments on periphery
69	6/7/2016	Focus Group: Community	Railroads		Railroad has only one officer and is not responsive to complaints about activity underneath downtown viaducts	Staff discussion: The public should be able to call police.	

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70	6/7/2016	Focus Group: Community	Single-Family	H 2.1 - Distribution of Housing Options	Comprehensive Plan values single-family residential; encourages sneaking density into single-family	The comprehensive plan limits density to between 4 and 10 units per acre within the single family zones. Only the cottage housing tool allows for any increased density. Cottage housing allows 12 units per acre. The Comprehensive Plan promotes housing choice and diversity, throughout the Housing chapter specifically.	
71	6/7/2016	Focus Group: Community	Targeted Incentive Areas	ED 7.4 - Tax Incentives for Land Improvement, ED 7.5 - Tax Incentives for Renovation	City should identify potential areas for development and incentivize development in those areas.	The City of Spokane has several target areas where incentives and increased public investment are prioritized. These areas include Downtown, East Sprague, Kendall Yards, The Yard, University District and West Plains.	These are generally areas already well served by frequent transit service
72	6/7/2016	Focus Group: Community	Transition Areas near Centers		Quarter-mile from centers is limiting: First 600 feet from transit is ideal for commercial uses	The ¼ mile was designed to be a walkable distance to focus development and create more viable centers.	
73	6/7/2016	Focus Group: Community	Transition Areas near Centers	TR 2.6 - Viable Walking AlternativeTR 3.1 - Transportation and Development Patterns, TR 3.3 - Walking and Bicycling-Oriented Neighborhood Centers	One mile concentric circles: Capture area still bikeable and walkable if environment is right: Expansion of transition areas for centers and corridors. Focus on developing transition zones in concert with commercial development in the centers. Study the walking environment: commercial activity/active frontage/locations where people are most likely to walk. More walkable sites leads to more walking.  Workshop Note: It is a high priority to stay within the ¼ mile radius.	The intent to the ¼ mile radius is to focus and build the walkable environment in close proximity to centers rather than dispersing they by diluting the impact of incentives over a larger area.	
74	6/7/2016	Focus Group: Community	Transition Areas near Centers	LU 1.4 - Higher Density Residential Uses	Reality of the business case for small neighborhood businesses: need to provide density and rooftops if we want to encourage		
75	6/8/2016	Focus Group: Community	Higher Density	LU 3.3 Planned Neighborhood Centers, DP 1.4 - New Development in Established Neighborhoods, DP 2.2 - Zoning and Design Standards, DP 2.3 Design Review Process, DP 2.4 - Design Guidelines, DP 2.5 - Special District and Neighborhood Design Guidelines	West Central is a Peninsula (No arterial through traffic) that will require higher density than single family homes to support neighborhood center businesses.	A large portion of West Central is currently zoned for multifamily dwellings. Speaks to the neighborhood planning process for location, boundaries, size, and mix of land uses.	Monroe, Maple/Ash, Broadway E of Maple all served by high-frequency transit; western part of neighborhood served half-hourly
76	6/9/2016	Focus Group: Community		H 2.1 - Distribution of Housing Options, DP 3.8 - Infill Development	Our zoning code need to be less suburban and not one size fits all urban single family housing should different than suburban single family housing		
77	5/24/2016	Focus Group: Non Profit Dev.	Accessory Dwelling Unit		Utilities or infrastructure renewal often impede multiple coordinated Accessory Dwelling Units providing elder cottages/factory-built homes.		
78	5/24/2016	Focus Group: Non Profit Dev.	Accessory Dwelling Unit	DP 6.4 - Accessory Land Uses, DP 6.5 - Accessory Dwelling Unit Compatibility	Deploying Accessory Dwelling Units as a system of affordable rentals means maintenance costs dispersed with multiple buildings to maintain.		
79	5/24/2016	Focus Group: Non Profit Dev.	Affordable Housing		A local housing levy is a local mechanism to support affordable housing programs		Both Thurston County and City of Vancouver have a housing levy on the fall ballot. <a href="http://www.theolympian.com/news/local/article81819602.html">http://www.theolympian.com/news/local/article81819602.html</a>

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80	5/24/2016	Focus Group: Non Profit Dev.	Affordable Housing	LU 3.12 - Maximum and Minimum Lot Sizes	Target areas in subarea plans are incredibly useful. Targeted areas for improving quality of affordable housing. Identify both new construction and rehabilitation.		The City has many target areas to choose from. Council TIPs, Centers & Corridors, and subarea plans. There is a need to select a limited number of areas to avoid diluting efforts among a multitude of target areas.
81	5/24/2016	Focus Group: Non Profit Dev.	Appraisal		Difficult to build new infill in historic neighborhoods due to appraisal costs that can't support construction costs.	Consider HUD-designated Community Revitalization Areas as possible solutions to address appraisal issues in low value and hard to market area. Other solutions might include additional federal loan insurance for multi-family projects supplied by HUD in renewal areas ( <a href="http://portal.hud.gov/hudportal/HUD?src=/hudprograms/mmhiliura">http://portal.hud.gov/hudportal/HUD?src=/hudprograms/mmhiliura</a> ), and alternative tax credit calculations for additional funding of development costs in Difficult Development Areas ( <a href="http://www.danter.com/TAXCREDIT/dda.htm">http://www.danter.com/TAXCREDIT/dda.htm</a> ).	The Multifamily program is active. The Single Family program and Supplemental Loan program are not active.  I believe that the tax credit Difficult to Develop Areas applies to maximum per-unit credit allocation and only for rental housing.  If the City or partners can improve and then sell vacant houses in low-value neighborhoods then area-wide house values may increase.
82	5/24/2016	Focus Group: Non Profit Dev.	Bonds projects		Bonds projects cost requires economy of scale		
84	5/24/2016	Focus Group: Non Profit Dev.	Cottage Housing		Inability to subdivide cottages is an obstacle to ownership. Condos difficult under current State regulations	While there is no prohibition on subdividing cottages at cottage housing sites, the code requires a minimum front lot line on a public street for divisions of individual units new cottage housing sites	
85	5/24/2016	Focus Group: Non Profit Dev.	Cottage Housing		Time and effort issue to doing small number of units versus multifamily 50+ units; economy of scale is a big issue. Development community not willing to do smaller development, when often the minimum number of funders is five or six.		
88	5/24/2016	Focus Group: Non Profit Dev.	Cottage Housing	DP 1.4 - New Development in Established Neighborhoods, DP 2.2 - Zoning and Design Standards, DP 2.3 Design Review Process, DP 2.4 - Design Guidelines, DP 2.5 - Special District and Neighborhood Design Guidelines	Blend different tools on cottage sites, such as multiple unit structures, in appropriate zones	Multi unit building could be made to look like a single-family building.	
90	5/24/2016	Focus Group: Non Profit Dev.	Cottage Housing		Pocket residential going to require as much time and effort		
91	5/24/2016	Focus Group: Non Profit Dev.	Cottage Housing		Neighborhood opposition to cottage housing is a challenge.		
92	5/24/2016	Focus Group: Non Profit Dev.	Cottage Housing		Challenges with sites or infrastructure add costs		
93	5/24/2016	Focus Group: Non Profit Dev.	Deferred Fees		Fees paid at the end of the project instead of beginning would assist because of reduced carrying cost	City's Incentives 2.0, when funded, will provide fee waivers for defined affordable housing. Staff discussion: Could Section 108 loans, Community Development Financial Institutions loans, other tools assist?	
94	5/24/2016	Focus Group: Non Profit Dev.	Funding Scores		Funding sources targeted for low-income scored based on impact to those projects	Need clarification: is a solution identified?	
95	5/24/2016	Focus Group: Non Profit Dev.	Housing Quality	H 3.1 - Housing Rehabilitation, H 3.2 - Property Responsibility and Maintenance, H 3.5 - Housing Goal Monitoring	Problem with seriously deteriorated housing stock		
96	5/24/2016	Focus Group: Non Profit Dev.	Information		Maps that identify locations within centers and corridors - GIS analysis	Integrate with Site Selector ( <a href="http://www.selectspokane.com">www.selectspokane.com</a> ) /Multiple Listing Service/Zillow?	



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97	5/24/2016	Focus Group: Non Profit Dev.	Information		Find tools to make upside-down/foreclosure (zombie) properties available for redevelopment.	Link to land banking. (See also #104, 139)	
98	5/24/2016	Focus Group: Non Profit Dev.	Infrastructure		Incomplete infrastructure in alleys or on neighborhood peripheries--investment through CDBG  Workshop Note: Combine with #40		
99	5/24/2016	Focus Group: Non Profit Dev.	Integrated Housing		Socioeconomic integration difficult due to blending competitive funding sources that drive low-income projects as opposed to mixed-income. Housing Finance Commission policy focuses all subsidy on the lowest income: antithetical to integrated housing	Some funding currently available for potential strategy: see focus group notes (right).	Spokane's HOME Multifamily Housing Program funds can fund affordable housing development for only a portion of a rental property allowing non-HOME units to be market rate housing.
101	5/24/2016	Focus Group: Non Profit Dev.	Integrated Housing	H 2.1 - Distribution of Housing Options	Mandatory inclusive housing regulations would create greater obstacle to infill; only works when housing prices are incredibly tight	Adopted policy supports inclusion of low-income affordable housing in all development. Opportunity to encourage through incentives?	If the City offers a development incentive (such as density bonus) then it may be a fair exchange if the public receives some affordable units in that project.
102	5/24/2016	Focus Group: Non Profit Dev.	Integrated Housing		Joint ventures with profit/non-profit		
103	5/24/2016	Focus Group: Non Profit Dev.	Integrated Housing		Incentives for mixed-use and/or x% of affordable units	Floor Area Ratio Bonuses currently exist, including 25% affordable units within Centers and Corridors. Spokane Municipal Code - Section 17C.122.090: Public Amenities Allowing Bonus FAR	If the City offers a development incentive (such as density bonus) then it may be a fair exchange if the public receives some affordable units in that project.
104	5/24/2016	Focus Group: Non Profit Dev.	Land Banking/Foreclosed Properties		First in line for foreclosed properties, hold and resell for better community use, can be self-sustaining over time. Examples: Michigan. What is City doing to manage its inventory of property - existing foreclosure properties? Land bank would offer more resources for cleanup of foreclosed properties	A disposition policy is being created with City Council, but not approved yet, to address City parcels	
106	5/24/2016	Focus Group: Non Profit Dev.	Middle-income rents		Downtown develops high-income and low-income housing. Need subsidized rents to cover cost for mid-income	Which types of funding could support middle income subsidized housing?	
107	5/24/2016	Focus Group: Non Profit Dev.	Mixed Use		Pent-up desire for mixed use, particularly among millennials		
108	5/24/2016	Focus Group: Non Profit Dev.	NIMBYism		Strong factor - intimidating, takes longer, costs more - need to do education		
109	5/24/2016	Focus Group: Non Profit Dev.	Nuisance Abatement		Give Code Enforcement some real teeth, starting with boarded up homes and derelict properties. Strategically coordinate enforcement efforts with change in ownership?		I believe that Code Enforcement already boards vacant and unsecured buildings. More research needed in ways to compel a change in ownership if non-responsive owner.
110	5/24/2016	Focus Group: Non Profit Dev.	Nuisance Abatement		Once a complaint is given, ongoing follow-up with properties	The reason for a mark of low feasibility for this targeted and specific action is the time commitment required of city staff to follow -up at greater frequency.	
111	5/24/2016	Focus Group: Non Profit Dev.	Nuisance Abatement		Community Assembly - is there interest in strengthening code enforcement? Active follow-up on code complaints	This comment appears directed to the community assembly rather than the city. Refer to staff comment in # 110.	
112	5/24/2016	Focus Group: Non Profit Dev.	Parking	DP 3.12 - Transit Use and Transportation Alternatives	More paved surface, treat storm water - obstacle to get critical mass. Many don't know about administrative parking reduction opportunity. More incentive along high-performance transit with ridership. Commute Reduction program, etc.		

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113	5/24/2016	Focus Group: Non Profit Dev.	Property Aggregation		Graduated density zoning to allow greater density on larger property aggregation (e.g. after 10th parcel, or 1 acre) - perhaps along transit corridors		
114	5/24/2016	Focus Group: Non Profit Dev.	CSO Tanks		Combined sewer overflow tanks for affordable housing > air rights or 99 year lease 1st & Adams, Riverside & Lee	The addition of buildings adds significant costs at CSO sites, and social justice issues for some uses. The City is looking at opportunities with each tank for appropriate development (need to educate). CHHS contacted nonprofit affordable housing developers who were not interested in developing above CSO tanks due to perceptions and site challenges.	
115	5/24/2016	Focus Group: Non Profit Dev.	Public-Private Partnership		City contacts developers as part of its targeted investment projects	Information could not only be made available to developers, but some jurisdictions create a public sector-developer liaison for this purpose.	
116	5/24/2016	Focus Group: Non Profit Dev.	Rehabilitation	H 3.1 - Housing Rehabilitation, H 3.2 - Property Responsibility and Maintenance	City is reluctant to target rehab funds - first come first served	CHHS Single Family Rehabilitation program is first-come first-served except priority for any East Sprague Targeted investment pilot homeowner. Little homeowner interest in the E Sprague TIP despite door-to-door outreach. Targeting funding also requires motivated homeowner to produce a home repair project.	
117	5/24/2016	Focus Group: Non Profit Dev.	Rental Rehabilitation	H 3.1 - Housing Rehabilitation, H 3.2 - Property Responsibility and Maintenance	City has not been interested in rental rehab or exterior rehab	The Single Family Rehabilitation program can repair 2 – 4 unit rental properties if one unit is the owner's primary residence (considered a single-family home). HOME funds are available to repair multifamily rental properties although complex HUD requirements discourage small projects. CDBG-funded pilot rehab program for 1-8 unit rentals terminated in 2013 due to lack of interest.	
118	5/24/2016	Focus Group: Non Profit Dev.	Spokane Community Land Trust		A land trust owns the land rather than the improvements. Don't condo or co-op, so difficult to get traction and financing.		
119	5/24/2016	Focus Group: Non Profit Dev.	Multi-Family		Tax incentives have led to the development that is now occurring		
120	5/24/2016	Focus Group: Non Profit Dev.	Vacant Buildings		Underutilized spaces in centers, corridors and downtown (Ridpath and Otis). Old Hostess Factory - Ripe for redevelopment		
121	5/24/2016	Focus Group: Non Profit Dev.	Vacant Buildings		Issue with redevelopment of existing in scale - 25-30 units minimum	Related to soft costs commonly associated with funding resources. Smaller projects are not as attractive or as cost effective. Land banking could help consolidate properties for larger development	
123	5/24/2016	Focus Group: Non Profit Dev.	Development		Make infill easier than greenfield: what are incentives that could help make it pencil??	Expand the ability to use these tools in appropriate zones to address economy of scale?	
125	5/24/2016	Focus Group: Non Profit Dev.	Information		Promotional, marketing tools. More training.	What type of promotional and marketing tools would be helpful? What type of training. Additional information required.	
126	5/24/2016	Focus Group: Non Profit Dev.	Development		Identifying a gap in housing choice may identify tools to make more flexible.		



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127	5/17/2016	Focus Group: Realtor / Finance	Affordable Housing		Affordable housing has negative connotations	Opportunity for better definition and education. GMA requires that cities and counties have affordable housing policies – those that encourage the availability of affordable housing to all economic segments of the population. What do our partners think can be done to change the negative connotation around “affordable” housing?	- Maybe research an area, like the cottage housing project south of the Southeast Blvd crossover, to see if there have been any negative changes in the market values of area real estate housing values, notable changes in crime statistics for the area and any negative impacts of increased traffic flows in the neighboring area. Assuming the results may negate the negative assumptions by the NIMBY’s .
128	5/17/2016	Focus Group: Realtor / Finance	CSO Tanks		CSO Tanks should allow for development over them / air rights  Workshop Note: L Considerable issues see staff notes. Some opportunities for other uses, park space/ parking.	The addition of buildings adds significant cost impacts at CSO sites, and social justice issues for some uses. The City is looking at opportunities with each tank for appropriate development (need to educate)	-Considering air rights over CSO tanks should take in consideration of the proposed location of the CSO. For example if the proposed site is currently green space, like the CSO sites on S. Ray and Underhill Park the site should remain green space. The CSO site on E. Sprague could be a potential commercial use site.
129	5/17/2016	Focus Group: Realtor / Finance	Demolition Ordinance		Demolition Ordinance, providing criteria for demolition permits for historic structures in certain areas, is detrimental to development or does not work  Workshop Note: L Perceived lack of political will to change ordinance.	Two code sections address historic structures: one is for Downtown/historic district structures that are eligible to be listed on local or national register. The other section deals with certificates of appropriateness for local districts or locally registered structures. How does the ordinance fail? How could it be improved? Are the issues with demolition associated primarily with downtown or all of Spokane?	- 17D.040.230 one of the intents of the ordinance was the prevention of demolishing a historical building and turning the site into surface parking like the SE corner of Riverside and Howard.
130	5/17/2016	Focus Group: Realtor / Finance	Developers		Large developers are not interested in infill housing while there are still green fields to be built on  Workshop Note: H Combine with 131	What developers are building on smaller infill sites, such as individual lots?	- Points to codes revisions that differentiate between urban and suburban residential development requirements.
131	5/17/2016	Focus Group: Realtor / Finance	Developers		Small to mid-size land developers are interested in infill development projects if they can be viable and turn a profit  Workshop Note: H Combine with 130	What profit margin are small builders looking to achieve? What incentives might be matched with these small developers to achieve the desired profit margin?	- See 130
132	5/17/2016	Focus Group: Realtor / Finance	Developers		Lack of large tracts of land near downtown for Kendall Yards size infill projects	What is the minimum size of tract necessary for traditional subdivision builders/larger projects?	- See 130
133	5/17/2016	Focus Group: Realtor / Finance	Finance Options		Utilize the CDFI Community development Financial Institutions Fund	For what projects may this program be used and how/which program?	
134	5/17/2016	Focus Group: Realtor / Finance	Historically Commercial Buildings		Allow development of historically commercial buildings in residential areas	Since 2012 a pilot program allows reuse of existing commercial structures in West Central, but none of the eligible buildings have developed. An effort is underway to review extension to certain other residential areas. Another code section, 17C.335.110, allows for change of use to a commercial purpose under Type III review of registered historic structures in all areas of the city. (The structure for Batch Bakeshop was granted approval for reuse under that section.)	

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135	5/17/2016	Focus Group: Realtor / Finance	Incentives		Multi-family tax deferment could be expanded for qualifying sites  Workshop Note: L Council is examining this process currently to access targeting. Recommendation / Consideration. Exploring expansion is very possible. Related to workforce housing discussion. (State law change required)		- Parameters for defining qualified sites need to be developed.
136	5/18/2016	Focus Group: Realtor / Finance	Incentives		What incentives are available for parking structures integrated with other uses in the downtown?  Workshop Note: H Combine with 142	Surface parking associated with new on-site structures is limited under the code in Downtown. Existing incentives in centers and corridors include a floor-area bonus for structured parking, and an additional bonus for underground parking.	
137	5/17/2016	Focus Group: Realtor / Finance	Incentives		Define Workforce Housing and develop tools to incentivize this type of development.	See #127	
138	5/17/2016	Focus Group: Realtor / Finance	Incentives		Encourage employer incentives to employees living closer to office / using transit	Community Empowerment Zone incentives are already available in certain areas. Commute Trip Reduction/Impact fee reduction and/or reduction in parking requirements (outside of downtown).	
139	5/17/2016	Focus Group: Realtor / Finance	Land Bank		Create a Land Bank to help aggregate properties for more substantial development projects	Interest in the City administering land bank, or rather in a non-profit organization with that responsibility? How would the Land Bank be funded?	
140	5/17/2016	Focus Group: Realtor / Finance	Mapping		Need a defined mapping of potential infill development parcels		- Critical to defining the scope of potential infill sites
141	5/17/2016	Focus Group: Realtor / Finance	Parking		Increase surface parking lot taxes to limit a desire to speculate on downtown surface parking lots.  Workshop Note: H Need to support affordable housing and educate neighborhoods.	Opportunity to advocate change to State legislation?	
142	5/17/2016	Focus Group: Realtor / Finance	Parking		Develop public parking structures to reduce need for surface parking lots.	City may encourage development of for-profit parking structures, and/or PDAs or BIDs could do so.	
143	5/17/2016	Focus Group: Realtor / Finance	Pocket Residential		Pocket Residential Tool should be allowed outright in Residential Single-family (RSF) or with a conditional use permit rather though than a zoning change to Residential Single-family Compact (RSF-C)	Could also be allowed in overlays in proximity to neighborhood centers and corridors, where appropriate?	
144	5/17/2016	Focus Group: Realtor / Finance	Project focus		Marketing of existing infill tools is key to this project	As well as marketing and promotion of any code revisions/ new tools that may be an outcome of this project.	- When #ID#140 is completed then develop a marketing plan the City can actively promote to owners of property adjacent to potential infill sites.
145	5/17/2016	Focus Group: Realtor / Finance	Project focus		Education on affordable housing will help reduce backlash		- See ID#127
146	5/17/2016	Focus Group: Realtor / Finance	Property Appraisal		Low Median Value of homes can impact property appraisal of more well-kept homes in depressed neighborhoods.  Workshop Note: L Perceived low impact	Related to Community Revitalization Areas and CDBG funds?	- Market supply and demand is a reality.
147	5/17/2016	Focus Group: Realtor / Finance	Walkable Neighborhoods		Encourage neighborhood center businesses to support walkable neighborhoods	A carrying capacity threshold of rooftops (density) is necessary to support neighborhood businesses that are truly walkable and not auto-dependent.	

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148	5/23/2016	Focus Group: Tiny Housing	Accessory Dwelling Unit	DP 6.4 - Accessory Land Uses, DP 6.5 - Accessory Dwelling Unit Compatibility	Limited by 600 sq.ft. max. detached Accessory Dwelling Unit area	Use lot size as basis for area of unit? Example: For lots >6,000 sq.ft., use 10 percent of lot area, up to a max. of 1,000 sq.ft., whichever is less? For internal Accessory Dwelling Units, allow entire area of existing basements larger than 800 sq.ft. to be converted?	
149	5/23/2016	Focus Group: Tiny Housing	Accessory Dwelling Unit		Limited by owner occupancy requirement	Ownership is difficult to enforce. Development of certified landowner program?	
150	5/23/2016	Focus Group: Tiny Housing	Accessory Dwelling Unit		A 10-year, low-interest loan could encourage homeowners to build Accessory Dwelling Units and provide rental income stream for payback	Who would fund/administer program?	
151	5/23/2016	Focus Group: Tiny Housing	Accessory Dwelling Unit		Accessory Dwelling Units could accommodate Housing First, transitional housing for the homeless	Funding may require provision of additional services not normally present at Accessory Dwelling Units	
152	5/23/2016	Focus Group: Tiny Housing; Peaceful Valley Neighb. Council	Accessory Dwelling Unit	DP 6.4 - Accessory Land Uses, DP 6.5 - Accessory Dwelling Unit Compatibility	Minimum accessory dwelling lot size 5000 sq.ft.-- problem in Peaceful Valley and West Central, where lot sizes are often smaller  Workshop Note: L Not as much impact, fewer entities willing to develop this	Opportunity for overlays to allow Accessory Dwelling Units on smaller lots or with smaller setbacks in some areas?	
153	5/23/2016	Focus Group: Tiny Housing	Cottage Housing		Minimum one-half acre lot size is too large		
154	5/23/2016	Focus Group: Tiny Housing	Cottage Housing		Rental only - no subdivision. Common ownership. Needs to allow for single family ownership/subdivision	Owner-occupancy issue similar to/reverse of Accessory Dwelling Units	
155	5/23/2016	Focus Group: Tiny Housing	Cottage Housing		Housing co-op possible for cottage housing ownership?  Workshop Note: L Subject to political whims, increases parking costs	Is this a City issue, or something the City could advocate/educate?	
156	5/23/2016	Focus Group: Tiny Housing	Cottage Housing	DP 6.4 - Accessory Land Uses, DP 6.5 - Accessory Dwelling Unit Compatibility	Units limited to 1,000 sq.ft. max.: perceived as too small for some families	If size limits are expanded or eliminated, is this a tool that should be available/restricted in other zones?	
157	5/23/2016	Focus Group: Tiny Housing	Manufactured Home Park	H 1.15, New Manufactured Housing	City code requires ten acres for new manufactured home parks - state defines manufactured housing community as two or more homes owned on leased land (RCW 59.20.030(10)); is this a conflict?	May be relevant to Pocket Residential/Cottage Housing	
158	5/23/2016	Focus Group: Tiny Housing	Manufactured Homes	H 1.15, New Manufactured Housing	Manufactured homes minimum double-wide, 864 sq.ft.	This applies to Pocket Residential, Accessory Dwelling Units, Cottage Housing, possibly other forms	
159	5/23/2016	Focus Group: Tiny Housing	Manufactured Homes	H 1.13 - Building Fire, Infrastructure, and Land Use Standards	Life safety snow load requirements of 35 pounds in Spokane County - becomes obstacle for moving manufactured homes.		
160	5/23/2016	Focus Group: Tiny Housing	Manufactured Housing	H1 1.4 - Use of Existing Infrastructure, H1.15 New Manufactured Housing, DP 2.2 - Zoning and Design Standards, DP 2.3 Design Review Process, DP 2.4 - Design Guidelines, DP 2.5 - Special District and Neighborhood Design Guidelines	Utilize manufactured homes that meet design standards in cottage housing	Deregulate size and age restrictions on manufactured housing (provided they meet HUD-quality housing standards). Does it conflict with SMC ch. 17C.345, since SMC 17A.020.130(D) defines two or more manufactured homes on a single parcel as a manufactured home park? State law requires, and Courts have ruled, that manufactured housing cannot be regulated differently than on-site built housing.	

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161	5/23/2016	Focus Group: Tiny Housing	Pocket Residential		Pocket residential not allowed in RA or RSF (only RSF-C and above)	Should this be allowed in all RA/RSF areas, or in specific overlays, or should RSF-C be an overlay?	
162	5/23/2016	Focus Group: Tiny Housing	Tiny Housing		Travel trailer with barely separated kitchen and bathroom: common examples of tiny housing found online	See notes for 158 and 160. Could this apply to Accessory Dwelling Unit also, and if so, in what zones?	
163	5/23/2016	Focus Group: Tiny Housing	Tiny Housing		Land Use Code doesn't allow for outright permitted transitional housing configurations using tiny huts and support services, multiple units on a single lot. Temporary use permits for tiny homes with support services expire after 90 days (need to verify). Tiny huts with no utilities are not part of a comprehensive rehousing solution, and do not address the chronic homeless issue. Self-contained, can be a permanent solution with/without a community center	The Code provides Group Living and Community Service as a similar use, post-incarceration facilities as an essential public facility. Up to 6 residents without a CUP in RA and RSF zones; Up to 12 residents without a CUP in RTF and RMF zones. Should there be another specific category of use addressing such pod development, possibly as a CUP? What zones would it be appropriate in? Spokane Municipal Code Sections 17C.110.100 Residential Zone Primary Uses; 17C.110.110 Limited Use Standards; 17C.190.100 Group Living; 17C.190.420 Community Services; 17C.330.120 Development Standards. Do we need to revisit or is this adequate? What temporary use permits for tiny homes with support services expire after 90 days?	
165	5/23/2016	Focus Group: Tiny Housing	Tiny Housing		East Sprague: vacant industrial, good opportunity sites for a community building with tiny homes Lots along I-90 in East Central?? Emerging opportunity for temporary or permanent use?	Social justice concerns: would need to have some visual or noise buffering. Residential uses are generally not allowed in industrial zones.	
166	5/23/2016	Focus Group: Tiny Housing	Tiny Housing		Buy homes in a blighted area and redevelop infill on a whole block	Need more information and guidance: How to ensure a mixed-income result?	
169	5/23/2016	Focus Group: Tiny Housing	Tiny Housing		Tiny housing group living facilities can be a bridge from homelessness to a permanent solution	Quixote Village (Thurston County, WA) permanent, rural community--Units are not self-contained	
170	5/23/2016	Focus Group: Tiny Housing	Tiny Housing		Tiny housing units are mobile, providing potential temporary use of an underutilized site		
171	5/23/2016	Focus Group: Tiny Housing	Tiny Housing		Wide range of consumers. Young, emerging buyers or buyers seeking to downsize; not poor, just limited access. Luxury high-end tiny homes: living small but not living bare. Tiny homes trendy for Millennials and retirees. People who want their units to be smaller and reduce their carbon footprint. Cottage/townhome (rent/own)		
172	5/23/2016	Focus Group: Tiny Housing	Tiny Housing		Peaceful Valley, West Central, Browne's Addition, Garland, Emerson-Garfield, Logan, East Central, East Sprague--anywhere with services and transit close would be an appropriate site		
174	5/23/2016	Focus Group: Tiny Housing	Tiny Housing		Cottage housing inefficient as compared to shared party wall - obstacle to affordability. Multifamily, attached housing more appropriate for lower income because of efficiencies in operational cost savings, but provide a less individual space than detached dwellings.		
175	5/23/2016	Focus Group: Tiny Housing	Tiny Housing		Affordable single-family accessory dwelling as a transition to being able to afford a larger build at a later time?		

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178	5/23/2016	Focus Group: Tiny Housing	Tiny Housing	H 1.15, New Manufactured Housing	Park model homes built to HUD standard--400 sq.ft. or less. Manufactured and park models all have chassis		
179	5/23/2016	Focus Group: Tiny Housing	Tiny Housing	H 1.15, New Manufactured Housing, H 2.1 - Distribution of Housing Options, DP 2.2 - Zoning and Design Standards, DP 2.3 Design Review Process, DP 2.4 - Design Guidelines, DP 2.5 - Special District and Neighborhood Design Guidelines	Allow all manufactured homes meeting HUD quality housing standards, regardless of size, possibly with some geographic limitations	See #160	
181	5/23/2016	Focus Group: Tiny Housing	Tiny Housing	ED 7.4 - Tax Incentives for Land Improvement, ED 7.5 - Tax Incentives for Renovation	Work with nonprofits and churches - offer incentives where they have land - develop tiny home clusters (to be managed and monitored by nonprofit). Central facility with bathrooms, showers, laundry facilities. Group Living regulations - church or nonprofit revisions to create a path forward. Wrap around services. Institutional campus/master plan.	Where are these uses already allowed? Have Q161organizations or individuals encountered any difficulty in siting these facilities, and where? See #163	
182	5/23/2016	Focus Group: Tiny Housing	Tiny Housing		Plumbing is an issue: Required utility hookups (need to verify)	This is a public health issue (also economic justice)	
183	5/23/2016	Focus Group: Tiny Housing	Tiny Housing		Churches provide land but not comfortable providing oversight: Need wrap-around services or identify entity to provide wrap around services. Needs and services need to be addressed as part of the homeless discussion		
185	5/23/2016	Focus Group: Tiny Housing	Tiny Housing	DP 2.1 - Building and Site Design Regulations, DP 2.2 Zoning and Design Standards, DP 2.3 Design Review Process, DP 2.4 - Design Guidelines, DP 2.5 Special District and Neighborhood Design Guidelines, DP 2.2 - Zoning and Design Standards, DP 2.3 Design Review Process, DP 2.4 - Design Guidelines, DP 2.5 - Special District and Neighborhood Design Guidelines	Code issues - size of structure, number of square feet, level to which house has to be built. Prototype tiny homes not up to building code. How to ensure that tiny housing is quality housing? What standards to build to?	Homes should meet HUD-quality standards.	
186	5/23/2016	Focus Group: Tiny Housing	Tiny Housing		Building code requirement challenges: Are they City amendments to the State building code? If so, then they may be reviewed. If not, then may be addressed in legislative agenda.		
189	5/23/2016	Focus Group: Tiny Housing	Tiny Housing		Infill has broad spectrum including low-income housing and homelessness priority Spokane: a market exists for people who make 200% of poverty level		
190	5/23/2016	Focus Group: Tiny Housing	Tiny Housing		Space is available and we have the need. Challenges include finding funding and overcoming sentiment of neighbors to address low-income and homeless. Create a diversity of housing options: tiny homes don't address unless subsidized	Affordability as an outcome of economic growth, supporting local business: what are the obstacles?	
193	5/23/2016	Focus Group: Tiny Housing	Tiny Housing		Identify City code and policies that encourage neighborhood blight or create other challenges or obstacles		
194	5/23/2016	Focus Group: Tiny Housing	Tiny Housing		What locations are appropriate for tiny housing densities?	The densest, single-wide manufactured home parks in Spokane are about 15 units per acre. The Quixote Village tiny housing community in Thurston County, WA, is about 14 units per acre.	



ID#	Date	Source Type	Subject of Comment	Related Policy	Comment Summary	Staff Response & Comments	Focus Group Notes
197	1/7/2016	Individual	Incentives		Focus on location-based incentives for infill development. Value in incentivizing options where desirable. Value of vitality near commerce is very high.		
198	1/14/2016	Individual	Location		Most people are willing to walk 1/4 mile from a neighborhood center, but expect community pushback if going further		
199	1/7/2016	Individual	Parking		Remember to address parking lot requirements		
200	1/7/2016	Individual	Mixed-use development		Focus heavily on changes that will address reality of lenders. What's prohibiting? What changes can be made to be more attractive to lead to mixed-use development?		
201	3/17/2016	Individual	Accessory Dwelling Units		Review 5,000 SF minimum site size: may need to be larger		
202	3/17/2016	Individual	Attached Housing		The ground surface is problematic in some areas and may require rock blasting at permit level		
203	3/17/2016	Individual	Development potential		Developers need 150-200 units for project to work  Workshop Note: Investigate a small-lot ordinance/ discuss ownership of accessory dwelling units.		
204	3/17/2016	Individual	Infill housing Type 2 Review		Type 2 a problem for all infill housing choices à Type 3 more appropriate – requirement of community meeting. – Type 2 with a community meeting might be a possibility; neighborhood notification doesn't always work.		
205	3/17/2016	Individual	Pocket Residential Development		Support pocket residential infill housing in right places and near transit.		
206	6/7/2016	Individual	Accessory Dwelling Unit		Accessory Dwelling Units facing the alley west of Dutch Jakes Mini-Park, between W. College and W. Broadway, would support a safer environment at that park entrance	Only two of the nearest six lots are owner-occupied	
207	1/25/2016	Individual	Market rate housing		Tax increment financing and Community Development Block Grant blight funding: strategies for market-rate housing		
208	5/24/2016	Individual	Accessory Dwelling Units		A tool lending library would make a variety of tools, equipment, and information available to people who want to build or improve their housing, which could include the development of accessory dwelling units. Such a library has been successfully operated by the City of Berkeley since 1979.		
209	5/23/2016	Individual	Street Right-of-Way		On local access streets with excess right-of-way, such as residential streets, space might be made available for new housing in front of existing housing.		
210	1/27/2016	Plan Commission Subcommittee	Accessory Dwelling Units		Consider increasing height of Accessory Dwelling Units: height maximum changes depending on distance from neighboring property line?		
211	1/27/2016	Plan Commission Subcommittee	Accessory Dwelling Units		Consider increasing size of Accessory Dwelling Units		

ID#	Date	Source Type	Subject of Comment	Related Policy	Comment Summary	Staff Response & Comments	Focus Group Notes
212	1/27/2016	Plan Comm. Subcommittee	Accessory Dwelling Units		Balance changes to Accessory Dwelling Units with character of the neighborhoods		
213	1/27/2016	Plan Comm. Subcommittee	Accessory Dwelling Units		Do we want two houses on one lot?		
214	1/27/2016	Plan Comm. Subcommittee	Accessory Dwelling Units		Adjust the 5,000 SF site minimum		
215	1/27/2016	Plan Comm. Subcommittee	Accessory Dwelling Units		Owner Occupied requirement in higher-density zones		
216	1/27/2016	Plan Comm. Subcommittee	Incentives		Offer a development intensity incentive for development that looks like residential single-family in established single-family neighborhoods or areas where it's desirable to preserve the character: results in preserved neighborhood character while increasing density		
217	1/7/2016	Plan Comm. Subcommittee	Lot size transition		Review lot size transition		
218	1/7/2016	Plan Comm. Subcommittee	Mixed-use development		Include references to mixed-use development as an important form of infill housing.		
219	1/7/2016	Plan Comm. Subcommittee	Project focus		Explore tools available today and look more toward urban core		
220	1/27/2016	Plan Comm. Subcommittee	Project focus		Small lot infill, on existing smaller lots, should be a focus of our efforts. These lots sizes were not as much of a focus in the past and should be addressed		
221	1/27/2016	Plan Comm. Subcommittee	Project focus		Underutilized lots, such as single-family uses in higher-density zones, should be included in our mapping efforts		
222	1/27/2016	Plan Comm. Subcommittee	Residential Single-family Compact Zone		Review sites eligible for RSF-C zoning to use same tools as RSF-C without rezone		
223	1/13/2016	Plan Commission	Utility costs		Investigate connection fee to apartments vs. single-family residences?		
224	1/14/2016	Individual	Air space condominiums		Dividing air space is a tool to increase density.		
225	1/14/2016	Individual	Development regulations		Make sure tools do not add costs		
226	5/25/2016	Individual	Cottage Housing		The ability to attach 2 or 3 units in cottage housing developments saves costs in construction, energy use and maintenance. Kirkland City code allows if attached units are designed to appear as a single-family residence. (See note)	Opportunity to incentivize inclusion of a portion of affordable units for low-income persons?	
227	6/8/2016	Individual	Compatibility		Infill development can increase traffic, built high and looks down into neighboring lots		
228	6/8/2016	Individual	Law Enforcement		Will police be responsive as number of units increases?		
229	3/28/2016	Individual	Attached Housing		Standardize language regarding townhomes and duplexes with other jurisdictions throughout state		
230	6/16/2016	Individual	Driveway Width		Forty percent maximum driveway width and minimum 60 percent front yard landscaping does not accommodate a wide enough area for a driveway to a front-facing garage.		
231	6/16/2016	Individual	Coverage		Maximum building coverage is too small.		
232	6/15/2016	Staff	Performance		Compare change in property values over five years in study areas		



ID#	Date	Source Type	Subject of Comment	Related Policy	Comment Summary	Staff Response & Comments	Focus Group Notes
233	6/15/2016	Staff	Accessory Dwelling Unit		Rental renewal fee, for example \$10 per year for accessory dwellings not on owner occupied sites. Certify both the primary and accessory unit every two years.		
234	6/15/2016	Staff	Accessory Dwelling Unit		Relax requirements for accessory dwelling owner occupancy on a neighborhood-by-neighborhood basis.		
235	6/15/2016	Staff	Accessory Dwelling Unit		Size could		
236	4/21/2016	Cmnty.Assm. Land Use Cmte.	Cottage Housing		Relocation of historic homes at cottage sites. Single lot - infill development		
237	4/21/2016	Cmnty.Assm. Land Use Cmte.	Cottage Housing		Minimum and maximum lot sizes for cottage may be obstacle to true "infill"		
238	4/21/2016	Cmnty.Assm. Land Use Cmte.	Cottage Housing		Neighborhood opposition to cottage housing is a challenge.		
239	4/21/2016	Cmnty.Assm. Land Use Cmte.	Small Lot Infill		Small lot standards should allow to go higher or less setbacks.		
240	4/21/2016	Cmnty.Assm. Land Use Cmte.	Accessory Dwelling Units		Historic housing patterns accessory dwellings? flag lots?		
241	4/21/2016	Cmnty.Assm. Land Use Cmte.	Cottage Housing/Accessory Dwelling Unit		Beef up design standards to address neighborhood concern/strict design standards.		
242	4/21/2016	Cmnty.Assm. Land Use Cmte.	Cottage Housing		Need ability to subdivide cottages on individual, fee simple lots to promote homeownership		
243	4/21/2016	Cmnty.Assm. Land Use Cmte.	Residential Single-family Compact Zone		Replace rezone requirement with overlay around center, require conditional use permit for pocket residential development?		
244	4/21/2016	Cmnty.Assm. Land Use Cmte.	Multi-Family		Design standards needed for multi-family development also.		
245	5/17/2016	Focus Group: Arch. / For Profit Dev.	Parking		Minimum parking spaces required could be reduced on bus routes.  Workshop Note: H Easy to implement overlay.	17C.230.130(C) provides transit proximity as one factor in consideration of exceptions to parking minimums. Other exceptions may include reduction based on populations being served by housing where a history/data supporting reduced parking is provided	
246	5/17/2016	Focus Group: Arch. / For Profit Dev.	Alleys		Unpaved alleys and streets should be paved  Workshop Note: No Brainer Bundled with sidewalk bond perhaps. Communities / infill businesses should not bare the full cost of paving alleys spread cost community wide. Prioritize near centers / corridors. Include unpaved streets. What is the short term fix? Small projects considerations? 6 year plan waver?	There is a mechanism in place for Local Improvement Districts to be created for paving. May want to review grading policy, process and cost as an alternative to paving where there is not enough support for an LID.	The use of LID process in lower income neighborhoods with high percentages of rental housing is not feasible. The City needs to invest capital into infill neighborhood if you expect private capital to be invested. This is a big impediment to private capital investment.
247	5/17/2016	Focus Group: Arch. / For Profit Dev.	Local Economy		A stronger job market would support more infill development	Increased economic opportunity has also been identified as a need under the Mayor's Housing Quality taskforce (2016). Spokane's income levels may not be sufficient to support housing rehabilitation needs.	A stronger job market would do very little to encourage more infill development. The problem is urban infill is a "supply" issue it is not a "demand" issue. Kendall Yards pas demonstrated this point very clearly.

ID#	Date	Source Type	Subject of Comment	Related Policy	Comment Summary	Staff Response & Comments	Focus Group Notes
248	6/30/2016	Focus Grp: Neighb. Council Rep.; Emerson Garf., Five Mile, North Hill, Peaceful Valley Neighb. Councils	Design	LU 1.3 - Single-Family Residential Areas, LU 1.4 - Higher Density Residential Uses, DP 1.4 - New Development in Established Neighborhoods, DP 2.2 - Zoning and Design Standards, DP 2.3 Design Review Process, DP 2.4 - Design Guidelines, DP 2.5 - Special District and Neighborhood Design Guidelines	Regardless of use or housing type, maintain look, feel, character, aesthetics of established neighborhood, and upkeep of property. Maintain consistency/continuity of style, size in area. At least one entrance should face the street.		
249	6/30/2016	Focus Grp: Neighb. Council Rep.	Infill sites	H 1.14 - Performance Standards, DP 6.4 - Accessory Land Uses, DP 6.5 - Accessory Dwelling Unit Compatibility	Some sites in Residential Single Family (old barn) perfect for pocket residential attached or detached housing. Accessory dwelling units on large lots.		
250	6/30/2016	Focus Grp: Neighb. Council Rep.	Impacts	LU 2.2 - Performance Standards, DP 1.4 - New Development in Established Neighborhoods, DP 2.2 - Zoning and Design Standards, DP 2.3 Design Review Process, DP 2.4 - Design Guidelines, DP 2.5 - Special District and Neighborhood Design Guidelines, DP 3.8 - Infill Development, DP 6.4 - Accessory Land Uses, DP 6.5 - Accessory Dwelling Unit Compatibility, DP 7.1 - Design Guidelines in Neighborhood Planning, DP 7.2 - Neighborhood Involvement in the City Design Review Process	Shadows from out-of-scale development...block sun. Attached and detached accessory dwellings need to match neighborhood scale.	17C.300.130 Accessory Dwellings are required to match the primary dwelling. The building coverage for a detached accessory dwelling unit may not be larger than the building coverage of the house and .the combined building coverage of all detached accessory structures may not exceed fifteen percent of the total area of the site.	This has not been enforced as noted by pictures that were presented at the focus group. Current language allows oversized garages with the accessory dwelling. This needs further clarification
252	6/30/2016	Focus Grp: Neighb. Council Rep.	Cottage housing	DP 1.4 - New Development in Established Neighborhoods, DP 2.2 - Zoning and Design Standards, DP 2.3 Design Review Process, DP 2.4 - Design Guidelines, DP 2.5 - Special District and Neighborhood Design Guidelines	Strengthen standards for cottage housing design. Recent cottage housing development is not designed around a common area.	What types of standards would you like to see? Where are the current standards lacking? See note for #265	
253	6/30/2016	Focus Grp: Neighb. Council Rep.	Infill Strategies: Low-Density Residential	LU 2.1 - Public Realm Enhancement, LU 2.2 - Performance Standards, DP 1.4 - New Development in Established Neighborhoods, DP 1.5 - Significant Views and Vistas, DP 2.2 - Zoning and Design Standards, DP 2.3 Design Review Process, DP 2.4 - Design Guidelines, DP 2.5 - Special District and Neighborhood Design Guidelines, DP 3.8 - Infill Development	Provide necessary parking off-street in order to allow infill. Open space, landlord control of property (and registry), neighborhood design standards and design review. Retain public views--height restrictions? Services need to be available. Retain the current diversity of neighborhoods--create overlays.		
254	6/30/2016	Focus Grp: Neighb. Council Rep.	Neighborhood Notification	DP 7.1 - Design Guidelines in Neighborhood Planning, DP 7.2 - Neighborhood Involvement in the City Design Review Process	Neighbors need a better understanding of the permit process. Notify neighbors and listen to their input.	Citizens can always call our permits staff to have questions answered. A new permit notification system is being tested currently and will be available to the public in the near future.	Neighborhood notification is needed. Current website is difficult to navigate and find relevant information. Looking forward to seeing new permit notification system. Currently, there is not notification.

ID#	Date	Source Type	Subject of Comment	Related Policy	Comment Summary	Staff Response & Comments	Focus Group Notes
255	6/30/2016	Focus Grp: Neighb. Council Rep.; Peaceful Valley, Rockwood, West Hills Neighborhood Councils	Context Sensitive	LU 1.3 - Single-Family Residential Areas, LU 1.4 - Higher Density Residential Uses, LU 3.3 Planned Neighborhood Centers, DP 1.4 - New Development in Established Neighborhoods, DP 2.2 - Zoning and Design Standards, DP 2.3 Design Review Process, DP 2.4 - Design Guidelines, DP 2.5 - Special District and Neighborhood Design Guidelines, DP 7.1 - Design Guidelines in Neighborhood Planning, DP 7.2 - Neighborhood Involvement in the City Design Review Process	Development should be sensitive to context of style, scale, and transition in neighborhoods (for example, East Central), and not be one-size-fits-all. Context sensitive enforcement requires context sensitive zoning. Keep neighborhood choice in neighborhood.		
256	6/30/2016	Focus Grp: Neighb. Council Rep.	Infill Strategies: Historic Urban Areas	LU 2.1 - Public Realm Enhancement, LU 2.2 - Performance Standards, DP 1.4 - New Development in Established Neighborhoods, DP 2.2 - Zoning and Design Standards, DP 2.3 Design Review Process, DP 2.4 - Design Guidelines, DP 2.5 - Special District and Neighborhood Design Guidelines, DP 3.8 - Infill Development, DP 7.1 - Design Guidelines in Neighborhood Planning, DP 7.2 - Neighborhood Involvement in the City Design Review Process	Strengthen design standards, do not ignore design standards, consider traffic impacts, maintain culture and historic homes, maintain landscaping, preserve diversity. Some development types lack design standards. Some setbacks that were consistent with look and feel prevented infill. Revisit and strengthen design standards for older neighborhoods.  Workshop Note: Create a point system for addressing design. Example: achieve a minimum of 12 points.		
257	6/30/2016	Focus Grp: Neighb. Council Rep.	Infill Strategies: Downtown Core		Parking garages (not surface parking), balance ownership and rental, mixed use, more density between Howard and Sherman to serve diverse younger populations (i.e. Millennials), City to provide more research and information to developers	More research and information to developers would be actionable and feasible. The several other comments which precede would be less actionable	
260	6/30/2016	Focus Grp: Neighb. Council Rep.	Communication	DP 7.1 - Design Guidelines in Neighborhood Planning, DP 7.2 - Neighborhood Involvement in the City Design Review Process	Communicate, consider, respect and recognize neighborhood view point.		
262	6/30/2016	Focus Grp: Neighb. Council Rep.	Communication	DP 7.1 - Design Guidelines in Neighborhood Planning, DP 7.2 - Neighborhood Involvement in the City Design Review Process	Neighbors lack trust in more options for infill because standards are not consistently applied, and neighborhood councils such as Peaceful Valley, Browne's Addition, East Central, Rockwood and Cliff-Cannon believe they are not heard by City.		
263	6/30/2016	Focus Grp: Neighb. Council Rep. & Cliff Cannon Neighb Council	Traffic		Traffic impacts are perceived as ignored. Improve the process to vet and require truthful traffic studies that examine how traffic affects the neighborhood, not the developer.		
264	6/30/2016	Focus Grp: Neighb. Council Rep.	Design standards	LU 3.3 Planned Neighborhood Centers, DP 1.4 - New Development in Established Neighborhoods, DP 2.2 - Zoning and Design Standards, DP 2.3 Design Review Process, DP 2.4 - Design Guidelines, DP 2.5 - Special District and Neighborhood Design Guidelines	The adoption of the 2001 Comprehensive Plan "changed the rules" in neighborhoods such as Peaceful Valley and Browne's Addition, whose design plans were superseded.	All neighborhoods plans produced prior to the Growth Management Act were removed with the 2001 Comp Plan. Since then Peaceful Valley (2015) and other neighborhoods have developed area plans that are used today.	

ID#	Date	Source Type	Subject of Comment	Related Policy	Comment Summary	Staff Response & Comments	Focus Group Notes
264	8/2/2016	Focus Grp: Neighb. Council Rep.	Code Enforcement/Landscaping		With many of the infill options, the owners need to be made responsible for upkeep of property, particularly the outside areas, and need to be compatible with the current landscaping (not just putting a pile of rocks for the entire outside area. Fines should be instituted, and will require good follow-up. May require more staff in code enforcement.	The permitting process and code enforcement mechanisms are in place to address this concern.	
265	6/30/2016	Focus Grp: Neighb. Council Rep.	Gentrification		Gentrification and high-end development threatens renewal of necessary HUD funding in impoverished neighborhoods.		This is very true for West Central and Emerson/Garfield neighborhoods. This needs to be well considered when issuing permits
265	8/2/2016	Focus Grp: Neighb. Council Rep.	Diversity/Neighborhood Review		There needs to be options to buy, versus having rentals, particularly in multi family and cottage infill housing and neighborhoods should have opportunity to approve design prior to permit being issued.	Staff discussed an opportunity to amend code to address purchase of cottage housing, and the feasibility for this action is high. Opportunities exist for public comment during the permitting process to address design concerns.	
266	6/30/2016	Focus Grp: Neighb. Council Rep.	Historic Housing Stock	H1 1.4 - Use of Existing Infrastructure, DP 1.4 - New Development in Established Neighborhoods, DP 2.2 - Zoning and Design Standards, DP 2.3 Design Review Process, DP 2.4 - Design Guidelines, DP 2.5 - Special District and Neighborhood Design Guidelines, DP 7.1 - Design Guidelines in Neighborhood Planning, DP 7.2 - Neighborhood Involvement in the City Design Review Process	Keep the historic treasure of homes in older neighborhoods such as West Central, with only 45 vacant lots. Individual development regarding style.		
267	6/30/2016	Focus Grp: Neighb. Council Rep.	Landscape	LU 2.1 - Public Realm Enhancement, LU 2.2 - Performance Standards	Landscapes should emphasize open green spaces, sustainability, reuse, recycle, repurpose, xeriscape, alternative ground cover.	Language supporting sustainable landscape can be found in Spokane's municipal land use codes and the Comprehensive Plan.	This needs to be more specific, in terms of keeping the neighborhood feel. It is not appealing to see rocks instead of :green in a neighborhood that is predominantly green landscaping
268	6/30/2016	Focus Grp: Neighb. Council Rep.	Property Values	H 3.1 - Housing Rehabilitation, H 3.2 - Property Responsibility and Maintenance	Preserve property values.	See comment #283	
269	6/30/2016	Focus Grp: Neighb. Council Rep.	Mixed-Income Housing	LU 3.12 - Maximum and Minimum Lot Sizes, H 1.16 - Partnerships to Increase Housing Opportunities	Mixed income housing should include affordability, starter homes. Multi-family tax exemption is an incentive for development in Downtown and the lower South Hill.		
270	6/30/2016	Focus Grp: Neighb. Council Rep.; Five Mile, Peaceful Valley, Rockwood, West Hills Neighb. Councils	Open Space and Neighborhood Choice	DP 1.4 - New Development in Established Neighborhoods, DP 1.5 - Significant Views and Vistas, DP 2.2 - Zoning and Design Standards, DP 2.3 Design Review Process, DP 2.4 - Design Guidelines, DP 2.5 - Special District and Neighborhood Design Guidelines, DP 3.8 - Infill Development, DP 7.1 - Design Guidelines in Neighborhood Planning, DP 7.2 - Neighborhood Involvement in the City Design Review Process	Preserve important value choice in your neighborhood--near nature, near perfect.	The Comprehensive Plan provides for a wide range of density and land use designations, and subarea plans may identify strategic sites for preservation. How will designated densities be achieved throughout the city and the urban growth area, including on the urban fringe?	
271	7/14/2016	Neighb. Councils: Audubon Downriver, Cliff Cannon, Peaceful Valley	Communication		Inform and respect the neighborhood viewpoint. Resident comments must carry weight in the review and approval process	How will this be accomplished?	

ID#	Date	Source Type	Subject of Comment	Related Policy	Comment Summary	Staff Response & Comments	Focus Group Notes
272	7/13/2016	Neighb. Councils: Audubon Downriver, West Hills	Traffic		Mitigate traffic impact on the neighborhoods due to infill projects		
273	7/15/2016	Neighb. Council: Cliff Cannon	RSF Zoning		Maintain single-family uses in single-family zone, not duplexes or quadplexes		
274	7/15/2016	Neighb. Council: Cliff Cannon	Accessory Dwelling Units		Limit area of accessory dwelling units to 50 percent of the square footage of the primary residence		
275	7/15/2016	Neighb. Council: Cliff Cannon	Design Review		Require approval of infill development in established neighborhoods by Design Review Board	Design Review Board is already experiencing a high workload with specified public projects, downtown projects and shoreline projects.	
276	7/15/2016	Neighb. Councils: Cliff Cannon, North Hill	Parking		Reduce the need for parking on-street by providing adequate off-street parking for new development	Recent changes to the code allow for use of on-street parking to serve land uses	
277	7/15/2016	Neighb. Council: Cliff Cannon	Demolition Ordinance		Maintain or enhance protections to prevent demolition of historic structures eligible for the historic register		
278	7/5/2016	Neighb. Councils: Emerson Garfield, West Hills	Mixed-Income Housing	H 1 Affordable Housing	Assure development provides for high- and low-income residents. Retain variety of home prices to avoid "pricing out" current residents		
279	7/5/2016	Neighb. Councils: Emerson Garfield, Rockwood	Landscape	PRS 1.4 Open Space Areas	Need yards/green space		
280	7/6/2016	Neighb. Councils: Emerson Garfield, Five Mile Prairie	Schools		Make schools an integral part of the plan for infill development. Nearby schools may be at capacity.	Schools are contacted as part of the agency notification for rezones and new projects	
281	7/13/2016	Neighb. Councils: Five Mile Prairie, West Hills	Compatibility		Development with higher densities and smaller setbacks than the established neighborhood should provide adequate buffers and transitions. Consider access to sunlight and privacy		
282	7/13/2016	Neighb. Council: Five Mile Prairie	Basalt sites		Sites containing basalt have more complicated stormwater requirements and requires blasting, which can disturb nearby wells and cause other disruptions.		
283	7/13/2016	Neighb. Council: Five Mile Prairie	Rental housing		Demonstrate new rental development will not negatively impact property values	Ownership regulations are difficult to enforce. What are other measurable strategies to ensure equivalent or better compatibility?	
284	7/14/2016	Neighb. Council: Five Mile Prairie	Accessory Dwelling Units		Limit one accessory dwelling per lot or build up		
285	7/15/2016	Neighb. Councils: Five Mile Prairie, North Indian Trail	Priority Areas		Provide incentives to build infill development near centers and corridors		
286	5/24/2016	Neighb. Council: North Hill	Multi-Family		Parking needs to be sufficient to the size of multi-family developments		
287	7/14/2016	Neighb. Council: Peaceful Valley	Infrastructure		Some older infrastructure needs to be replaced to provide water and wastewater capacity for infill development.	A portion of the older infrastructure is located within arterials, which is replaced when the street is replaced under the funding from the streets levy	
288	7/14/2016	Neighb. Council: Peaceful Valley	Impacts		Neighbors should be indemnified from costs associated with damages and lawsuits caused by new construction		
289	7/14/2016	Neighb. Council: Peaceful Valley	Incentives		Provide incentives such as tax deferral to mitigate the cost of infill development on sites in the floodplain, which are subject to high insurance costs		



ID#	Date	Source Type	Subject of Comment	Related Policy	Comment Summary	Staff Response & Comments	Focus Group Notes
290	7/7/2016	Neighb. Council: Rockwood	Unpaved Streets		Pave unpaved streets	There is a mechanism in place for Local Improvement Districts to be created for paving. May want to review grading policy, process and cost as an alternative to paving where there is not enough support for an LID.	
291	7/7/2016	Neighb. Council: Rockwood	Small Businesses		Allow small businesses that serve the local residents and provide more walking or biking friendly places for neighborhoods		
292	7/13/2016	Neighb. Council: West Hills	Short Term Rentals		Discourage new short-term rentals due to impacts on neighbors	Ownership regulations are difficult to enforce. What are other measurable strategies to ensure equivalent or better compatibility?	
293	7/13/2016	Neighb. Council: West Hills	Buffering from Highways		Buffer new residential development from highways to reduce noise and maintain air quality.		
294	8/22/2016	Individual	Development Costs		Infill must track financing, housing type, expense of design. Vacant lots that are finished, ready to build with utilities, must not exceed 18% of the sale price of the finished development.		
295	8/23/2016	Individual	Land Bank		Land banks should be avoided because the use of eminent domain is incongruous with community objectives and homeowners' rights.		
296	9/2/2016	Individual	Permit Fees		Charge a flat fee of \$500 per unit. The goal would be to get as many properties built as quickly as possible. The difference would be offset by near-term increases in property taxes and other revenue such as sales tax which will help fund City Government. This would be an incentive for a developer to get serious about infill.		
297	9/12/2016	Individual	CSO Tanks		A public green should be emulated on the First & Adams CSO site. A system of pergolas around the perimeter of grass.. A mural on the adjacent building with a white screen to show outdoor movies on in the months the weather allows it.. People rent the pergolas to sell trinkets, produce, etc. (which provides at least a modest return on the cost to build/maintain the park).		
298	9/16/2016	Individual	Enforcement, Homelessness		Need better law enforcement downtown. Homeless population is a significant deterrent to development.		
299	6/13/2016	Individual	Code Incompatibility		The comprehensive plan and development code are not sufficient to allow urban infill development in many areas of the city.	Responses given directly in the attached presentation.	



***Staff Note:  
Developer Jim  
Frank handed  
copies of this  
document to  
participants in  
the June 2016  
infill walking  
tour in Kendall  
Yards and West  
Central. City staff  
responses are in  
blue text.***

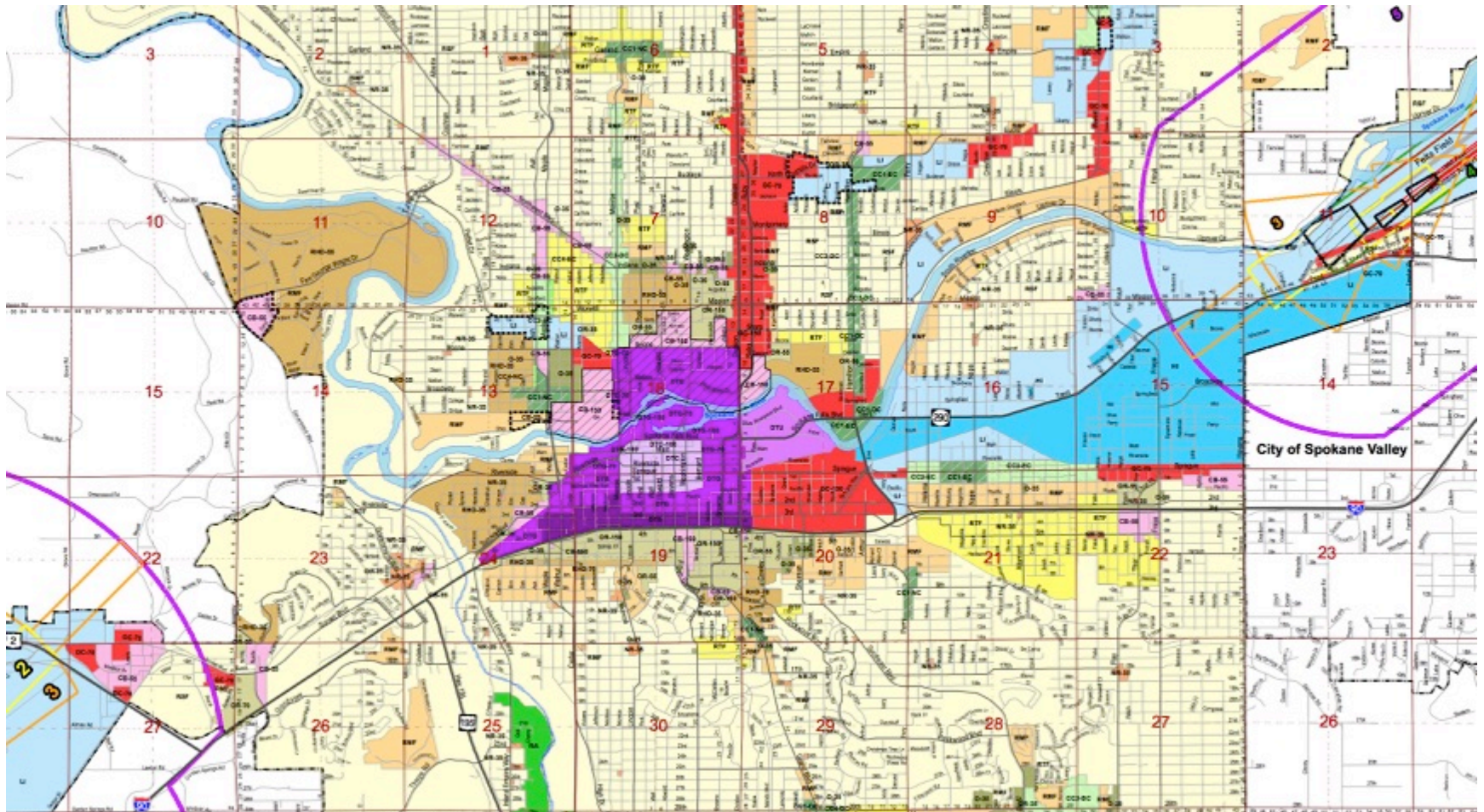
# City Development Code Changes

## Encouraging Urban Infill Development

# URBAN COMPREHENSIVE PLAN

- THE CITY OF SPOKANE HAS AN URBAN COMPREHENSIVE PLAN THAT FOCUSES DEVELOPMENT INTO URBAN “CENTERS” AND CORRIDORS
- EMPHASIS ON MIXED USE, HIGHER DENSITY, AND WALKABLE DEVELOPMENT

# CITY ZONING MAP





# SUBURBAN DEVELOPMENT CODE

- WHILE THE COMPREHENSIVE PLAN HAS AN “URBAN” FOCUS THE DEVELOPMENT CODE STANDARDS CARRY FORWARD “SUBURBAN” DEVELOPMENT STANDARDS
- THE DEVELOPMENT CODE DOES NOT FACILITATE URBAN INFILL DEVELOPMENT AND INVESTMENT IN EITHER RESIDENTIAL OR COMMERCIAL ZONES



# RESIDENTIAL DEVELOPMENT STANDARDS

- OUTLINED IN MUNICIPAL CODE SECTION 17C.110 AND TABLE 17C.110-3
- THESE ESTABLISH LOT SIZE, LOT DEMINSIONS, SETBACKS AND SITE COVERAGE STANDARDS.
- THESE STANDARDS ARE DESIGNED TO SUPPORT SUBURBAN DEVELOPMENT AND ARE GENERALLY INCOMPATIBLE WITH HIGHER DENSITY URBAN DEVELOPMENT

# MINIMUM LOT SIZE

- RESIDENTIAL SINGLE FAMILY (RSF): 4350 SF
- MULTIFAMILY (RMF AND RHD): 2900-1600 SF

*Staff Response: No min. size in RHD. See SMC Table 17C.110-3. Under Pocket Res. Devel., no min. size for new lots created in RMF or RHD. See SMC 17C.110.360(D) (10).*

- MINIMUM LOT SIZES DO NOT SUPPORT  
VARIOUS FORMS OF HIGHER DENSITY  
ATTACHED AND DETACHED HOUSING THAT  
ARE COMPATIBLE WITH THE DENSITY  
ALLOWED IN THESE RESIDENTIAL ZONES

# COTTAGE HOMES AND TOWN HOMES ON SMALL LOTS

(NOT PRERMITTED UNDER CURRENT DEVELOPMENT REGULATIONS EVEN IN MF ZONES)

***Staff Response: Permitted in RMF & others under SMC 17C.110.360 Pocket Res.Devel.***



***Staff Response: Cottage Housing allowed with Type II permit in RA, RSF, and RSF-C zones. See SMC 17C.110.350***

# LOT FRONTAGE REQUIREMENTS

- CURRENT DEVELOPMENT STANDARDS REQUIRE ALL LOTS TO HAVE FRONTAGE ON A PUBLIC STREET
- LOTS FRONTAGE REQUIREMENTS OF 40 FT (RSF) AND 25 FEET FOR MULTIFAMILY PRECLUDE MANY SMALLER HOMES TYPES

***Staff Response: There are no street frontage or width requirements for new lots created under SMC 17C.110.360 Pocket Residential Development, in RSF-C, RTF, and multifamily zones such as RMF and RHD.***



# HOMES WITH FRONTAGE ON WALKING PATH (NOT PERMITTED BY CUURENT REGULATIONS)

***Staff Response: Permitted in RA,RSF,RSF-C under SMC 17C.110.350 Cottage Housing.***



***Permitted in many other zones under SMC 17C.110.360 Pocket Res. Development.***



# TOWNHOMES ON 20 FEET LOT WIDTH

(NOT PERMITTED IN MF ZONES)

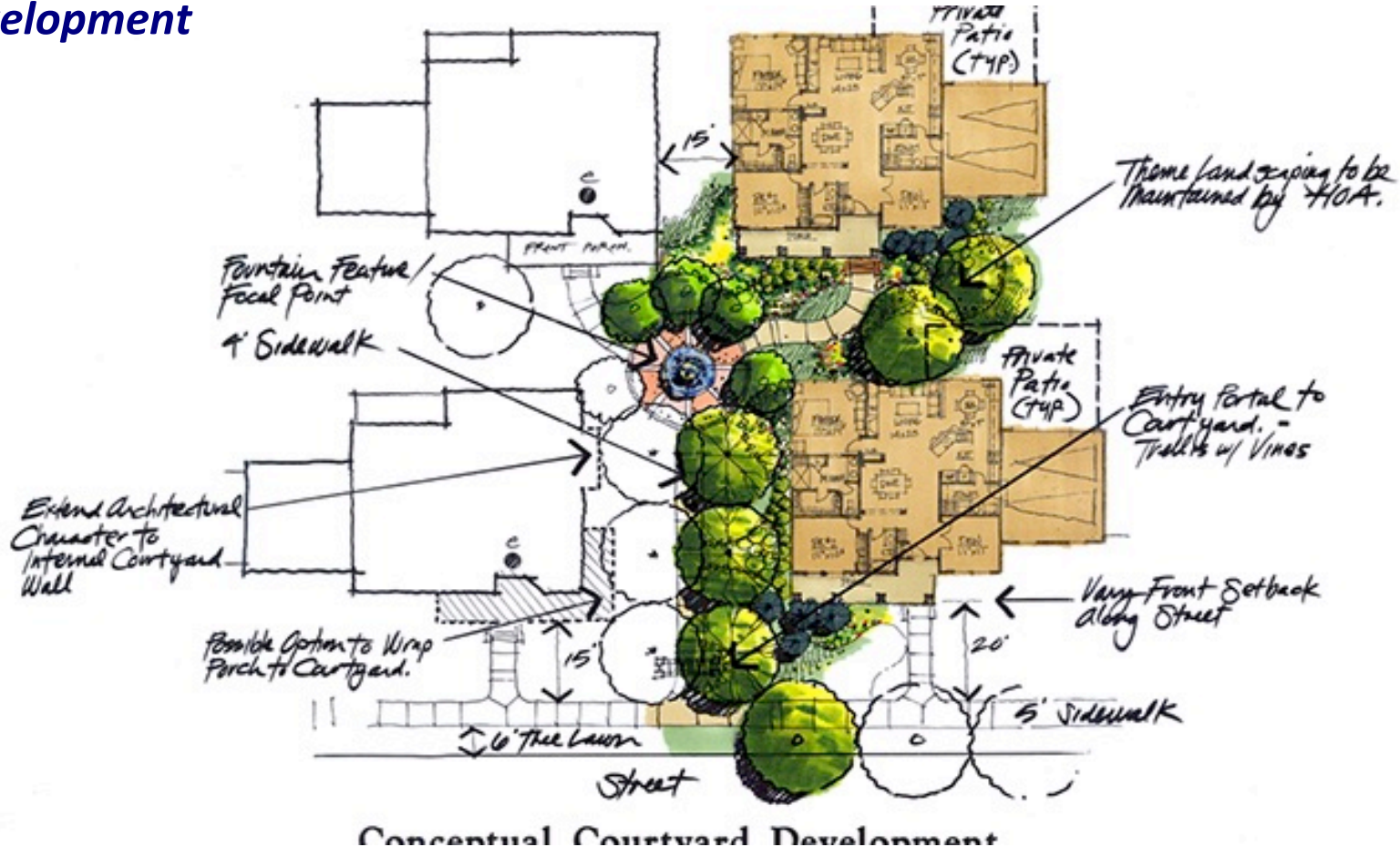
***Staff Response: If alley access, RMF zone allows 16-ft.-wide lots. SMC Table 17C.100-3***



# CLUSTERED HOMES ON WALKING PATH FROM STREET

(NOT PERMITTED IN EITHER SF OR MF ZONES)

**Staff Response: Permitted in RA, RSF, RSF-C under SMC 17C.110.350 Cottage Housing. Permitted in multifamily zones under SMC 17C.110.360 Pocket Res. Development**



# SITE COVERAGE

- MAXIMUM BUILDING COVERAGE IN RSF IS 40%, 50% IN RMF AND 60% IN RDH.
- THE REQUIRED SITE COVERAGE IN MF ZONES IS IMPOSSIBLE TO MEET IN MOST ATTACHED HOME OR TOWNHOME PROJECTS PROJECTS.
- NOT UNCOMMON TO HAVE 100% SITE COVERAGE ON INTERIOR LOTS IN MF ZONES.
- SITE COVERAGE SHOULD BE BASED UPON “PROJECT SITE” NOT INDIVIDUAL LOTS.

***Staff Response: The maximum building coverage is calculated for a pocket residential development site, and not individual lots created, under SMC***



# TOWN HOMES WITH 70% SITE COVERAGE IN MF ZONE (NOT PERMITTED)



***Staff Response: The maximum building coverage is calculated for a pocket residential development site, and not individual lots created, under SMC 17C.110.360(D)(2).***

# SITE STANDARDS IN MF ZONES IMPACT HOMEOWNERSHIP

- THE SITE DEVELOPMENT STANDARDS IMPACT HOME OWNERSHIP SINCE EACH UNIT REQUIRES A LOT
- SITE STANDARDS DO NOT TYPICALLY RESTRICT MF RENTAL DEVELOPMENT
- LAND USE STANDARDS ARE CREATING BARRIERS TO HOME OWNERSHIP AND ENCOURAGING RENTAL HOUSING IN URBAN INFILL NEIGHBORHOODS



# URBAN INFILL COMMERCIAL DEVELOPMENT

## **CHARACTERISTICS:**

- STREET FRONTING
- ZERO SETBACKS
- PEDESTRIAN ORIENTED
- RELY ON ON-STREET PARKING
- LACK OF PERIMETER LANDSCAPING

# URBAN INFILL COMMERCIAL DEVELOPMENT



# SMALL 2000 SF RESTAURANT WITH NO ONSITE PARKING

(NOT PERMITTED)

***Staff Response: In Downtown/commercial/center zones, parking may be off-site; closest pt. of pkg. area must be located 400-600 ft. from site. SMC 17C.230.100(E)***



# STREET FRONT RETAIL NO SETBACK AND NO LANDSCAPING

*(NOT PERMITTED)*

***Staff Response: Development up to the sidewalk as shown is typically permitted in Downtown, Centers and Corridors, and commercial zones.***



# PUD OPTIONS

- KENDALL YARDS IS BEING DEVELOPED UNDER THE TERMS OF THE PRE-2006 PUD ORDINANCE WHICH ALLOWED A WIDE LATITUDE
- IN 2006 THE PUD REGULATIONS WERE MODIFIED AND BECAME SO RESTRICTIVE THE ORDINANCE WAS OF LITTLE TO NO VALUE AND NOT USED
- IN 2012 PUD REGULATIONS WERE PARTIALLY RELAXED BUT STILL OVERLY RESTRICTIVE



# CHANGES TO DEVELOPMENT CODE ARE ESSENTIAL TO URBAN INFILL DEVELOPMENT

- OVER PAST 10 YEAR VERY LITTLE URBAN INFILL DEVELOPMENT HAS OCCURRED.
- SUBURBAN DEVELOPMENT LAND IS RUNNING SHORT
- GROWTH MANAGEMENT GOALS CAN ONLY BE ACHIEVED WITH URBAN INFILL IN CITY OF SPOKANE
- MARKET IS INCREASINGLY DEMANDING MORE URBAN HOUSING



Logan



Logan



Logan



W  
Kiernan  
GARLAND





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- € Gail Prosser, Michael Baker, Michael Cathcart, Mike Ekins, Greg Francis, Patricia Kienholz, Evan Verduin, Kay Murano, David Shockley, Alexander Scott (for Ben Stuckart), and Patrick Rooks

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- € Robert Cochran, Jim Kolva, Karl Otterstrom, Lee A. Arnold, Robert Tavares, John Chatburn, Cody Dompier, Patricia O'Callaghan, Mark Wilson

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- € Omar Akkari, Nathan Gwinn, Lisa Key, Andrew Worlock

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- € Discussed making Development Opportunities map live for the public with infill related layers able to be turned off and on as well as the Development Opportunities data layer. Consider presence of features that inhibit development
- € Proximity to school, universities, all transit, and parks should be considered as amenities to be added to the mapping.
- € Parcels falling within the Multiple-Family Tax Exemption districts should also be included
- € What percentage of the City's area fell within the Development Opportunities parcels?  
(Answer: 7.5 percent)

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- € Permit Locations: 2006-2015 (Units produced will be added)
- € Housing Density by Census Block and Block Group
- € Parcel Size by Neighborhood Council



## Stakeholder Input Status and Strategy Prioritization

Focus Groups 1 and 2a (Finance/Real Estate and Architecture/Development)

- **Category: Density/Land Use**

Ranking Group: Michael Baker, Kay Murano, Evan Verduin, Gail Prosser

***Highest Ranking (No Brainer)***

- **Development regulations should provide equal opportunities for fee-simple divisions and rental of individual middle-density housing units, such as attached housing and cottage housing. (21)**
  - *Arch./devel. focus group member note summary: A combination of dimensional requirement for lot width, frontage on a public street, site coverage, etc. severely limits home ownership.*
- **Allow smaller lot sizes with urban geometry to support attached housing and more efficient use of land, provided the overall maximum density of the development does not exceed its designated density. (23)**
  - *Arch./devel. focus group member note summary: Special purpose ordinances such as Pocket Residential and Unit Lot Subdivision should be applied more broadly.*
- **Allow additional housing forms in appropriate locations, rather than standards for specific housing forms. (37)**
  - *Arch./devel. focus group member note summary: Close-in locations near Downtown and the U-District.*

***Moderate Ranking (Quick Win)***

- **Cottage housing should allow for a portion of units with a higher maximum size and the ability to attach units and mix housing types. (16),(17)**
  - *Arch./devel. focus group member note summary: A density limit of ten dwellings per acre is sufficient and there is no need for size limitation of individual units.*
- **Pocket Residential Tool should be allowed outright in Residential Single-family (RSF) or with a conditional use permit rather than a zoning change to Residential Single-family Compact (RSF-C). (143)**

***Lowest Ranking (To Be Avoided)***

- **New low density zoning designation should be created to protect single family neighborhoods outside the city core, and a new higher density single family housing zoning designation should be created near the city core. (32, 33)**
  - *Arch./devel. focus group member note summary: More flexible standards can be created for an "Urban Residential" zone. Less expensive suburban land will continue to ab-*

Note: numbers in parentheses (n) correspond to comment numbers in Appendix B, attached.  
See attached Appendix C (of 7/20/2016 notes) for Recommendation Priority Matrix ranking explanations. Architecture/Development Focus Group member response summary is provided as requested by committee where applicable and provided in full text by separate attachment.

*sorb the large majority of new residential investment. The City's policies encourage infill development and changes to allow higher densities in suburban locations would be contrary.*

- Changes to Demolition Ordinance (Ranking group perceives a lack of political will to change this ordinance). (129)

- **Category: Development General**

Ranking Group: David Shockley and Alexander Scott (for Ben Stuckart)

***Highest Ranking (No Brainer)***

- **Expand the Multiple-Family Tax Exemption to targeted qualifying sites. Explore extension of program to apply to workforce housing (i.e., household incomes above low-income).** (135)
- **Restructure utility rates so that they do not favor single-family development over multi-family.** (35)

***(Split between Quick Win and No Brainer)***

- **Make infill opportunity site information available for small and midsize developers.** (130, 131)

***Moderate Ranking (Tough, but Worthwhile)***

- **Pursue U.S. Department of Housing and Urban Development designated community revitalization areas for infill properties undervalued in areas with distressed sales. Low median value of homes can impact property appraisal of more well-kept homes in depressed neighborhoods.** (30, 146)
  - *Arch./devel. focus group member note summary: Government can invest in these neighborhoods and remove regulatory barriers to investment.*
- **Create a Land Bank to help aggregate properties for more substantial development projects.** (139)

***Lowest Ranking (To Be Avoided)***

- **Life Safety Requirements on Dead-End Roads** (22)
  - *Arch./devel. focus group member note summary: Not a significant issue to infill development because very few infill projects will exceed 30 units.*
- **Local Economy** (247)
  - *Arch./devel. focus group member note summary: A stronger job market would do very little to encourage more infill development. Infill is a supply issue, not a demand issue.*

- **Category: Pedestrians/ Parking/Streets**

Ranking Group: Patricia Kienholz and Mike Ekins

***Highest Ranking (No Brainer)***

- **Reduce minimum parking spaces required on high frequency bus routes.** (245)

- **Unpaved alleys should be paved targeting specifically areas near Centers and Corridors.** (246)
  - *Arch./devel. focus group member note summary: The use of Local Improvement District process in lower income neighborhoods with high percentages of rental housing is not feasible. The City needs to invest capital into infill neighborhoods if private investment is expected.*

***Moderate Ranking (Quick Win)***

- **Increase public investments in streets to create walkable, safe, beautiful public right-of-ways that facilitate further downtown housing development. The Streets Department should focus more on Pedestrian Traffic Engineering and retrofit streets with pedestrian amenities.** (28, 29)
  - *Arch./devel. focus group member note summary: LIDs are of limited value. Narrowing street sections and using bump-outs to reduce crossing distances at pedestrian crossings.*

***(Split between No Brainer and Tough, but Worthwhile)***

- **Identify what incentives are available for parking structures integrated with other uses in the downtown.** (136)
- **Develop public parking structures to reduce need for surface parking lots.** (142)

***Lowest Ranking (To Be Avoided)***

- **Increase surface parking lot taxes to limit a desire to speculate on downtown surface parking lots.** (141)

- **Category: Tools/Education**

Ranking Group: Michael Cathcart, Greg Francis, Patrick Rooks

***Highest Ranking (No Brainer)***

- **Build accurate mapping of parcels with infill development potential.** (26, 140)
  - *Arch./devel. focus group member note summary: Data mapping is not significant because the Spokane County Scout system is very effective for anyone looking for infill parcels.*

***Moderate Ranking (Quick Win)***

- **Develop presentation and education materials to educate neighborhoods on the benefits of affordable and workforce housing to dispel myths and increase awareness.** (127, 145)
- **Develop presentation and education materials to educate neighborhoods / those near infill sites on the benefits of infill housing to dispel myths and increase awareness.** (144)

***Lowest Ranking (To Be Avoided)***

- **Encourage employer incentives to employees living closer to office / using transit. (This approach was not seen as having a large enough impact and few entities are perceived as willing to develop incentives.)** (137, 138)

### **Next Steps**

- August 9, 2016                      Steering Committee Workshop #2
- Week of August 22, 2016              Open House

### **Public Comments**

- Cody Dompier
  - Development incentives are helpful and should remain a priority.
  - Suggested looking at disincentives for undeveloped land / parking lots to spur development rather than parking or land speculation.
- Patricia O'Callaghan
  - Public infrastructure upgrades performance bonds for rehab of existing buildings. Owner might be incentivized to pay a portion of an alley or a sidewalk upgrade if paid into a trust or bond.
  - Stated that sewer line upgrades were a deterrent for redevelopment on infill sites like those found in West Central, north of Kendall Yards and West Bridge Avenue.

### **Action Items**

Staff will send focus group member response for Architecture/For Profit Development Group.

Staff will research incentives for structured parking and disincentives for surface parking.

Staff will research fire suppression sprinkler cost trends.

Staff will survey and summarize some best practices for infill development in other communities.

**August 9, 2016**

## **Spokane Plan Commission Infill Development Steering Committee Workshop #2 Notes**

### **Steering Committee Members Present**

- Gail Prosser, Michael Baker, Michael Cathcart, Mike Ekins, Greg Francis, Kay Murano, David Shockley, Patrick Rooks, Kitty Klitzke, Asher Ernst

### **Others Present**

- Robert Cochran, John Chatburn, Patricia O’Callaghan, Ian Robertson, Stephen Hopkins, Paul Kropp, Lori Phillips, Jen Hansen

### **City of Spokane Staff Present**

- Omar Akkari, Nathan Gwinn, Lisa Key, Andrew Worlock, Melora Sharts

### **Development Incentives for the City of Spokane: Discussion**

The City’s economic development strategy was presented and discussed.

### **Continued Stakeholder Input Status and Strategy Prioritization**

Focus Groups 2b through 5 (Tiny Homes, Non-Profit, Community, Neighborhood Council Representatives), and Neighborhood Council Discussion Summaries

- **Category: Density/Land Use**

Ranking Group: Kitty Klitzke, Patrick Rooks, Mike Ekins, Asher Ernst

***Highest Ranking (No Brainer)***

- **Incentivize infill in historically urban and urban core centers and corridors. Confine some incentives to/increase incentives in these areas.** (59),(80),(113),(285)

***Moderate Ranking (Quick Wins)***

- **Follow a point system for design standards. The development must implement a minimum number of points required, earnable through following neighborhood plan, neighborhood design guidelines, and city design standards. To match neighborhood scale, limit the footprint size of non-residential uses, such as garages and shops.**  
(46),(59),(80),(250),(253),(256),(281)
- **Amend unit lot subdivision policy to allow new development that addresses lot coverage, more permissive setbacks, and allows alley-only access (like cluster developments).**  
(52),(65),(84),(153),(156),(252),(255),(281)



- **Category: Development General**

Ranking Group: Michael Baker, Michael Cathcart, David Shockley, Gail Prosser

***Highest Ranking (No Brainer)***

- Study the walking environment within ¼ mile of Centers and Corridors and expand transition areas where most people are likely to walk. (73)
- Invest more in the quality of sidewalks, incomplete alleys, and on neighborhood peripheries to spur new development in target areas. (40),(98)

***Moderate Ranking (Quick Win)***

- Use tiny homes as affordable, single-family dwellings and investigate developing a small lot ordinance with standards allowing creation of new lots and development of existing lots that have smaller area and/or width than Standard Lots. (175)
- Develop an Integrated Parking Strategy for Downtown Spokane. This could include expanding City Parking Services role in parking and/or developing a coalition of interested parties. (61), 276),(286)
- Study reducing parking requirements for transit-oriented uses along high-performance transit. (112)

***(Tough, but Worthwhile)***

- In the City's state legislative agenda, pursue highest and best use taxation, or alternative use category other than undeveloped land, to address vacant lots, underdeveloped land, and surface parking lots. (62)

- **Category: Tools/Education**

Ranking Group: Kay Murano, Greg Francis, Melora Sharts

***Highest Ranking (No Brainer)***

- Make education a priority so people know what is happening. Find more marketing tools to promote infill development, more communication with developers, property owners, and neighbors to explain why we're doing what we're doing. (125)
- Do a gap analysis regarding in housing choice to identify tools to incent infill to address gaps, and make infill rules more flexible. (126)

***Moderate Ranking (Quick Win)***

- Continue to identify additional potential areas for development and incentivize development in those areas, such as the Targeted Investment Pilot areas. (71)
- Produce a developable lands inventory to help developers identify where developable and maps that identify locations within Centers and Corridors. (56),(96)
- Improve management of existing and new foreclosed properties. Create an organization, such as a land bank, to be first in line for foreclosed properties that can hold and resell them for better community use. (104)

***(Tough, but Worthwhile)***

- Find tools to make upside-down/foreclosure (zombie) properties available for redevelopment. (97)
- Pay fees at the end of the project instead of the beginning to assist by reducing the carrying cost. (93)

**Next Steps**

- |                   |                                |
|-------------------|--------------------------------|
| • August 11, 2016 | Steering Committee Workshop #3 |
| • August 30, 2016 | Open House                     |

**Public Comments**

- Ian Robertson
  - Expressed disagreement that churches are interested only in providing land for tiny housing communities, and not interested in providing oversight. (Comment from Tiny Housing Focus Group #183)
  - Disagree that working with nonprofits and churches to offer incentives where they have land, and to develop tiny housing clusters, is a low recommendation. A committee member pointed out the “low” recommendation was a suggested feasibility, and not an overall recommendation. (Comment from Tiny Housing Focus Group #181)
  - Development emphasis on larger projects leads to wasteful spending in larger organizations, such as on operational staffing. Developers should be enabled to work on smaller sites to provide affordable housing everywhere.

**Action Items**

Staff will send committee member comments for Thursday’s workshop.

## Spokane Plan Commission Infill Development Steering Committee Workshop #3 Notes

- Gail Prosser, Michael Baker, Michael Cathcart, Mike Ekins, Greg Francis, David Shockley, Patrick Rooks, Kitty Klitzke, Asher Ernst, Darryl Reber, Patricia Kienholz

- Robert Cochran, Lori Hays, Anna Vamvakias, Stephen Hopkins, Paul Kropp, Don Swanson

- Omar Akkari, Nathan Gwinn, Lisa Key, Brian McClatchey, Paul Trautman

- Infill Tools from Other Communities: Discussion

- Ranking group who reviewed the Density/Land use comment summaries for Workshop #2 elaborated on recommendations

- Five recommendations from ranking groups were reviewed, such as those related to code incentives in historic urban areas, and a point system for design standards.
- Committee members decided to convene a fourth workshop on August 25, 2016 to allow more time to recall themes from each focus group meeting, conduct further discussion, and review and formulate opinions on the preliminary recommendations.

- August 25, 2016 Steering Committee Workshop #4
- August 30, 2016 Open House

- Anna Vamvakias
  - Chief Garry Park Neighborhood Council does not meet until September. Comments would be submitted after their meeting.

- Asked whether areas targeted by changes would be citywide, to include all residential areas, and some committee members answered that was a possibility.
- Concern that there are no design standards for single-family development.
- Robert Cochran
  - Manufactured housing options are limited in Spokane. Manufactured housing is related to the tiny home trend, and could assist with infill development on irregular or difficult sites.
  - Two manufactured homes on a lot constitutes a manufactured home community under the current definition.
  - Park models are small and popular, including HUD-standard models.

### **Action Items**

Staff will resend list of preliminary recommendations developed in Workshops #1 and #2 with prompting questions and/or information for further consideration by the steering committee.

**August 25, 2016**

## **Spokane Plan Commission Infill Development Steering Committee Workshop #4 Notes**

### **Steering Committee Members Present**

- Gail Prosser, Michael Cathcart, Mike Ekins, Greg Francis, Patrick Rooks, Darryl Reber, Evan Verduin, Kay Murano

### **Others Present**

- Scott Kusel, Jack Kestell, Richard Gammill, Ian Robertson

### **City of Spokane Staff Present**

- Omar Akkari, Nathan Gwinn, Melissa Owen

### **Strategy Prioritization and Recommendation Development**

The committee and staff reviewed five categories of recommendations generated previously by the small ranking groups in the first three workshops. Several staff suggestions for clarity and combinations of recommendations were reviewed, and additional edits were proposed by committee members. The following list contains the recommendations that the group decided to send to the open house August 30 for public input and review in September, as edited during the meeting, with two exceptions noted where there was not unanimous agreement.

#### **1. Citywide Code (“C”) Recommendations**

- Housing Diversity
  - C-7: Development regulations should provide equal opportunities for fee- simple divisions, owner and rental occupancy of individual higher-density housing units, such as attached housing, cottage housing, and accessory dwelling units.
  - C-3: Amend unit lot subdivision policy [and other regulations] to allow new development that addresses lot coverage, more permissive setbacks, and allows alley-only access (like cluster developments).
  - C-8: Review and update dimensional and other standards such as smaller lot sizes to support attached housing and more efficient use of land, provided the overall maximum density of the development does not exceed its designated density.
  - C-15: Manufactured Homes: Review and update manufactured home (built to HUD standards) age and minimum size standards on lots outside of a manufactured home park; and, explore modifications to local mobile/manufactured home park size and ownership models.



- Development Fees
  - C-6: Explore paying development fees (all development fees – permits, connection, GFCs, etc.) at the end of the project instead of the beginning to assist by reducing the carrying cost (Note: define “end of project” and explore the timing for payment of fees).
- Utilities
  - C-13: Restructure utility rates and/or connection fees for multifamily development so that they do not favor single-family development over multi-family.
- Residential Design Standards
  - C-2: Create a form-based, point-based or other system of menu options that extends design standards to all residential development types (including residential structures for which the predominant use/feature is a garage/shop). The development must comply with subarea plans and city design standards (Note: Encourage committee of developers, designers and neighbors to facilitate the creation of a form-based, point-based or menu of options system). (address form instead of use)

▪ Note: The underlined text above was suggested by some committee members as a result of combining this recommendation with C-12 Oversize Garages, discussed below under section 3, Location-Specific Code Recommendations. The committee did not unanimously support the insertion of this underlined text.

## 2. Citywide Programmatic (“P”) Recommendations

- Education
  - P-3: Prioritize the development and implementation of a robust Infill Development education campaign and communication plan so people know what is happening with infill development. Include additional marketing tools to promote infill development, provide consistent and ongoing communication with developers, property owners, and neighbors to explain why we're doing what we're doing.
  - P-12a: Develop presentation and education materials to educate the public on the benefits of infill housing including its use and role as a tool to development affordable and workforce housing, to dispel myths regarding infill housing, and increase awareness of infill housing options. (Combined with 12-b.)

- Information & Analysis
  - P-4: Coordinate an analysis regarding housing choice to identify tools to incentivize infill that specifically addresses gaps in housing choice and make infill rules more flexible.
  - P-6: Produce and promote a developable lands inventory and map to assist developers in identifying sites with infill development potential and explore methodologies to capture data on availability of developable lands.
- Property Aggregation, Re-Use, and Redevelopment
  - P-7: Improve management of existing and newly foreclosed, abandoned, and nuisance properties by exploring options for creating an organization that would aggregate, hold, reuse, and/or resell property for better community use/benefit (e.g. land bank).
  - P-7b: Find tools to make upside-down/foreclosure (zombie) properties available for re-use or redevelopment.

### 3. Location-Specific Code (“C”) Recommendations

- Oversize Garages
  - ~~C-12 To match neighborhood scale, limit the footprint size of non-residential uses in residential areas, such that the primary structure is not predominantly a garage or shop.~~

▪ Note: This text struck through above was modified to address form instead of use, and combined with C-2 Residential Design Standards section above. The committee did not unanimously support inclusion of this recommendation at the open house.

- Housing Diversity
  - C-9: Enact a form-based strategy in appropriate locations, rather than standards for specific housing types. (Provide example of form-based.)
  - C-10: Cottage housing should allow for a portion of units with a higher maximum size and the ability to attach units and mix housing types.
  - C-11: Pocket Residential Tool should be allowed outright in Residential Single-family (RSF) or with a conditional use permit rather than through a zoning change to Residential Single-family Compact (RSF-C).

- Parking
  - C-5 Study reducing parking requirements for transit-oriented uses near bus routes with 15-minute weekday service.
- Priority Areas
  - C-1: Incentivize infill within and in close proximity (quarter-mile) of historically urban and urban core centers and corridors with current and new incentives. Continue to confine some incentives to or increase incentives in these areas and support the next phase of economic development and incentive work underway at the City.
  - C-14: Expand the Multiple-Family Tax Exemption to targeted qualifying sites. Explore extension of 12-year program to apply to workforce housing (i.e., household incomes above low-income) and consider using the city's authority under MFTE to increase opportunities for mixed-income development based on area context.

#### **4. Location-Specific Program ("P") Recommendations**

- Targeted Investment Areas
  - P-5: Continue to identify additional potential areas for development and incentivize development in those areas, such as the targeted investment areas.
- Financing Solutions
  - P-10: Look at strategies to mitigate the low value market areas. One of the potential tools we have is the U.S. Department of Housing and Urban Development designated community revitalization areas for infill properties undervalued in areas with distressed sales. Low median value of homes can impact property appraisal of more well-kept homes in depressed neighborhoods.
- Parking
  - P-1: Develop an Integrated Parking Strategy for Downtown Spokane. This could include expanding City Parking Services role in parking, the development of publicly-owned parking structures, offering incentives for the development of structured parking or integrated structured parking, and/or developing a coalition of interested parties.
  - P-2: In the City's state legislative agenda, pursue non-residential highest and best use taxation, or alternative use category other than undeveloped land, to address vacant lots, underdeveloped land, and surface parking lots Downtown.

## 5. Improvement ("I") Recommendations

- I-1: Unpaved alleys should be paved targeting specifically areas near Centers and Corridors. As one option, reconsider recent ordinance that set a higher assessment area threshold for approval of Local Improvement Districts.
- I-2: Increase public investments in streets to create walkable, safe public right-of-ways that conform to city standards and facilitate further downtown housing development. The Streets Department should focus more on Pedestrian Traffic Engineering and retrofit streets with pedestrian amenities.

▪ Note: The committee combined I-3, Develop Public Parking Structures, with P-1, Parking, in Section 4 above.

### Public Comments

- Ian Robertson
  - Who is expected to live in infill housing?
  - Lot size and unit size for manufactured homes should come down to encourage homeownership for lower incomes
  - Tiny huts, not containing a bathroom and kitchen, and without basic services such as sewer and water, would not be acceptable to the public
  - Tiny houses may be as small as 344 square feet
  - Encouraged committee to read ALICE (Asset Limited Income Constrained Employed) Report (United Way, 2016)

### Next Steps

- |                              |                        |
|------------------------------|------------------------|
| • August 30, 2016            | Open House             |
| • Week of September 12, 2016 | Recommendation Meeting |

**Attachment (to 8/26/2016 notes):** Discussion List of Infill Recommendations dated 8/19/2016

# Infill Development Project

## Open House Results

August 30, 2016, Chase Gallery of Spokane City Hall

The infill development steering committee, a subcommittee of the Spokane City Plan Commission, held an open house to invite public review of its recent work in order to help identify strategies to address development on Spokane's vacant and underdeveloped lots in built-up areas.

Forty people signed in for the meeting. The discussion focused on several preliminary recommendations that had been identified by the committee following a series of six focus group meetings and four committee workshops over the spring and summer of 2016.



- **Ranking Exercise**

In a self-ranking affinity grouping dot exercise, participants were asked to rate their favorite three from the full set of presented items by placing green dots directly on the display boards, as well as their least favorite three by placing yellow dots near those least favored recommendations.

- **Open House Comments**

City staff members were stationed near display boards to record any additional reactions of participants to particular recommendations and other comments. Comment forms were also available to be filled out and three were submitted that evening.

- **Additional Comments by Monday, Sept. 12**

The open house occurred during a comment period that will end on **September 12, 2016**. People who were unable to attend the open house are encouraged to visit the City's website and provide comment on the recommendations presented at the event by the end of the comment period. Read the post, review the material, and provide comment online at this link:

[my.spokanecity.org/news/stories/2016/08/30/infill-development-open-house-is-today/](http://my.spokanecity.org/news/stories/2016/08/30/infill-development-open-house-is-today/)



All members of the public are also encouraged to complete an online survey and view other information by visiting the project webpage, where you may follow a link to the survey:

[my.spokanecity.org/projects/infill-housing-strategies-infill-development/](http://my.spokanecity.org/projects/infill-housing-strategies-infill-development/)

Finally, you may email [ngwinn@spokanecity.org](mailto:ngwinn@spokanecity.org) or call 509-625-6893 at any time to provide additional comments or ask questions about this work. Comments directed to the steering committee are encouraged by September 12, 2016.

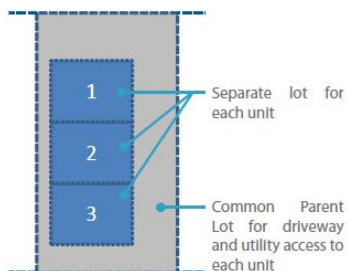
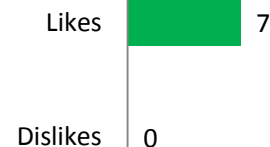
The combined results of the ranking exercise and comments at the open house received August 30, 2016, are summarized below. The recommendations are grouped by subject and presented in the same order as on the display boards. The committee may decide to further reorder, refine, or omit numbering of items.

Participants rated pursuing surface parking lot disincentives, and allowing more flexible sizes and housing types for cottages, as the most popular recommendations. Surface parking also emerged as one of the most disfavored recommendations, while participants rated addressing unpaved alleys as the least liked.

## CITYWIDE CODE RECOMMENDATIONS

### C-7: Equal Ownership Opportunities

Development regulations should provide equal opportunities for fee-simple divisions, owner and rental occupancy of individual higher-density housing units, such as attached housing, cottage housing, and accessory dwelling units.

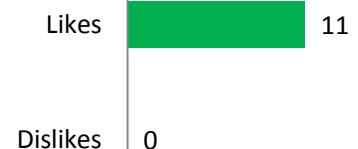


Unit Lot Subdivision allows for the creation of lots for types of attached housing and specified cottage housing projects, while applying only those site development standards applicable to the parent site as a whole, rather than to individual unit lots.

### C-3: Unit Lot Subdivision for New Development

Amend unit lot subdivision policy to allow new development that addresses lot coverage, more permissive setbacks, and allows alley-only access (like cluster developments).

*Currently, only properties with existing residential dwelling units can use this method. [Spokane Municipal Code (SMC) 17G.080.065 Unit Lot Subdivisions]*



### Related Comment Received

- Like the ability to have smaller units that are owner-occupied.

### Note:

- **Tied with C-15 Manufactured Homes for N° 3 Most-Liked Item**

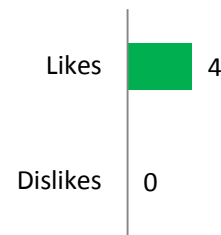
### C-8: Dimensional

Review and update dimensional and other standards such as smaller lot sizes to support attached housing and more efficient use of land, provided the overall maximum density of the development does not exceed its designated density.

[SMC 17C.110 Residential Zones]



Photo Credit: Houseplans.pro



#### Related Comment Received

- The City should consider smaller lots and other ways to support non-subsidized housing in the \$130,000-\$160,000 range.



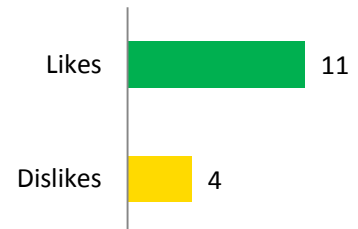
**Current Manufactured Housing Regulations:**  
Only new manufactured home units are allowed outside manufactured home parks.

Only a unit comprised of two or more fully enclosed parallel sections each of not less than 12 feet wide by 36 feet long (864 SF). See SMC 17C.345 Manufactured Homes and Mobile Home Parks for further regulations.

### C-15: Manufactured Homes

Review and update the manufactured home age and minimum size standards on lots outside of a manufactured home park; and, explore modifications to local mobile home park size and ownership models.

[Manufactured Homes and Mobile Home Parks Handout]



#### Related Comments Received

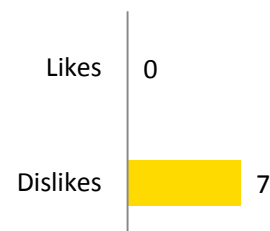
- Make smaller and older homes possible through text changes to the City's development standards for manufactured homes. Also allow new manufactured home parks on sites as small as one acre, a reduction from 10 acres under existing code. Remove a prohibition in the City's code, regarding recreational vehicles as primary residences in manufactured home parks, that conflicts with State law.
- Pre-fabricated homes should be subject to design standards for approval.

#### Note:

- Tied with C-3 Unit Lot Subdivision for New Development for N° 3 Most-Liked Item

### C-6: Development Fees

Explore paying development fees (all development fees – permits, connection, GFCs, etc.) at the end of the project instead of the beginning to assist by reducing the carrying cost (Note: define "end of project" and explore the timing for payment of fees).



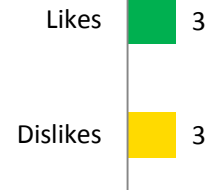
#### Note:

- Tied with I-2 Pedestrian Improvements for N° 3 Least-Liked Item



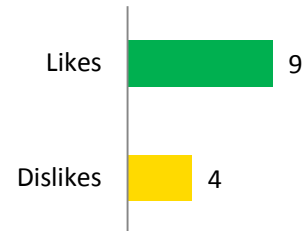
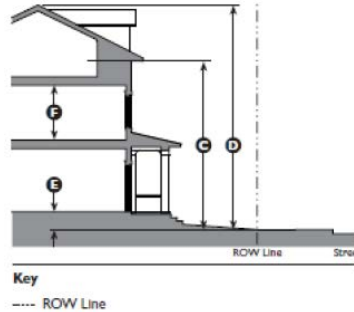
### C-13: Utility Rates

Restructure utility rates and/or connection fees for multifamily development so that they do not favor single-family development over multi-family.



### C-2: Design Standards

Create a form-based, point-based or other system of menu options that extends design standards to all residential development types (including residential structures for which the predominant use/feature is a garage/shop). The development must comply with subarea plans and city design standards (Note: Encourage committee of developers, designers and neighbors to facilitate the creation of a form-based, point-based or menu of options system).



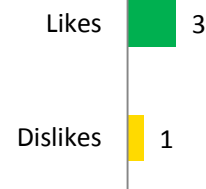
## CITYWIDE PROGRAM RECOMMENDATIONS



### P-3: Infill Development Education Campaign

Prioritize the development and implementation of a robust Infill Development Education Campaign and Communication Plan that will increase awareness and understanding of the benefits of infill housing through consistent and ongoing communication with developers, property owners, and neighbors.

Include additional marketing tools to promote infill development and dispel myths regarding infill housing; and, develop presentation and education materials regarding infill housing and its role as a tool to develop quality, attractive housing for all income levels.

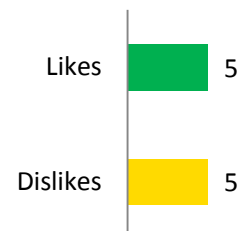


### Related Comment Received

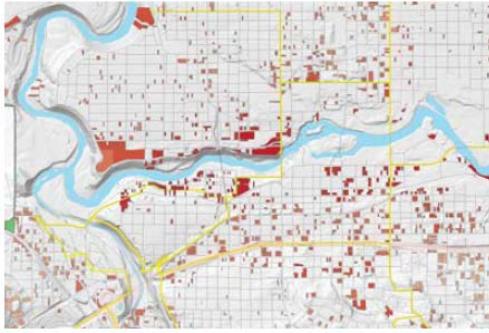
- To dispel fears of homeowners, can educational materials be distributed to neighbors of tiny houses?

### P-4 Housing Choices Gap Analysis

Coordinate an analysis of gaps in housing choice with the intent of identifying tools, incentives, and code amendments necessary to encourage the development of housing forms or types that would reduce gaps in housing choice.

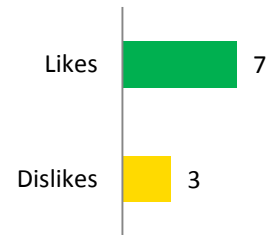






### P-6: Developable Lands

Produce and promote a developable lands inventory and map to assist developers in identifying sites with infill development potential and explore methodologies to capture data on availability of developable lands.

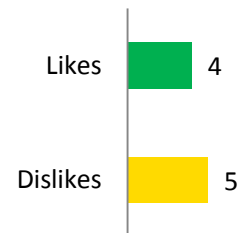


#### Related Comments Received

- How do you find out about property owned by the City?
- A community park might be a good use of City-owned land such as the Normandie site near North Central High School.

### P-7: Land Aggregation Entity

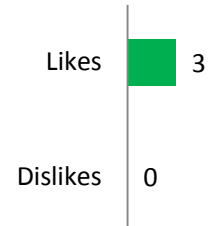
Improve management of existing and newly foreclosed, abandoned, and nuisance properties by exploring options for creating an organization that would aggregate, hold, reuse, and/or resell property for better community use/benefit (e.g., a land bank).



**Zombie Foreclosures:** One in every five homes in the foreclosure process sits vacant, abandoned by the distressed home owner and not yet repossessed by the foreclosing lender. With no one to maintain them, these "zombie" foreclosures may fall into disrepair and attract vandalism and other crime, while dragging down the values of the surrounding homes.

### P-7b: Foreclosure Properties

Find tools to make upside-down/foreclosure (zombie) properties available for re-use or redevelopment.



# LOCALIZED CODE RECOMMENDATIONS

## C-9: Form Based Standards

Enact a form-based strategy in appropriate locations, rather than standards for specific housing types.

Form-based strategies could include:

- Allowing duplex and triplex as conditional uses, or only on corner lots in the Residential Single-family (RSF) zone, with design guidelines that expressly allow one main front door per street frontage (options for multiple-entry behind front door, or disguised secondary entries) to mimic single-family home design.
- Removing the owner occupancy requirement for accessory dwelling units.
- Creating a 4-12 Unit Building Multi-Family Zone.



Photo Credit: Wellsandcompany.biz

### ▲ The Poplar | Browne's Addition

Historic rehabilitation of a 10,000 square foot Mediterranean style brick and stucco house built in 1905 into 11 apartments.

Likes 6

Dislikes 0

## Related Comments Received

- In implementing form-based standards, how will the City address or remedy safety issues related to large numbers of people living in old single-family units and overloading electrical systems?
- Create opportunities for small neighborhood retail to create walkable destinations. Examples might include coffee shops, bakeries, and small markets.



Photo Credit: Nobhilldesign.com

## C-10: Cottage Housing

Cottage housing should allow for a portion of units with a higher maximum size, and the ability to attach units and mix housing types.

Current Cottage Housing Policy

- Must be detached, single-family units
- Max Unit Floor Area: 1,000 sf.
- Max. First Floor Size:
  - > 50% of Units should be < 650 sf.
  - < 50% of Units should be < 1,000 sf.

Likes 13

Dislikes 0

### Note:

- **No 2 Most-Liked Item**

## C-11: Pocket Residential Development

Pocket Residential Development should be allowed outright in Residential Single-family (RSF) or with a conditional use permit, rather than through a zoning change to Residential Single-family Compact (RSF-C).

The purpose of Pocket Residential Development (PRD) is to:

- Stimulate new compact infill housing that is compatible in scale and character to established surrounding residential areas.
- Create broader range of building forms for residential development and allow for frontage on to a private drive and/or walkway.



### ▲ 406 S. Hemlock | Browne's Addition

Development of 14 condo units, 7 of which are facing on a private walkway. This development could have used the Pocket Residential tool to create individual lots, if it had been available at the time.

Likes 9

Dislikes 4





Photo Credit: Africabusinessforum.com

### C-5: Transit-Oriented Parking Reductions

Study reducing parking requirements for transit-oriented uses near bus routes with 15-minute weekday service.

#### Current Parking Reduction Policy

- Parking below the minimum ratio shall be conditioned upon the project contributing towards a pedestrian and transit supportive environment both next to site and in the surrounding area.
- The planning director can allow reduced parking ratios but must consider: the proximity of the site to frequent transit service, zoning designation of surrounding sites and the character of the proposed use.

Likes

3

Dislikes

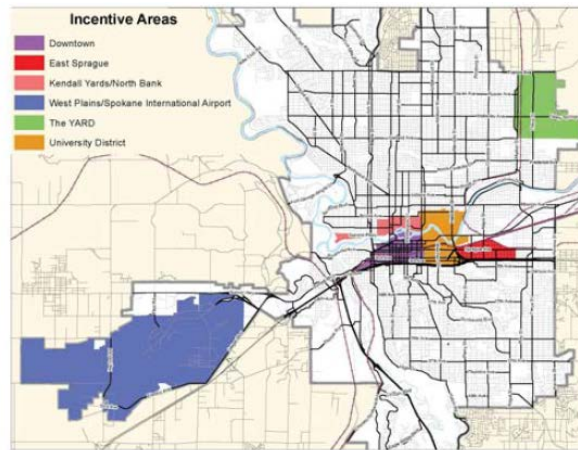
4

### Related Comments Received

- Consider neighborhood discounted transit passes in lieu of discounted all-day parking meter permits in the center city.

### C-1: Targeting Infill Incentives

Incentivize infill within and in close proximity (quarter-mile) of historically urban and urban core centers and corridors with current and new incentives. Continue to confine some incentives to or increase incentives in these areas and support the next phase of economic development and incentive work underway at the City.



▲ Current Priority Areas  
Targeted Area Incentives Program with 5 areas, some of which overlap with Center and Corridor Zones. (5 Year Evaluation Cycle)

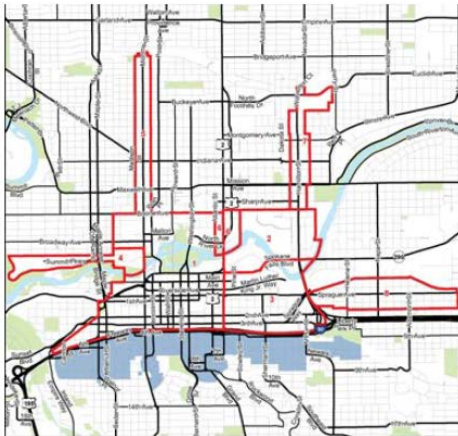
[\[Click image to visit interactive map\]](#)

Likes

7

Dislikes

3



[\[Click image to visit enlarged map\]](#)

### C-14: Multiple-Family Tax Exemption

Expand the MFTE to targeted qualifying sites. Explore extension of 12-year program to apply to workforce housing (i.e., household incomes above low-income) and consider using the city's authority under MFTE to increase opportunities for mixed-income development based on area context.

#### Current Multiple-Family Tax Exemption Map

A partial property tax exemption for new improvements that create multi-family housing. The exemption period is 8 years for market rate projects, and 12 years for projects that target at least 20% of the units for low to moderate income households.

Likes

5

Dislikes

4

# LOCALIZED PROGRAM RECOMMENDATIONS

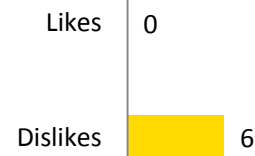


Photo Credit: Hotpads.com

## P-5: Targeted Investment Strategy

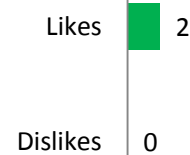
Continue to identify additional potential areas for development and incentivize development in those areas, such as the targeted investment areas.

◀ **Sprague Union Terrace Building | East Central**  
Sprague Union Terrace, a mixed-use development within the East Sprague Target Area, provides 37 rental homes for people in the work force, as well as retail stores on the ground floor.



## P-10: Financing Solutions

To reduce barriers and encourage infill development, pursue strategies that mitigate the impact of low-value market areas on new development. Areas with large numbers of deteriorating houses can impact property appraisal of more well-kept homes and create barriers to new development (*Note: One of the potential tools available to combat the impact of low-value market areas is the Community Revitalization Area designation through the U.S. Department of Housing and Urban Development*).

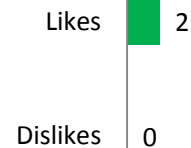


## P-1: Integrated Parking Strategy

Develop an Integrated Parking Strategy for Downtown Spokane. This could include expanding City Parking Services role in parking, the development of publicly owned parking structures, offering incentives for the development of structured parking or integrated structured parking, and/or developing a coalition of interested parties.



Photo Credit: Roadarch.com



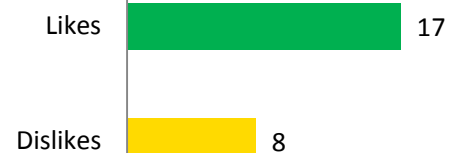
### Types of Parking Taxes

**Commercial Parking Tax:** A special tax on priced parking. This type of tax discourages the pricing of parking and concentrates impacts in a few areas such as major commercial centers, campuses, and hospitals.

## P-2: Surface Parking Disincentives

In the City's State legislative agenda, pursue non-residential highest and best use taxation, or alternative use category other than undeveloped land, to address vacant lots, underdeveloped land, and surface parking lots Downtown.

**Nonresidential parking tax (NRPT):** A special tax that applies to both unpriced and priced parking. Non-residential parking taxes distribute cost burdens more broadly, encourage property owners to manage parking supply more efficiently, which tends to reduce total parking costs, reduce automobile traffic, and reduce sprawl. Although non-residential parking taxes are more challenging to implement, they tend to support more of Spokane's strategic planning objectives.



### Notes:

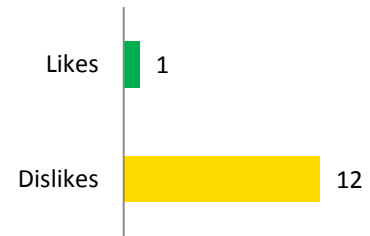
- **No 1 Most-Liked Item**
- **Also No 2 Least-Liked Item**



# IMPROVEMENT RECOMMENDATIONS

## I-1: Unpaved Alleys

Unpaved alleys, specifically alleys near Centers and Corridors, should be paved. Local Improvement Districts (LIDs) are one tool for paving alleys—reconsider recent changes to the LID ordinance that set a higher threshold for approval of LIDs.

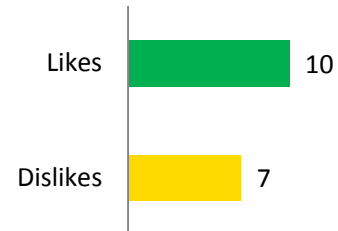


### Note:

- ***Nº 1 Least-Liked Item***

## I-2: Pedestrian Infrastructure

Increase public investments in streets to create walkable, safe public right-of-ways that conform to City standards and facilitate further Downtown housing development. The Streets Department should focus more on pedestrian traffic engineering and retrofit streets with pedestrian amenities.



### Note:

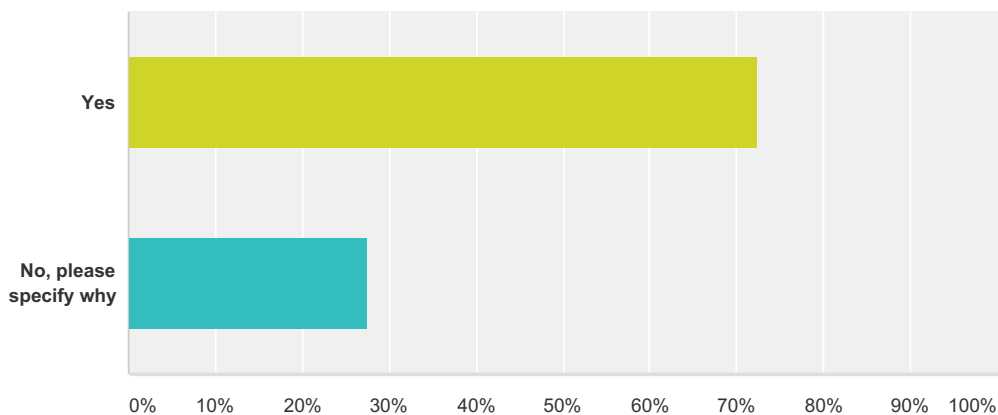
- ***Tied with C-6 Development Fees for Nº 3 Least-Liked Item***

## Additional Comments Received

- Concern about transition between new Downtown development and historic homes in the Peaceful Valley neighborhood. Impacts include blocking sun, communication devices, traffic, noise, refuse collection, and parking, with disproportionate benefits for the two neighborhoods. Mutual respect, communication, and transition zones are needed.
- Undeveloped areas near historic Rockwood Boulevard provide bird and other animal habitat.
- Consider unique geologic features, such as basalt outcroppings, prior to development.

# **Q1 Do you personally have enough high-quality affordable housing options for your income level and family size?**

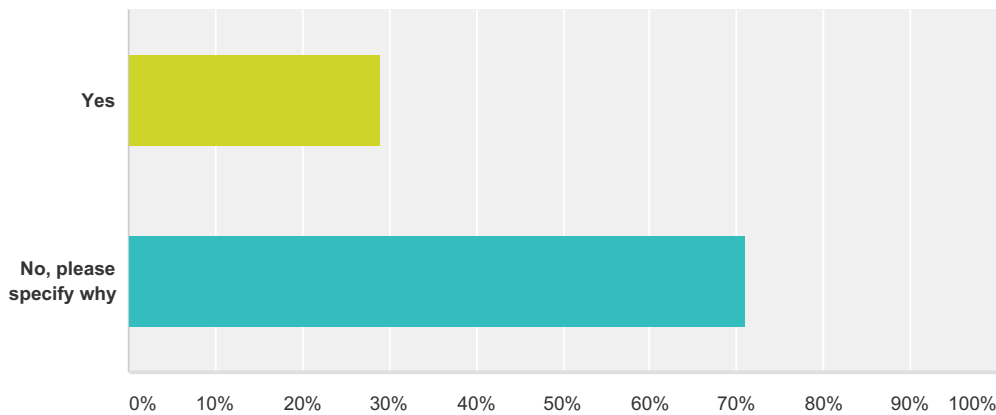
Answered: 134 Skipped: 2



Answer Choices	Responses	
Yes	72.39%	97
No, please specify why	27.61%	37
<b>Total</b>		<b>134</b>

**Q2 Do you believe there are enough housing options in all areas of the city/all neighborhoods?**

Answered: 131   Skipped: 5

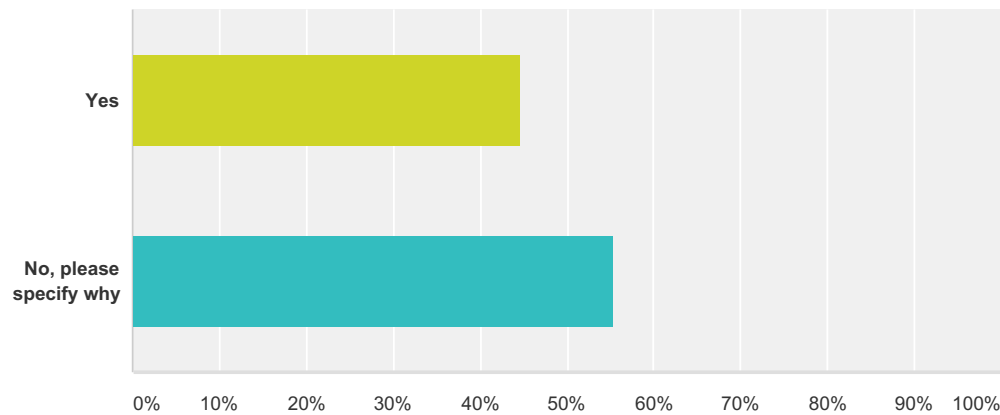


Answer Choices	Responses	
Yes	29.01%	38
No, please specify why	70.99%	93
Total		131



**Q3 Do you believe new construction in older, established areas of Spokane reinforces neighborhood character and complements existing structures?**

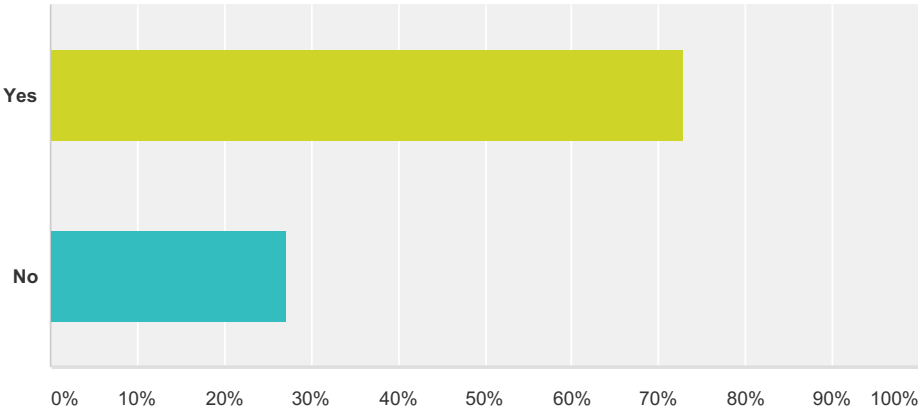
Answered: 130 Skipped: 6



Answer Choices	Responses	
Yes	44.62%	58
No, please specify why	55.38%	72
Total		130

**Q4 Should the City encourage homeownership through creative site arrangements and allow more separately owned units that do not directly front on a public street?**

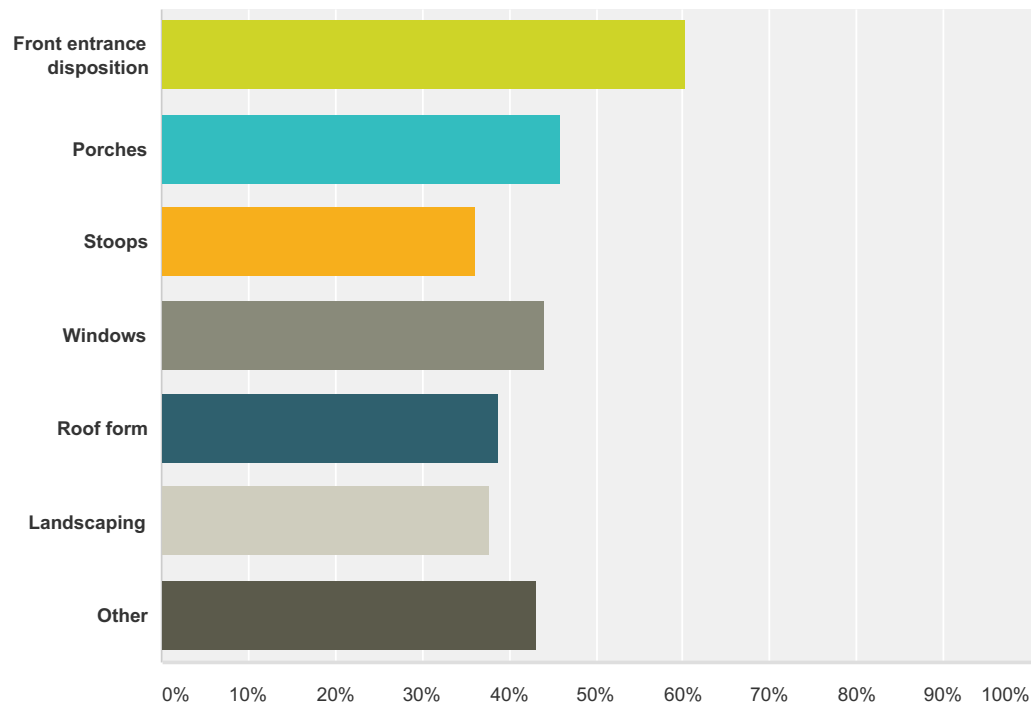
Answered: 129 Skipped: 7



Answer Choices	Responses	
Yes	72.87%	94
No	27.13%	35
Total		129

**Q5 Single-family homes on lots wider than 40 feet have no design standards. Should the City extend design standards to all forms of housing? (choose all that apply)**

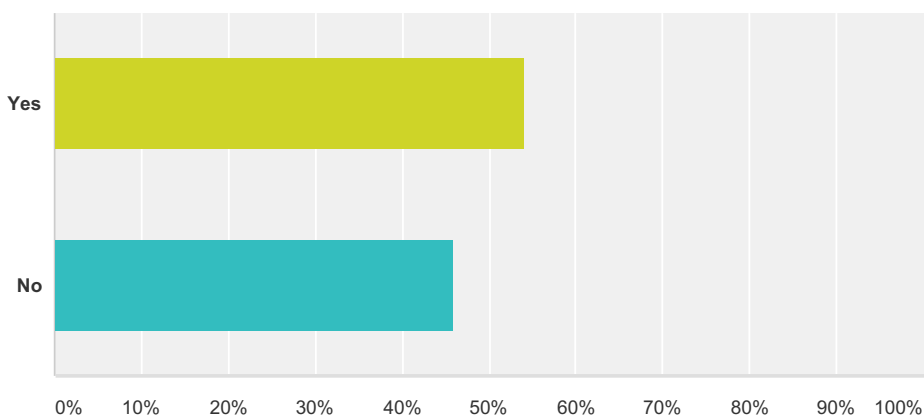
Answered: 111 Skipped: 25



Answer Choices	Responses	
Front entrance disposition	60.36%	67
Porches	45.95%	51
Stoops	36.04%	40
Windows	44.14%	49
Roof form	38.74%	43
Landscaping	37.84%	42
Other	43.24%	48
Total Respondents: 111		

**Q6 the City requires that new housing units provide a minimum of one parking space per unit and additional parking spaces for every bedroom over three. Should the City consider reducing the minimum number of parking spaces required to new developments within 1/4 mile of transit stops?**

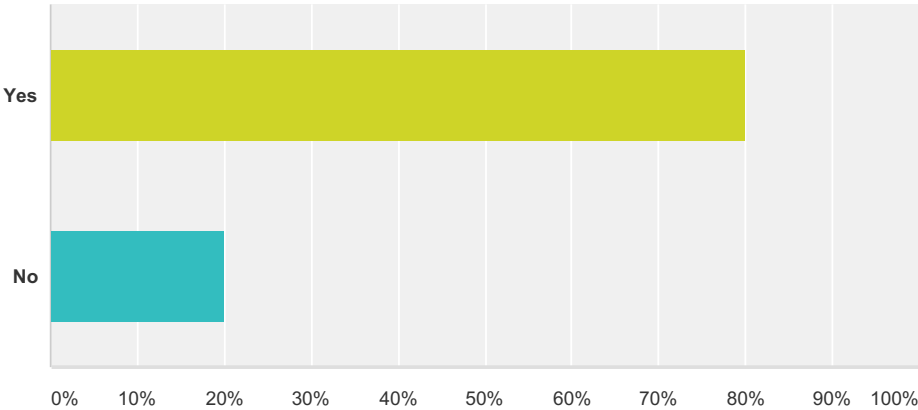
Answered: 133 Skipped: 3



Answer Choices	Responses	
Yes	54.14%	72
No	45.86%	61
<b>Total</b>		<b>133</b>

**Q7 Should the City consider developing public parking structures to reduce the need for surface lots and increase infill development opportunities in Downtown Spokane?**

Answered: 130 Skipped: 6

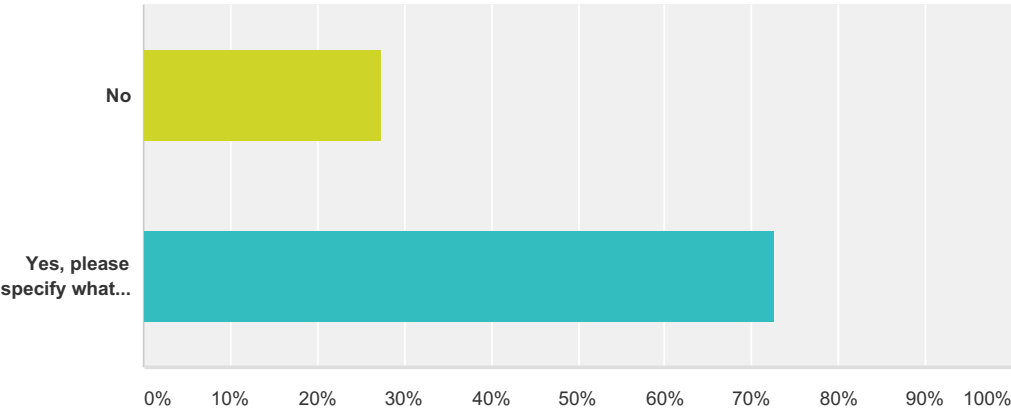


Answer Choices	Responses	
Yes	80.00%	104
No	20.00%	26
Total		130



Q8 Are you concerned about vacant, abandoned, or foreclosed properties in Spokane?

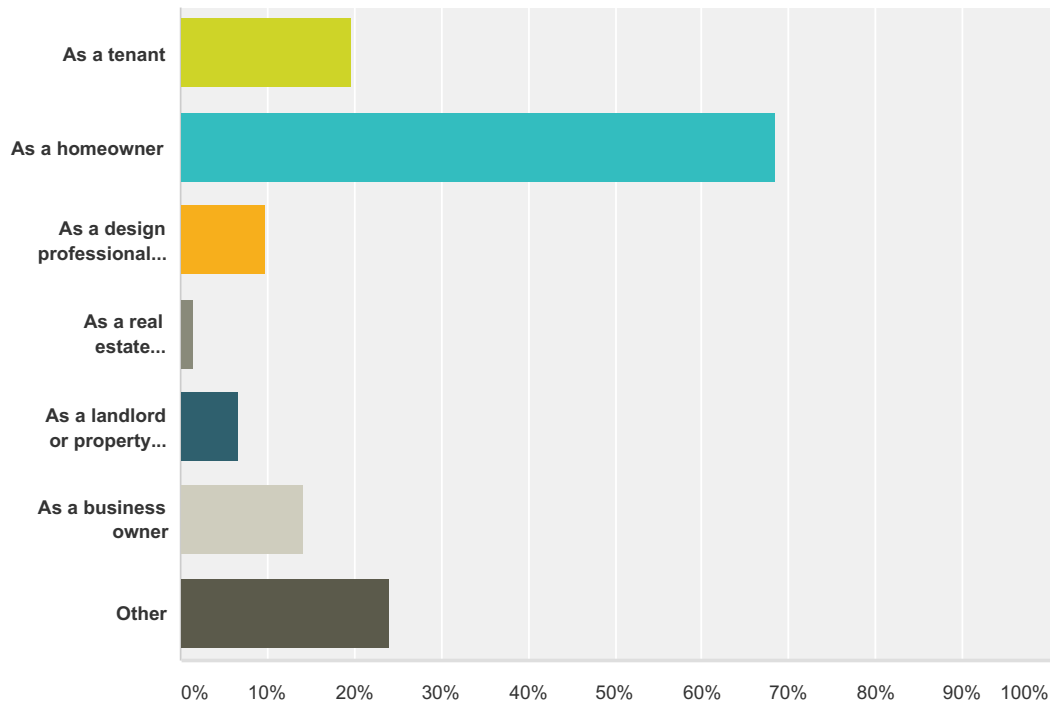
Answered: 135 Skipped: 1



Answer Choices	Responses	
No	27.41%	37
Yes, please specify what locations	72.59%	98
Total		135

### Q9 How do you experience infill development in Spokane? (choose all that apply)

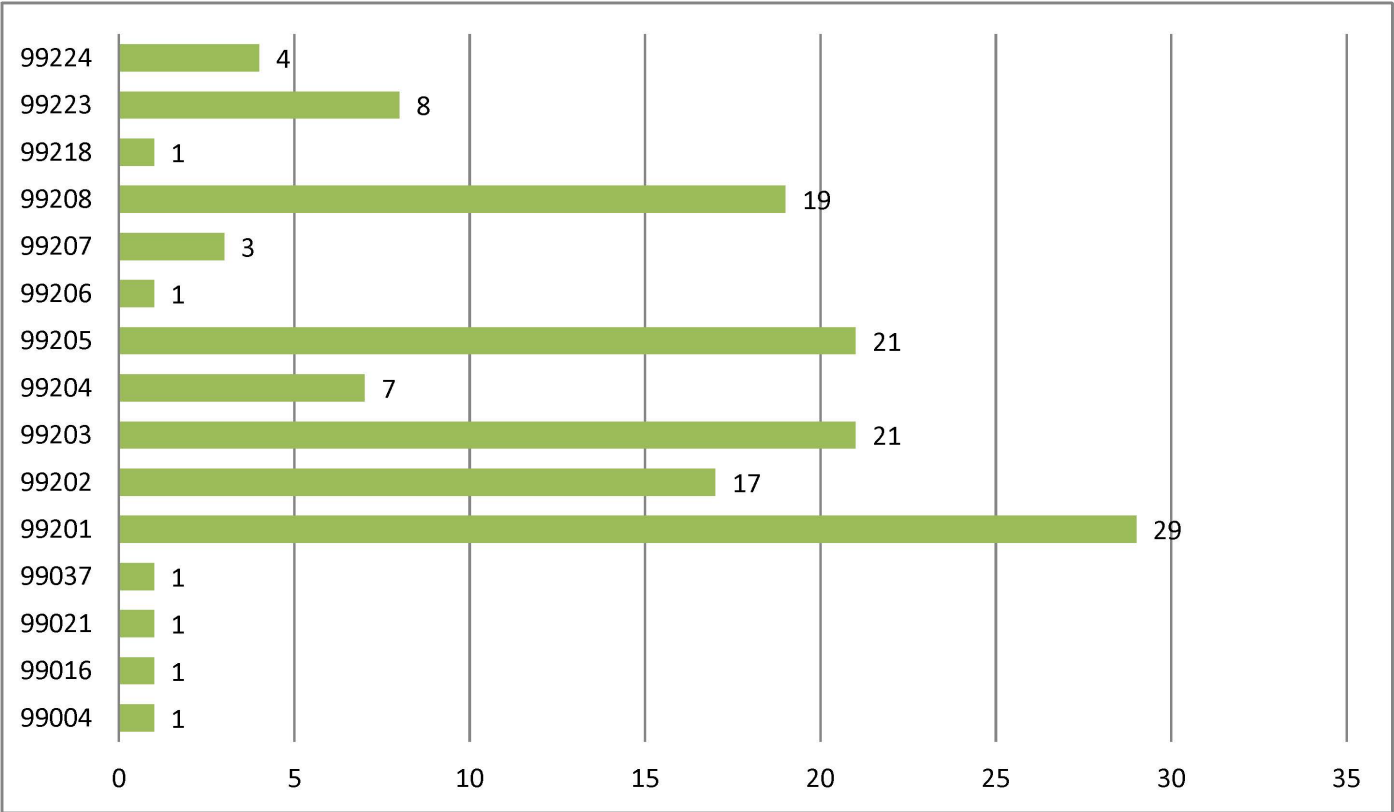
Answered: 133 Skipped: 3



Answer Choices	Responses	
As a tenant	19.55%	26
As a homeowner	68.42%	91
As a design professional/developer/builder	9.77%	13
As a real estate agent/broker	1.50%	2
As a landlord or property management professional	6.77%	9
As a business owner	14.29%	19
Other	24.06%	32
Total Respondents: 133		

Q10 Please enter your home zip code

Answered: 135 Skipped: 1



**September 13, 2016**

**Spokane Plan Commission Infill Development Steering Committee Recommendation Meeting  
Notes**

**Steering Committee Members Present**

- Gail Prosser, Michael Cathcart, Mike Ekins, Greg Francis, Patrick Rooks, Darryl Reber, Evan Verduin, Kay Murano, Asher Ernst, Patricia Kienholz, Kitty Klitzke, Michael Baker

**Others Present**

- Scott Kusel, Ian Robertson, Anne Betow, Dave Roberts, Stephen Hopkins, Marcella Bennett, Rhonda McLellan, Merle Gilliland

**City of Spokane Staff Present**

- Omar Akkari, Nathan Gwinn, Melissa Owen, Lisa Key, Tami Palmquist

**Draft Recommendations**

- The 24 draft recommendations from the draft report were reviewed in the context of the open house and online survey results, each item's lead agency if implemented, relevant public comments, and evaluation of high or low impact and feasibility. Four items were tabled for additional discussion:
  - Unit Lot Subdivision for New Development C-3
  - (Defer) Development Fees C-6
  - Design Standards C-2
  - Surface Parking Disincentives P-2
- Changes were made to the text of the recommendation section. A discussion about convening another meeting to discuss the changes occurred.
- The committee decided to have the draft changes sent to all stakeholder representatives who participated, to see if they could provide comments back in one week, and continue the recommendation meeting to the next week to review stakeholder comments and finish discussion of the four tabled items.

**Public Comments**

- Dave Roberts, Spokane Housing Ventures
  - It is difficult to justify work on small infill projects, but with adequate incentives, non-profit multi-family housing
  - Multi-family tax exemption for "workforce" housing would give nonprofits a more effective tool to serve a population with substantial need. It is not typically used

now because lower-income affordable projects use another exemption under State law

- Support the financing solutions (P-10), which would be helpful to make use of low-income tax credits. Spokane Housing Ventures makes a big use of low-income tax credits, effectively competing statewide to obtain an allocation of credits (and now tax-exempt bonds) for a project. Identifying a site in a community revitalization area scores “points” that helps the application succeed
- Ian Robertson, Fuller Center
  - The City of Spokane’s Resolution 2016-0039 encourages tiny housing in the city of Spokane, and requests the infill housing task force and City staff to examine possibilities for tiny houses and present its findings and recommendations to the City Council by the end of 2016. The report should contain a section on tiny houses
  - Infill development should be considered for the whole city, not just the core
  - Consider the cost of homelessness on public agencies
- Marcella Bennett
  - Communication issues: Would like to have participated in open house and survey but did not receive notification, which suggests that the response captured was not a broad representation of the city, but rather limited input, that is now being given high consideration
  - Concern with access issues for the new cottage housing project North Five Mile Road; safety of all road users has been impacted by the site entrances
- Merle Gilliland
  - Construction of additional units over 20 years is positive
  - Infill projects hurt property values struggling to recover from 2008 recession
  - Parking reductions in Walnut Creek, CA, for projects near rapid transit caused traffic congestion because residents still drove cars
- Anne Betow
  - Missing partners at steering committee such as Catholic Charities, SNAP
  - Email notice of next meeting

## Next Steps

- Week of September 19, 2016 (Date TBD)      Continued Recommendation Meeting
- September 28, 2016, 2:00 PM                      City Plan Commission Workshop



**September 22, 2016**

**Spokane Plan Commission Infill Development Steering Committee Recommendation Meeting  
– Continued Notes**

**Steering Committee Members Present**

- Gail Prosser, Michael Cathcart, Mike Ekins, Greg Francis, Patrick Rooks, Darryl Reber, Evan Verduin, Kay Murano, Asher Ernst, Patricia Kienholz, Kitty Klitzke, Michael Baker

**Others Present**

- Marcella Bennett, Merle Gilliland, Dick Hatterman

**City of Spokane Staff Present**

- Omar Akkari, Nathan Gwinn, Melissa Owen, Lisa Key

**Public Comments**

- Marcella Bennett
  - Noted several items as important to Five Mile development to learn from:
    - Good foresight in development pattern, preservation of character, due diligence in process and a better informed public.
- Merle Gilliland
  - Interested in how program would affect Five Mile area. Public notice of projects seen as a concern.  
*(Mr. Gilliland was directed to City public notice policies via email dated 9/27/2016.)*

**Review of Draft Goals and Evaluation**

**Additional Discussion on Draft Recommendations – Items Tabled on 9/13/2016**

- Pedestrian improvements should include more than downtown improvements, should link to pedestrian master plan and target areas.
- Group concerned about need for paper and electronic versions of the Infill Opportunities Map zoomed in at the council district scale. Access at the neighborhood level is also very important.
- Would like a table that shows undeveloped acreage in each neighborhood. Disposition strategy/policy should also consider parks and school needs. Proposal that the school district goes out for the next bond that the school district looks at more dense schools and multi-story schools was tabled for another discussion.
- Committee is okay with changes to unit lot subdivision

- Committee is okay with keeping the recommendation about deferment of development fees with note from staff about looking at the current deferment for Traffic Impact Fees as an example.
- Updated Design Standards recommendation to state “Create a committee of knowledgeable stakeholders who would facilitate the exploration of form-based, point-based or other system of menu options...”
- Design Standards - Big picture is that the City/Council should set aside funds to hire a consultant to work holistically on all residential units from single family to multi-family and centers and corridors design standards
- Changed surface parking title to “Incentivizing Redevelopment of Existing Surface Parking and Underdeveloped Land.”
- Stand-alone recommendation around increasing ability to increase ability of code enforcement and other possible solutions for code violations and degrading properties and unmaintained vacant land – need to look at proactive code enforcement (ONS, Community Assembly as partners) this would have a high impact and moderate feasibility.
- Recommendation that the committee check back in at the 6th month mark (from October 31).

### **Next Steps**

- |                               |   |
|-------------------------------|---|
| • September 28, 2016, 2:00 PM | City Plan Commission Workshop             |
| • October 12, 2016            | Plan Commission Hearing / Recommendations |
| • October 31, 2016            | City Council Hearing / Reading            |
| • April 2017 (Date TBD)       | Steering Committee Status Update          |