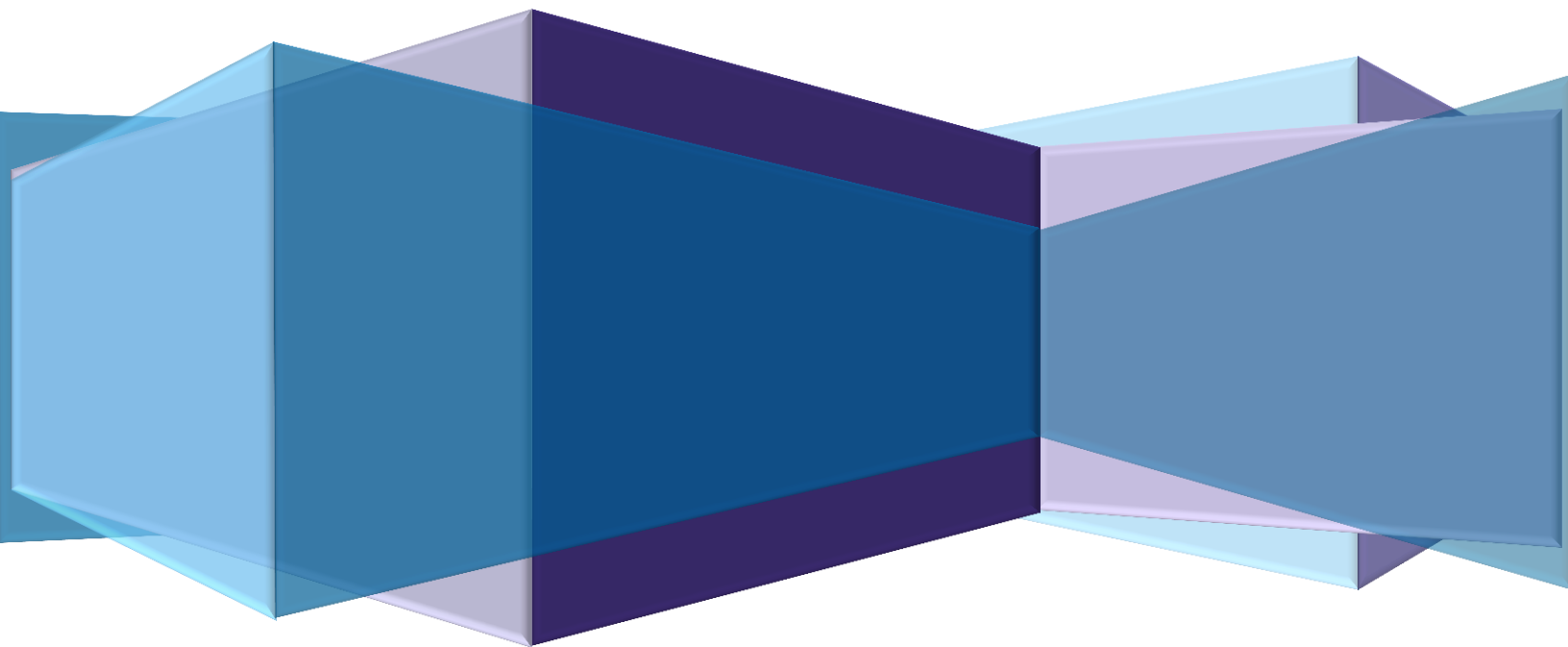




Getting Started

Development Factors Map Application

Updated: May 22, 2017



CITY OF SPOKANE

PLANNING & DEVELOPMENT | 808 W. SPOKANE FALLS BLVD. | SPOKANE, WA 99201

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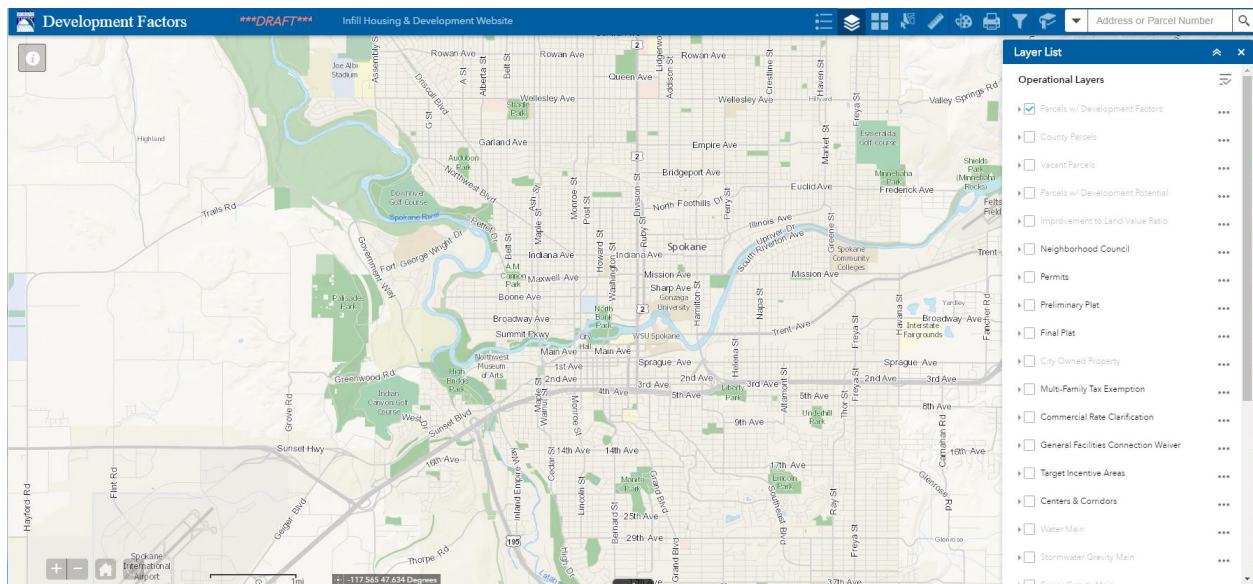
Project Overview

This web based mapping application identifies sites with development potential based on Spokane County Assessor parcel data and other factors. Such properties may be vacant or have potential for redevelopment, which can be viewed in the context of any nearby opportunities to combine with other sites. The mapping tool also indicates proximity to positive factors such as incentives and infrastructure, and to negative factors, such as steep slopes and other critical areas.

Getting Started

The City of Spokane Development Factors application is accessible by clicking on the link below or by copying and pasting the link in to your web browser.

<http://spokane.maps.arcgis.com/apps/webappviewer/index.html?id=51aaed172fed4416b425b57b40607580>



Disclaimer

The City of Spokane provides this information to the general public. The information contained in this web map was generated from GIS data maintained by different sources and agencies. Some limitations may apply based upon restrictions imposed by other sources or agencies supplying data to the City. Areas depicted by these digital products are approximate, and are not necessarily accurate to mapping, surveying, or engineering standards. These digital products are for illustration purposes only, are not suitable for site-specific decision making, are subject to constant changes, and may not be complete, accurate or current. Any specific coordinates may be in error by several hundred feet or more. A digital layer may have registration errors and not overlay with other data layers correctly.

The City provides this information with the understanding that it is not guaranteed to be accurate, correct or complete. Conclusions drawn from this information are the responsibility of the user. Every effort has been made to ensure the accuracy, correctness and timeliness of the materials presented. However, the City assumes no responsibility in the event that any information is incorrect. The City of Spokane assumes no liability for damages incurred directly or indirectly as a result of incomplete, incorrect or omitted information, even if the City is advised of the possibility that the information may not be accurate. The user of this information assumes all liability for their dependence on this information and assumes responsibility for the information.

I understand that Washington State law, RCW 42.56.070(9), prohibits the use of lists of individuals for "commercial purposes."

I understand that the use for "commercial purposes" of said record may also violate the rights of the individual(s) named therein and may subject me to liability for such commercial use.

I understand that "commercial purposes" means that the person requesting the record intends that the list will be used for general business purposes, including but not limited to communicating with the individual(s) named in the record for the purpose of facilitating profit-expecting activity.

I acknowledge and agree to the prohibitions listed in RCW 42.56.070(9) against releasing and/or using lists of individuals for commercial purposes when I click "I Accept" button to access the records on the web map application.

Layout & Navigation Overview



Search: Type an address or parcel number into the text box to the left of this icon. Click the icon or hit enter to search.



Legend: Click this icon to show the legend.



Layers: Click this icon to turn on and off map layers. Click the "..." to the right of the layer names to see the advanced options: transparency, move layer order up or down, and enable or disable pop-ups.



Basemap: Click this icon to select a basemap from the gallery.



Filter: Click this icon to open the filter options. The filter widget allows you to limit the visibility of features in a layer. Only the features that meet the expression criteria will be visible in the map. You can apply multiple filters simultaneously or apply an individual filter to the map.



Select: Click this icon to select parcels. After making a selection click the "..." to open advanced options and to view the selection in the attribute table located at the bottom of the screen.



Measure: Click this icon to measure a point location, distance or area. Click on the applicable measurement type icon to begin. Use a single-click to start or continue a measurement and double-click to end a measurement.



Draw: Click this icon to place shapes and icons on your web map.



Print: Click this icon to bring up printing settings



Attribute Table: Click this icon located at the bottom of the screen to open the attribute table. Selected and filtered features are easily viewed in this table



Bookmark: Click this icon view bookmarks. To add a bookmark, click the + icon to the right of the "Bookmark Name" textbox.



More: This icon will only display if your screen is not large enough to show all of the icons. Click this icon to bring up a menu with additional icons not shown in the top bar.

Searching for Development Opportunities

The Development Opportunities Factors web application allows for two basic types of searching. You can **visually search** for properties of interest by turning on various layers provided or you can **filter search** for properties based on various listed attribute fields. The sections below describe simple things to look for and basic search parameters when using the filter widget.

Technical descriptions of how to use the map user interface are located in the “Using the Web Map” section.

Visual Searching

When visually looking for parcels the following layers and groups of layers are helpful for identifying development opportunities and constraints. (Full descriptions of these layers are provided in the layer description sections.)

Parcels with Development Potential:

Residential - This category shows pre-filtered residential parcels in the RA, RSF or RTF zoning districts that may have development potential. Parcels on this layer may be vacant, partially utilized, or underutilized. Within this layer’s attribute table are a number of added positive development factor fields that can help you determine the extent of a particular parcel’s favorable development factors.

Commercial - This category shows pre-filtered commercial parcels **NOT** in RA, RSF, or RTF zoning districts that may have development potential. Parcels on this layer may be vacant, partially utilized, or underutilized. Within this layer’s attribute table are a number of added positive development factor fields that can help you determine the extent of a particular parcel’s favorable development factors.

Critical Areas: The flood zones, geology, topography and other natural features of a site can greatly influence a sites development potential. The following layers can help you visualize where these constraints may affect a property.

- *FEMA Flood Zone*
- *Shoreline Buffer*
- *Erodible Soil*
- *Hazardous Geology Spokane-Rathdrum Aquifer*
- *Land Contour*

Improvement to Land Value Ratio (I/L Ratio): This layer shows the value of a parcel’s assessed improvements (buildings or other structures) divided by the assessed value of the land. This Ratio helps determine the economic utility of the parcel. Parcels with values below 1 in the downtown and below 0.5 elsewhere in the city are potentially underutilized.

Economic Development Boundaries: The layers listed below show the boundary lines for the City of Spokane’s various economic development areas. Selecting a site within one of these areas may help a development become more viable by utilizing pertinent incentives.

- *Commercial Rate Clarification*

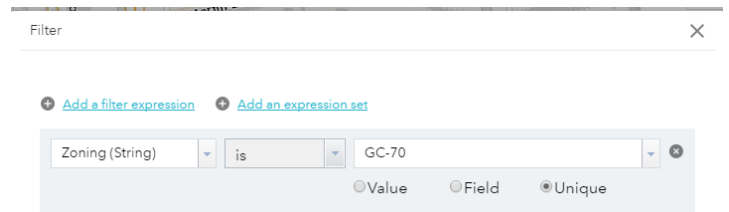
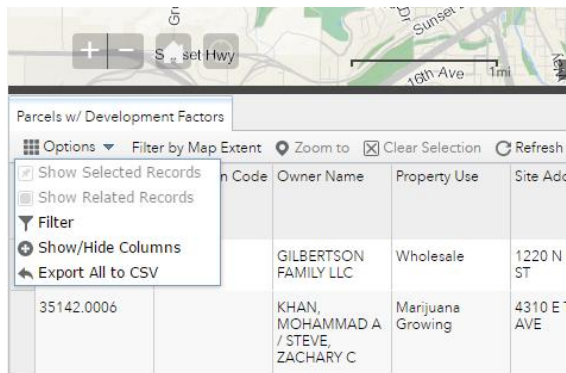
- General Facilities Connection Waiver
- Multi-Family Tax Exemption
- Target Incentive Area
- Tax Increment Financing (TIF) Area

Filter Searching

It may be more effective to use a filtered approach to searching for potential development opportunities if you have some criteria in mind. The filter widget allows you to limit the visibility of features in the “Parcels w/ Development Factors” layer. Only the features that meet the expression criteria will be visible in the map. You can apply multiple filters simultaneously or apply an individual filter to the map. The filter widget has preset filters already created for you. If you open the attribute table (by clicking on the arrow at the bottom of the map), the filter results are displayed in list form and can be exported to a comma-separated values (.csv) file.

Example: If you are looking for vacant parcels, above a half acre in size, and within the Multi-family Tax Exception Area you can input and select for each of those criteria in the filter widget and the map would only show parcels matching those criteria.

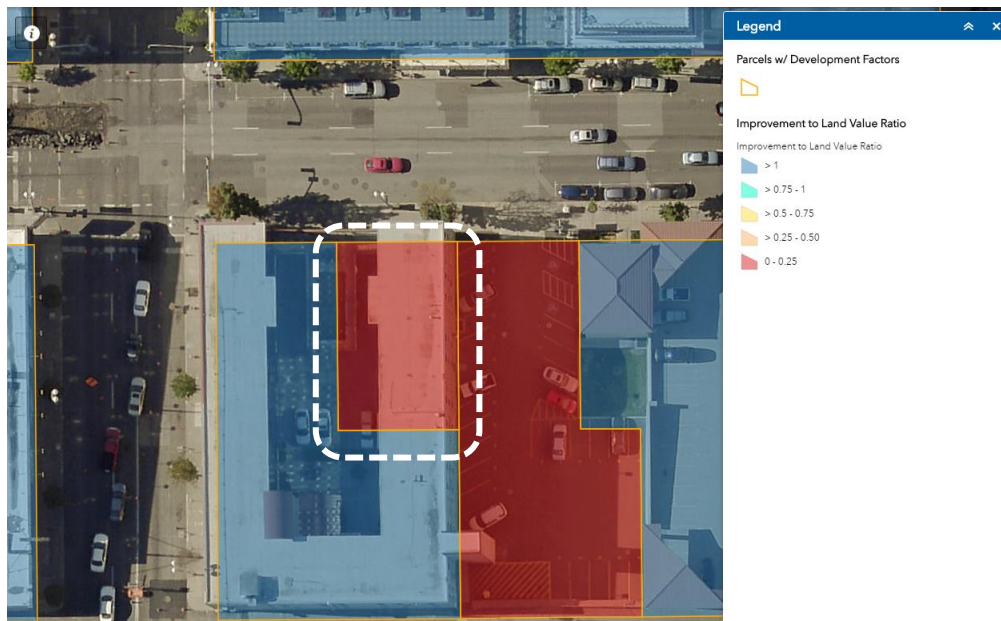
If you desire to create a customized filter including criteria not shown in the filter widget, you will need to do this through the filter tool within the attribute table.



Common Pitfalls to Avoid

Aggregated Improvement Value: When a development spans multiple parcels owned by the same entity the Spokane County Assessor assigns all of the assessed improvement value to one parcel rather than spreading the value across all of the development’s parcels. This can skew perceptions and make those parcels without an assigned value look attractive for development when in reality they are part of a larger development. . In the Basemap Gallery (see Using the Basemap Widget section), selecting the City of Spokane Street Basemap or imagery basemaps can help identify buildings.

Example: 819 W 1st Ave



Condominiums: The data on a parcel's assessed improvement value may be artificially low and misleading due to a parcel's status as a condominium. The true assessed improvement value of these condominiums is sometimes contained in the Spokane County vertical parcel data. This is indicated on the [Spokane County Scout](#) website; under the Assessed Value table, there will be "Parcel on Property" field with additional parcel numbers shown.

Example: River Park Square: Parcel Number 35183.0324

The vacant field is Y (Yes) and the assessed improvement value is 0. This is not an accurate value for the reasons stated above.



Condominium developments also have similar issues with private roadways and private open spaces, which are owned by the development as a whole and assign a zero or very low assessed improvement value.

Examples: Private Roadway | Parcel Number 35284.1821



Private Common Area | Parcel Number 35284.1905




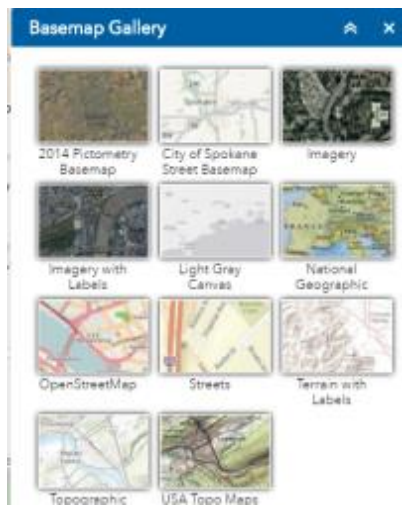
Data Errors: The Spokane County Parcel data is not without errors. If you think you have found a parcel with an error, check the [Spokane County Assessor's website](#) or call the Assessor's office to confirm parcel information.

Using the Web Map

(Language and some images in this section were taken from arcgis.com)


Using the Basemap Widget


A basemap provides a background of geographical context for the content you want to display in a map. You can choose which basemap you want to use by clicking the Basemap Gallery widget ; it displays all the basemaps configured for this widget. Clicking one of the basemap thumbnails sets it as the active basemap for the app. Click the X button in the upper right corner of the Basemap Gallery window to close it.

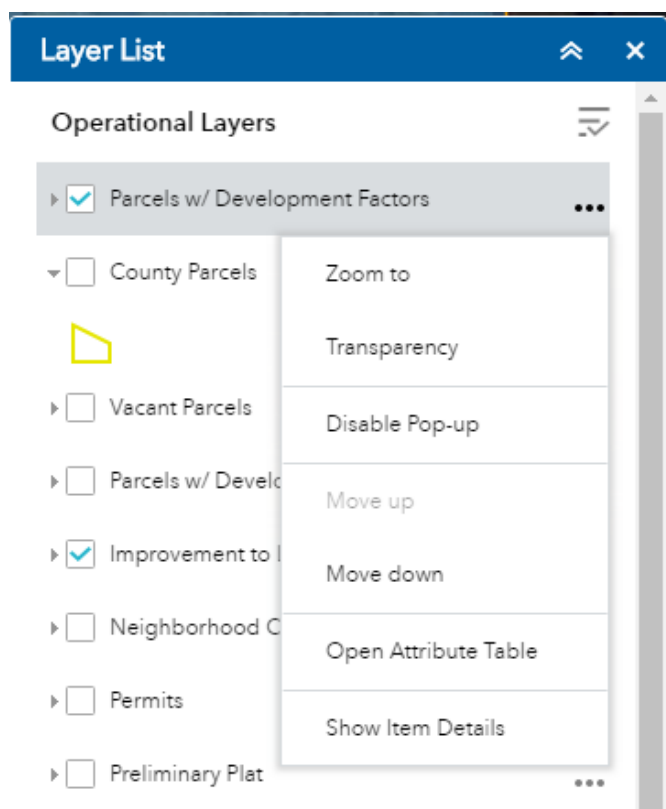


Using the Layers Widget


Layers are the contents of a map. In this application they include a wide range of topics including parcel information, positive development factors like incentive areas, proximity to City services and utilities, and negative development factors like critical areas, such as flood-plains, hazardous soils, and wetlands.

1. Clicking the Layer List widget icon  in your app displays the layer list or table of contents window.
2. Clicking an individual layer shows its symbols.
3. Clicking the ellipsis (...) on the right side of a layer displays the layer menu, which includes the following functions:
 - a. **Zoom To**—Sets the map extent to the extent of the layer.
 - b. **Transparency**—Sets the transparency for the layer.
 - c. **Enable Pop-up / Disable Pop-up**—Enables or disables the pop-up for the feature layer. If a feature layer does not have a pop-up configured in the map, clicking **Enable Pop-up** shows all field values for the feature layer.
 - d. **Move up**—Moves the layer one level up.
 - e. **Move down**—Moves the layer one level down.
 - f. **Open attribute table**—Opens the attribute table for the feature layer.
 - g. **Description / Show Item Details**—Opens the service description or the item details page for the service or the item associated with the layer, if available.

4. The  icon on the upper right, next to **Operational Layers**, controls the behavior of all of the layers in the list. Click the icon to open the menu, which allows you turn on or off all the layers, or expand or collapse all the layers. Alternatively, you can use keyboard shortcuts to do so. Press Ctrl and click the check box of the layer to turn on or off the layers in the same level. Press Ctrl and click the arrow to expand or collapse layers in the same level.
5. Layers are grayed out in the list when zoomed out of their visible ranges. To enable viewing layers grayed out in the list, zoom in on the map.
6. Clicking the **X** button in the upper right corner of the **Layer List** window closes it.




Using the Legend Widget

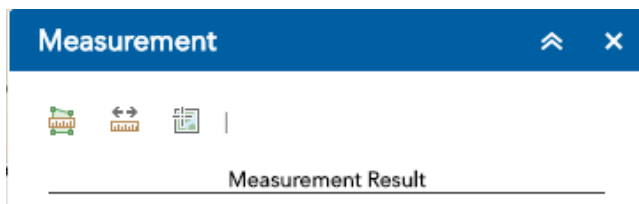
Clicking the Legend widget icon  displays the legend window. Clicking the X button in the upper right corner of the legend window closes it.




Using the Measurement Widget

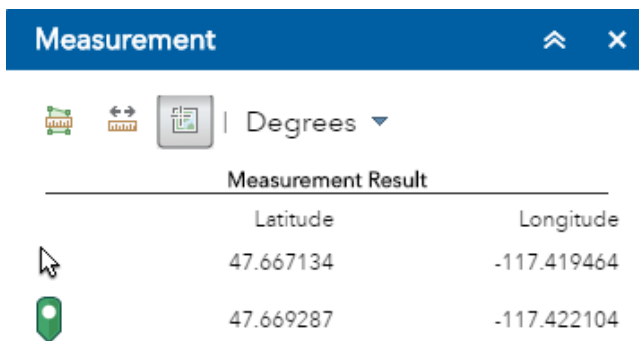
The Measurement widget allows the user to measure the area of a polygon, length of a line, or find the coordinates of a point.

Click the widget icon  to open the Measurement widget.




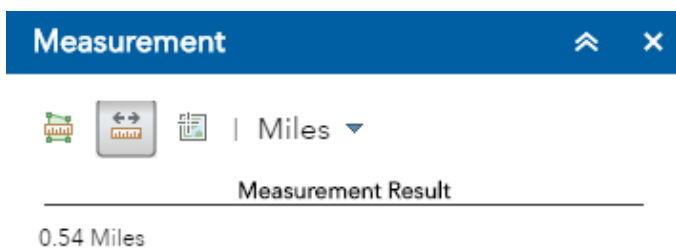
Point measurements

Click the point measurement icon  and click a point on the map. The Measurement widget displays the coordinates for the point in **Degrees** (decimal). You may change the coordinate display format to degrees/minutes/seconds by changing the **Degrees** drop-down to **DMS**.




Polyline measurements

Click the polyline measurement icon  and draw a polyline on the map by clicking two or more points. Double-click to finish drawing the polyline. The Measurement widget displays the total length of the polyline, using the defined **Default Length Unit**. To change the length unit, select the applicable unit of measure from the **Miles** drop-down menu.



Polygon measurements

Click the polygon measurement icon  and draw a polygon on the map by clicking three or more points. Double-click to finish drawing the polygon. The Measurement widget displays the total area of the polygon, using the defined **Default Area Unit**. To change the area unit, select the applicable unit of measure from the **Acres** drop-down menu.

Measurement




| Acres ▼

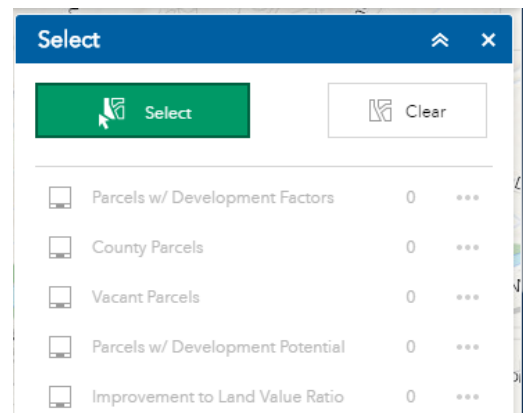
Measurement Result

7.97 Acres

Using the Select Widget


The following steps explain how to use the Select widget:


1. Click the Select widget icon  to open it.
2. Choose the layer or layers you want by checking the box.
3. Hover over the **Select** button. You can **Select By Rectangle** with the following actions:
 - Drag the pointer on the map to create a new selection.
 - Press the Shift key while dragging the pointer on the map to add selected features to the selection.
 - Press the Ctrl key while dragging the pointer on the map to remove selected features from the selection.
4. Click **Select** and draw on the map to select features.
5. The number of selected features display next to the layer.
6. Click the ellipsis (...) to open the **Selection Actions** drop-down menu.



Using the Filter Widget

The filter widget allows you to limit the visibility of features in the "Parcels w/ Development Factors" layer. Only the features that meet the expression criteria will be visible in the map. You can apply multiple filters simultaneously or apply an individual filter to the map.

1. Click the Filter widget icon  to open it.
2. Click the filter you specify to limit features on the map. The ✓ icon appears after the filter is applied. Click the filter button again to remove the filtering from the map.
3. Type a value in the text box and click **Apply** if **Ask for values** is checked when the filter is created. Click the filter button to remove the filtering from the map.

You may notice the  icon. Click it to hide the input box for the query value.

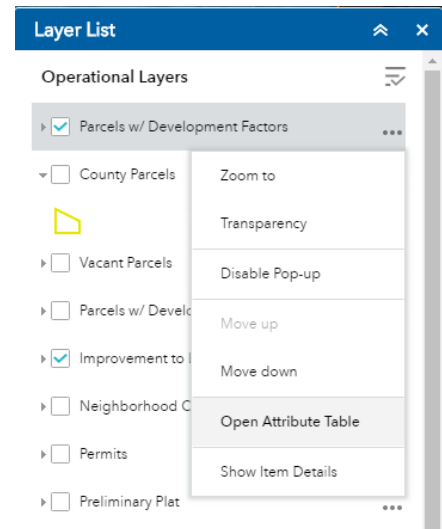
Using the Attribute Table


Options to turn on and off the attribute table are as follows:

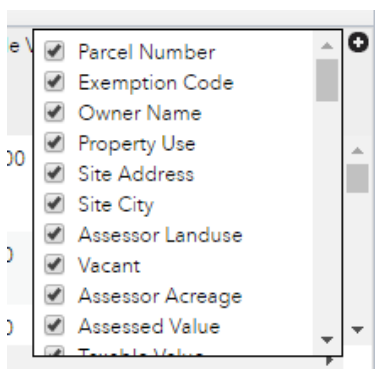
- [To turn it on](#), click the arrow button at the bottom of the map.



- To turn it off, click the arrow button at the top of the attribute table or click the X at the upper-right of the table.
- Go to the Layer List menu and click **Open Attribute Table**.



- [Select a record](#)—Clicking a record in the table selects it and highlights the corresponding feature in the map with the color specified in the Attribute Table widget configuration window. Double clicking any fields in the selected record will zoom to the feature on the map. Press the Shift or Ctrl key to select multiple records.
- [Clear selections](#)—Clicking the **Clear Selection** button clears all selections.
- [Zoom to selected features](#)—Clicking Zoom to resets the map extent to center around selected features.
- [Copy the field value](#)—Double clicking the field value to highlight it, then right clicking it to copy the value. 
- [Refresh](#)—Clicking Refresh refreshes the tables.
- [Sort a field](#)—Clicking a field heading sorts the records by this field.
- [Show or hide columns](#)—Clicking the + icon on the right side of the Attribute Table panel opens the field visibility window. Check or uncheck the fields to set them to visible or invisible in the table.



- [Number of selected records](#)—Shown on the lower left of the table.


Options are as follows:

- **Show Selected Records**—Only displays selected records.
- **Show Related Records**—Displays related records if a selected record has related table.
- **Filter**--Allows to filter records in the table.

- **Filter by Map Extent**—Only displays attributes for features within the current map extent.
- **Show or Hide Columns**—Equivalent to clicking the + icon on the right side of the panel to set visibility for individual fields.
- **Export to CSV**—Exports the attributes to a CSV file. If records are selected, only the selected records are exported. If no records are selected, all the records are exported. To support this function, the Export Data property must be enabled for the corresponding feature service.
- Clicking a record in the table highlights associated feature on the map, and vice versa.

Using the Draw widget

The Draw widget allows you to create graphics that display on the map. It optionally adds line distance or polygon area to the feature as text.

1. Click the Draw widget icon  to open it.
2. Select the desired drawing mode by clicking the symbol type.
3. Optionally, change the symbol for the feature using the symbol picker in the Draw widget.
 - a. For point symbols, select the marker category (different symbols are available in each category), size, color, transparency, outline color, and outline width of the symbol. Only the size is available for the picture marker symbols.



Symbol size: 24

Color:

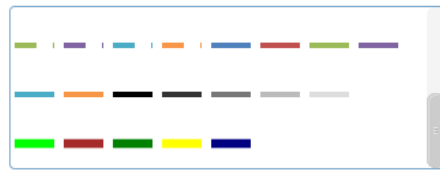
Alpha: 0.5

Outline color:

Outline width: 1



- b. For line symbols, select a pre-defined symbol from the box. You may also customize the color, style, transparency, and width of the symbol. Click **Show Measurements** and select the **Distance Units** to display the measurement with the line.



Color

Style Solid

Alpha 1

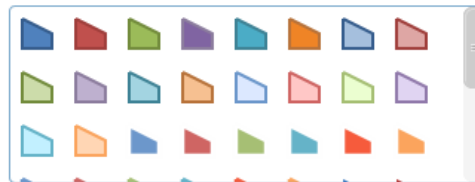
Width 3

☒ Show Measurements

Distance Units Kilometers

1)

- c. For polygon symbols, select a pre-defined symbol from the box. You may also customize the fill color, transparency, outline color, and outline width of the symbol. Click **Show Measurements** and select the **Area Units** and **Distance Units** to display the measurement with the polygon.



Color

Alpha 0.5

Outline color

Outline width 2

☒ Show Measurements

Area Units Square kilometers

Distance Units Kilometers

- d. For text symbols, enter the **Text** to be drawn, and select a font color and size for the symbol.

Text

Font color

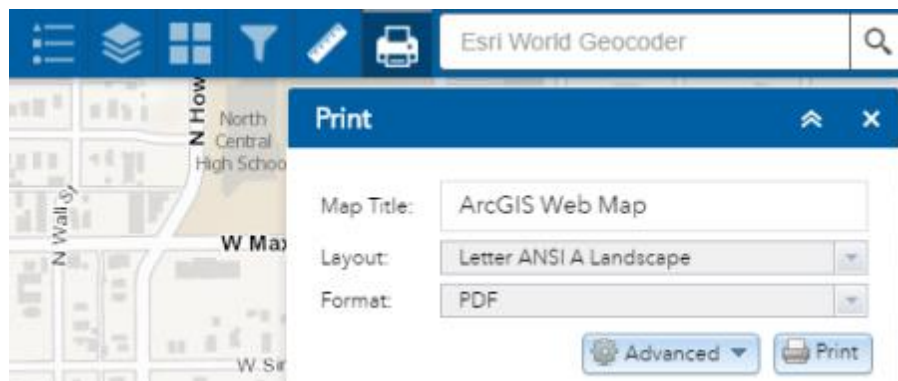
Font size 20

4. Draw features and texts on the map.
5. If the **Add the drawing as an operational layer of the map** option is checked, open Layer List widget, you will see Draw_Results layer.
6. Click **Undo** or **Redo** to undo or redo the drawing features. Click **Clear** to remove all of them.

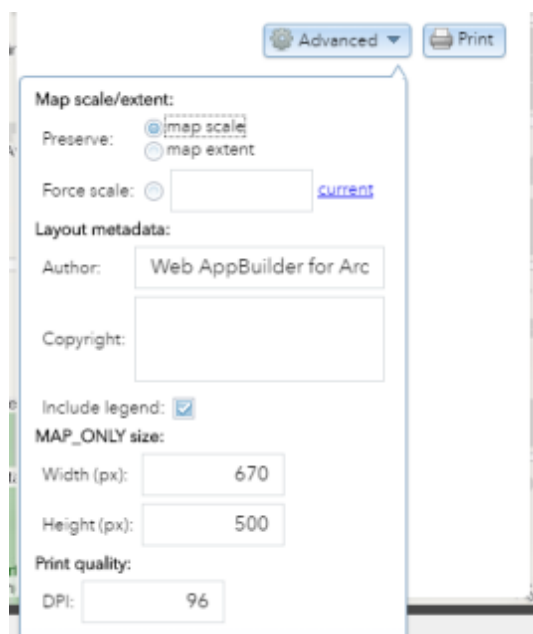
Using the Print Widget

The Print widget connects the web application with a printing service to allow the current map to print.

1. Click the print icon () to open the Print widget.



2. Enter a title for the map in the **Map Title** text box.
3. Select the applicable **Layout** and **Format** for the exported map.
4. Click **Advanced** to open a menu with advanced print options.



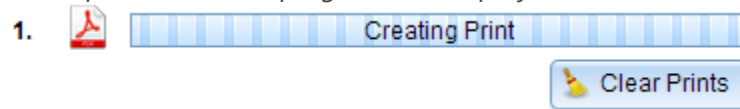
The **Map scale/extent** section defines the method that the print service should use to calculate the printed extent of the map. Preserving **map scale** may cause the printed map to maintain its scale while recalculating the extent around the existing center point, while preserving the **map extent** may cause the scale to adjust to fit the current map extent into the printed map. You may also force a specific scale by checking the **Force scale** option and entering a scale. Click **current** to populate the value with the present scale of the map.

The **Layout metadata** allows you to override the default values set by the configuration. Enter values for the **Author** and **Copyright** fields to provide current information to the print service. Check the **Include legend** check box to display the legend on the printed map.

If the MAP_ONLY format is selected, you may provide dimensions for the **Width** and **Height** in pixels. Otherwise, these values are ignored.

The **Print quality** section allows you to update the resolution of the printed map. Provide an updated value for the **DPI** (dots per inch) in the text box.

5. *After all options have been set with the applicable values, click **Print** to submit all information to the print service. A progress bar displays next to the executing task.*



6. *Upon the completion of the print job, a link to the print output displays. Click the task to open the file in a new window.*



7. *Click **Clear Prints** to clear the print history.*

Using the Bookmark widget

Clicking the Bookmark widget displays bookmarks defined in the web map used in the app. You can add additional bookmarks by zooming to your desired location and clicking the + icon next to the text box. Clicking one of the bookmark thumbnails in the list sets the map extent to the bookmark area. To delete a bookmark, click the bookmark icon to highlight it first, and click the **Delete** button to delete it.

Development Factor Layers Descriptions

Development Factors Layers

These layers listed below are based on Spokane County's Assessor parcel data; several new Development Factor fields are added to this dataset. These layers are updated on a quarterly basis whereas the County Parcels layer is updated every two weeks. Please contact Spokane County Assessor for general parcel data questions.

- *Parcels w/ Development Factors*
- *Vacant Land*
- *Parcels w/ Development Potential*
- *Improvement to Land Value Ratio*

General Exclusions

The general exclusions remove parcels that may be less desirable for development due to use, ownership, environmental concerns or low land value. The general exclusions apply to the Development Factors layers listed above.

Community Uses (Property Use Field): Parks, Churches, Conservation Lands, and Institutional uses are excluded.

Owner Field: Parcels owned by City, County or Schools are excluded.

Miscellaneous (Soil ID Field): Easements, Subservient Parcels, Underwater, Utility, Private Common Areas and PUDs are excluded.

Tax Exempt (Exemption Code Field): Schools, Cemeteries, Institutional, Government, and Operating Properties are excluded.

Low Land Value (Land Value Field): This layer excludes parcels with less than \$500 land value. Note: Parcels not excluded in the Vacant Land layer.

Parcels with Development Factors

This layer shows all parcels not removed by the General Exclusions within Spokane City limits. Its attribute table shows the relevant Spokane County Assessor's parcel attributes fields, and all of the additional fields listed in the Development Factor Fields section of this tutorial. This layer is enabled for use with the Filter Widget. This means the layer is searchable using user customized criteria based on the available attribute fields.

Vacant Land

This layer shows parcels with an assessed improvement value less than \$500.

Parcels with Development Potential

Residential Areas: *This feature category shows underutilized and partially developed residential parcels that have a Zoning of Residential Agricultural (RA), Residential Single-family (RSF), or Residential Two-family (RTF).*

Divisible: Parcels shown in this layer are in zones RA, RSF, RTF and may be able to be subdivided into two or more lots. Minimum subdivision sizes for these zones are located in Spokane's Municipal Code (SMC) [Section 17C.110.200](#).

Improvement Value per Square Foot: Parcels with a single-family residential use and having an assessed improvement value greater than \$5 Per Square Foot of land are excluded from this layer. This search criterion limits the number of high improvement value single-family homes while also helping to find partially used land.

Example: A single-family home with a 0.5-acre lot (21780 ft. sq.) and an assessed improvement value above \$109,000 would not be listed in this layer because its assessed value is above the \$108,900 threshold.

Positive Development Factors: Parcels located near positive development factors are likely more desirable. To highlight properties near these positive factors, this layer shows only parcels with a Sum of Positive Factors value above two. (See list of positive factors and their selection criteria listed below)

Commercial Areas: *This feature category shows underutilized and partially developed commercial parcels in all other zones EXCEPT RA, RSF and RTF.*

Divisible: Parcels are included if they are in the Residential Multi-family (RMF) or Residential High Density (RHD) zones and may be able to be subdivided into two or more lots. Minimum subdivision sizes for these zones are located in SMC [Section 17C.110.200](#).

Improvement Value per Square Foot: Parcels with a single-family residential use and having an assessed improvement value greater than \$5 Per Square Foot of land are excluded from this layer. This search criterion limits the number of high improvement value single-family homes while also helping to find partially used land.

Example: A single-family home with a 0.5-acre lot (21780 ft. sq.) and an assessed improvement value above \$109,000 would not be listed in this layer because its value is above the \$5 Per Square Foot threshold (\$108,900).

Low Land to Improvement Value Ratio: *Parcels with a low assessed improvement value to assessed land value ratio (I/L Ratio) are more likely to have development opportunities. This layer shows parcels within the Downtown Zoning that have an I/L Ratio less than one.*

For all other zones (except for RA, RSF, RTF which are excluded) this layer shows parcels with an I/L Ratio less than 0.5.

Positive Development Factors: *Parcels located near positive development factors are likely more desirable. To highlight properties near these positive factors, this layer shows only parcels with a Sum of Positive Factors value above 2.5. (See list of positive factors and their selection criteria listed below)*

Improvement to Land Value Ratio

This layer shows the assessed value of a parcel's improvements (buildings or other structures) divided by the assessed value of the land. This Ratio helps determine the economic utility of the parcel. Parcels with values below 1 in the downtown and below 0.5 elsewhere in the city are potentially underutilized.

Other Layer Descriptions

Boundaries

Neighborhood Council: Polygons and associated attribute table representing Neighborhood boundaries in the City of Spokane

Property

County Parcels: This layer shows all Spokane County Assessor Parcels, without the added Development Factors added to the attribute fields. This layer is updated frequently and has more current data than the Parcel – Development Factors layer

Preliminary Plat: Current pending preliminary plats

Final Plat: Final accepted plats from 2003 to present.

City Owned Property: Shows parcels within the city limits owned by the City of Spokane

Permits: Point data showing 2017 construction permits both issued and in review.

Economic Development

Multi-Family Tax Exemption: 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.

Commercial Rate Clarification: Existing buildings within this boundary may continue to be billed at a commercial utility rate should the building have been previously billed at commercial rates. For example, this incentive reduces the utility fees for redevelopment of existing commercial properties to residential uses.

General Facilities Connection Waiver: For development and redevelopment, projects within the Empowerment Zone a significant portion of the GFCs are waived for water and sewer connections.

Target Incentive Areas: This layer shows where the boundaries of the various target areas apply. [Link to Target Areas Web page.](#)

Tax Increment Financing (TIF) Area: This layer shows the boundary lines for the City of Spokane's TIF districts. Tax Increment Financing is a funding mechanism used by local governments to finance public infrastructure and help incentivize economic development and redevelopment of blighted neighborhoods.

Utilities

Water Main: This layer shows water main lines.

Stormwater Gravity Main: This layer shows stormwater gravity main lines.

Sewer Gravity Main: This layer shows sewer gravity main lines.

Planning

Centers & Corridors: Identifies general areas designated as Centers and Corridors as defined in the Comprehensive Plan. Centers and Corridors encourage a mix of uses and activities around which growth is focused.

Zoning: This data represents the Zoning designations for the City of Spokane

Landuse Plan: This data represents Land Use Plan designations as spelled out in the Comprehensive Plan.

Environment

Land Contour: 2 ft. contour topographic data

Shoreline Buffer: Shows the various shoreline buffer distances. More information can be found in the [Spokane Municipal Code Chapter 17E.060 Shoreline Regulations](#).

FEMA Flood Zone: Federal Emergency Management Agency designated 100 year and 500 year flood zones

Erodible Soil: This layer is a selection of geologic formations identified by Washington State Department of Natural Resources and adopted into the Spokane County Critical Area Ordinance as having a high susceptibility for landslides

Hazardous Geology: Soils having a high susceptibility for landslides.

Amenities

SRTC Regional Bike Plan: Spokane Regional Transit Council Bike Plan

Note: Many amenities like schools, parks, universities and hospitals are shown on the City of Spokane Street Base Map. This basemap can be selected through the basemap gallery icon.

Development Factor Fields

The following fields appear in all of the Development Factor layers. Each field indicates a positive development factor. The descriptions below define how the various factors were populated and their assigned weighted values. Each field is populated with a Yes or No indicating if the parcel is within each of described areas. The weighted values are summed in the "Sum Positive Factors" field.

Within 1/4 mi. - 15 min. Transit Service: This field shows if parcels are within a ¼-mile linear buffer of existing STA routes with 15 minute service and within a ¼-mile of the proposed Central City Line route. All parcels within this buffer have a value of one.

Within 1/4 mi. - Center and Corridor: This field shows if parcels are within a ¼ mile of CC zones as well as the CC3 overlays. Also included are parcels within a ¼ mile of all downtown zones, as the downtown is the Regional Center according to the Comprehensive Plan. All parcels within these buffers have a value of one.

Within 350 ft. - Water Main: This field shows if a parcel is within a 350 ft. linear buffer of water mains. All parcels within this buffer have a value of 0.5.

Within 350 ft. - Sewer Main: This field shows if a parcel is within a 350 ft. linear buffer of sewer force mains and gravity mains. All parcels within this buffer have a value of 0.5.

Existing Bike Facilities and Bike Lanes: This field shows if a parcel is within ¼-mile buffer from bike facilities. A ¼ mile buffer was created from "Spokane Regional Bike Map" selecting all Multiuse Paths and Bike lanes, including both existing and near-term facilities. All parcels within this buffer have a value of 0.5.

Within 1/4 mi. - Park: This field shows if a parcel is within a ¼-mile linear buffer of City Parks. All parcels within this buffer have a value of 0.5.

Within 1/4 mi. - K-12 School: This field shows parcels within a ¼-mile buffer of public and private elementary, middle, and high school point data. All parcels within this buffer have value of 0.5.

Within 1/4 mi. - University or College: This field shows parcels within a ¼-mile buffer of Universities and colleges features. All parcels within this buffer have value of 0.5.

Within 1/2 mi. - Grocery Store: Point data was created from a listing of full service grocery stores within the study area and used to generate a ½-mile buffer. All parcels within this buffer have a value of 0.5.

Economic Development Incentive Areas: These fields show if a parcel is within a specific incentive area. Parcels falling within each of the following incentive areas have a value of 0.5.

- *Commercial Rate Clarification*
- *General Facilities Connection Waiver*
- *Multi-Family Tax Exemption*
- *Target Incentive Areas*
- *Tax Increment Financing Area*
- *Floor Area Ratio and Height Bonus Areas*

Sum Positive Factors: This field shows the sum of all of the above positive Development Factors. Sum values for this field range between 0 and 8.5. Parcels with a higher sum of positive development factors are likely more desirable.