



INFILL DEVELOPMENT PROJECT OVERVIEW

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WHAT IS INFILL?

Infill Development is the process of developing vacant or under-used land within existing urban areas that are already largely developed. Most communities have significant vacant land within city limits, which, for various reasons, has been passed over in the normal course of urbanization.

Infill Housing includes development types such as attached accessory dwelling units (ADUs), detached ADUs, duplexes, semi-detached and detached houses, row houses, apartments, and other residential and mixed-use buildings.



WHY IS IT NEEDED?

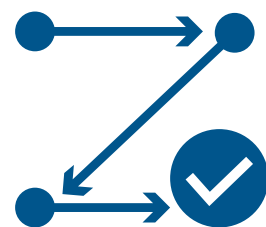
As Spokane's population ages and changes, we look toward meeting demand for new forms of housing types that follow the guidance of our Comprehensive Plan. People's preferences for a more diverse supply of home types and travel choices are increasing. This means that while traditional single-family, separate homes will continue to be built, other options such

as townhouses, cottages and backyard apartments will be included in the mix more often. In many cases, these options can be resourcefully built on vacant lots and parcels in some parts of the built-up city.

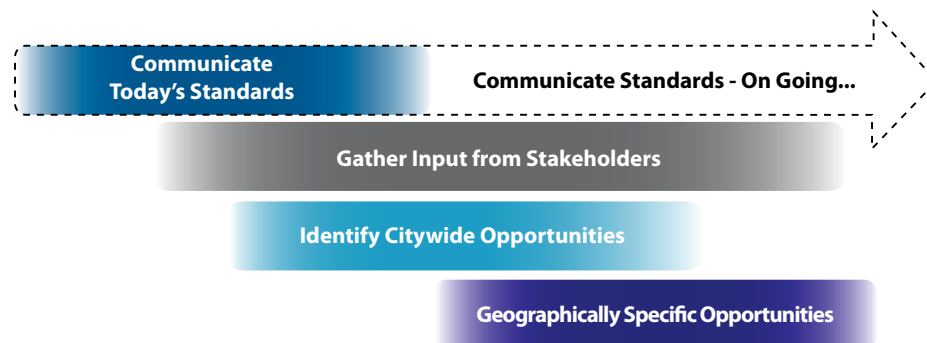
PROJECT STEPS

STEPS IN THIS PROJECT INCLUDE:

- Communicate Today's Standards
- Gather Input from Stakeholders
- Identify City Wide Changes
- Identify Changes to Specific Geographic Areas



PROJECT ORGANIZATION



HOW IS INFILL BEING DISCUSSED?

Infill development is being discussed through:

- Webpages for existing infill tools
- Explanatory guidesheets for existing infill tools
- Adding development options links to the City's web based mapping application
- Open houses and meetings with stakeholder groups
- Media releases and news articles
- Other identified products such as blogs or videos



WHO SITS AT THE COLLABORATIVE TABLE?

The Infill Development Committee is made up of citizens who are experts in the fields of finance, real estate, construction, architecture, and community representatives. This group's role is to offer diverse perspectives to City administration as we work to promote and advance infill development.

WHAT IS BEING CONSIDERED?

Initial Infill Discussion:

- Review of expanding Pocket Residential Tool
- Review of extending design standards to all residential development
- Review of extending unit lot subdivision policy to new development
- Review of Cottage housing size and type requirements
- Review of policies to facilitate land aggregation
- Review of standards to improve overall clarity
- Review of incentives and/or taxing strategies to encourage development of vacant lots, underdeveloped land, and surface parking lots in Downtown.



HOW WILL THESE CHANGES RESPOND TO LOCAL CONTEXT?

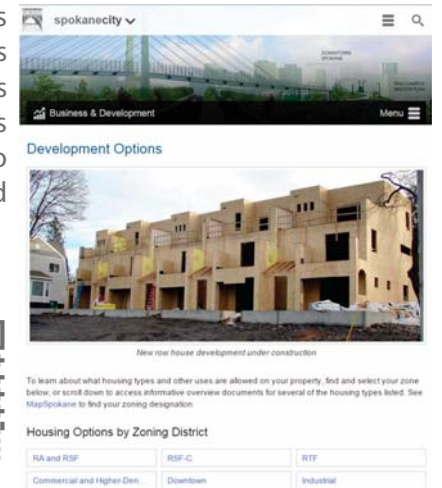
Subsequent Infill Opportunities to Be Considered:

- Historic / Character Area Infill Design Guidelines
- Historic / Character Area Overlays
- Neighborhood Center Planning
- Other Tools to Be Defined

Development Options Webpage

The Development Options Webpage was created to aid both development professionals and citizens at large understand what types of development are allowed with the various zoning districts. The webpage guides users to the specific code sections or definitions based on zoning district and development type.

Links located under the "Options" column provide general overviews and graphic descriptions of each development type. An example overview is provided below.



SPOKANE INFILL HOUSING TOOLKIT



The Spokane Infill Housing Toolkit guidesheets provide general overviews of the City's development tools. They were created to aid developers and citizens in understanding what tools are available and how they can be used to maximize a property's development potential.

DEVELOPMENT PROTOTYPES

Development prototypes have been created to demonstrate how the City's regulations can be met with a variety of sites, building configurations, and districts. They highlight development patterns that balance density with contextual considerations.





INFILL DEVELOPMENT PROJECT | PRELIMINARY CITYWIDE RECOMMENDATIONS

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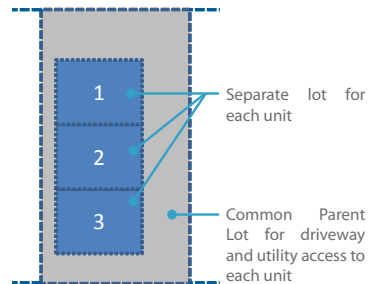
CITYWIDE CODE RECOMMENDATIONS

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.



Photo Credit: cottagecompany.com



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]

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



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]

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*).



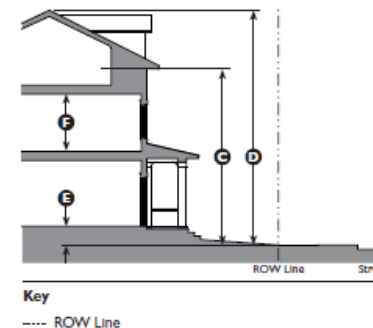
Created by Korawan.M from the Noun Project

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



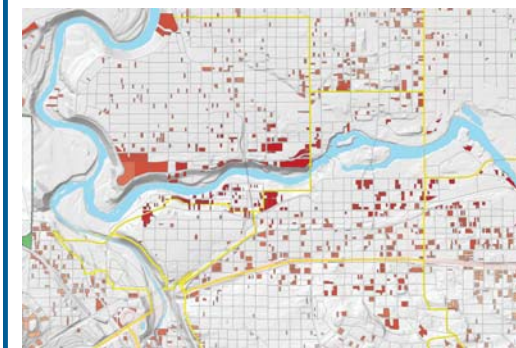
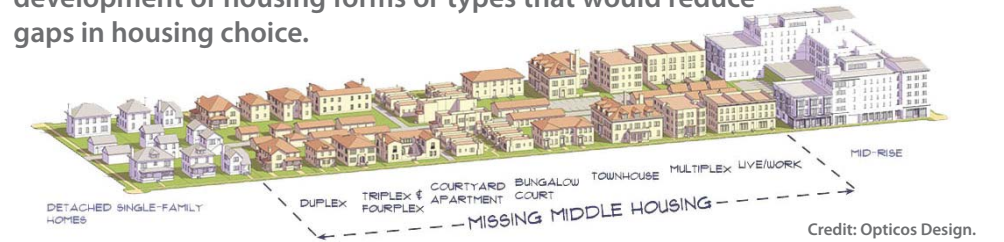
P-3: Infill Development Education Campaign

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.

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.

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.



INFILL DEVELOPMENT PROJECT | PRELIMINARY LOCALIZED RECOMMENDATIONS

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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.



Photo Credit: Nobhilldesign.com

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

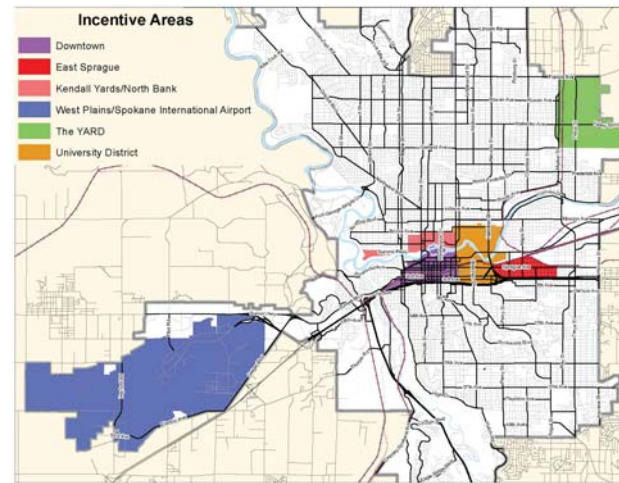
Development of 14 condo units, 7 of which are facing on a private walkway. This development could have used the Pocket Residential tool to create individual lots, if it had been available at the time.



Photo Credit: Africabusinessforum.com

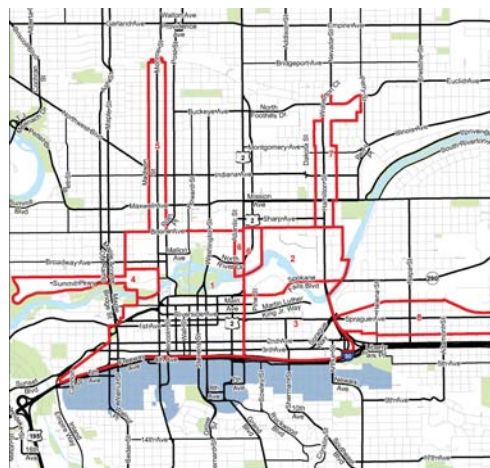
C-1: Targeting Infill Incentives

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)



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.

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.

I-1:Unpaved Alleys

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



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.

