



1. List the provisions of the land use code that allows the proposal.

Section 17G.080.040  
Section 17C.110.030  
SMC 17C.110.310

2. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property.

#### Comprehensive Plan Consistency

- a. LU1.1 – *“...a variety of compatible housing types are allowed in a neighborhood. The housing assortment should include higher density residences developed in the form of small scale...”*
- b. LU1.3 – Preserve Character of Single Family Neighborhoods
  1. This project enhances the existing character of the neighborhood.
- c. LU1.4 – *“Direct new higher density residential uses to centers and corridors designated on the land use plan map.... Higher density residential uses in centers range from multi-story condominiums and apartments in the middle to small-lot homes at the edge.”*
  1. We consider the property to be on the edge.
- d. LU3 – Efficient Land Use
  1. *“Goal: Promote the efficient use of land by the used of incentives, density and mixed-use development in proximity to retail businesses, public services, places of work, and transportation systems.”* The Comprehensive Plan seeks to increase density in centers and corridors. While this property is 1 block off of Southeast Boulevard, it is also 1 block off of Perry street and only minutes to downtown Spokane either by bus, car, or bicycle. By building 6 smaller homes on this lot we are increasing the tax base inside the city while still maintaining the character and scale of the neighborhood and utilizing existing infrastructure.
- e. LU3.11 – Compact Residential Patterns
  1. *“Allow more compact and affordable housing in all neighborhoods, in accordance with neighborhood-based design guidelines.”*
- f. LU3.12 – *“Discussion: One of the ways to use the remaining usable land more efficiently is to increase the overall housing density.”* This project preserves open space by seeking to utilize infill lots. It also puts development where infrastructure already exists
- g. LU4.2 – Land Uses That Support Travel Options
  1. *“Provide a compatible mix of housing and commercial uses in neighborhood centers...”*
- h. LU4.4 – Connections

1. *“Design residential...development that takes into consideration the connections, both vehicular and pedestrian, to adjoining sites to reduce personal automobile trips.”* This project is close enough to a center that the inhabitants can walk there.
  - i. LU5 – Development Character
    1. *“Goal: Promote development in a manner that is attractive, complementary, and compatible with other land uses.”* The Comp. Plan calls for the addition of different types of housing for the increasing variety of lifestyles and living habits.
  - j. LU5.1 – Built and Natural Environment
    1. *“Ensure that developments are sensitive...and enhance the quality of the built and natural environment”.* This project seeks to preserve a healthy stand of trees.
  - k. LU5.2 – Environmental Quality Enhancement
    1. *“Ensure the provision of adequate landscaping and other site design features...”.* There will be a landscape buffer along the easement portion of the project.
  - l. LU5.3 – Offsite Impacts
    1. *“Ensure that off-street parking, access, and loading facilities do not adversely impact the surrounding area.”* A natural feature of the property is that it is elevated above the sidewalk, reducing the visibility of the small parking area and the common green space.
  - m. LU5.4 – Natural Features and Habitat Protection
    1. *“To encourage conservation of natural features and habitat protection, development regulations should be established that allow clustering of development at higher densities than otherwise allowed...”* Although the Comprehensive plan calls for the downzoning of this property, it also will allow for similar development of this size on this piece of property without the need for a PUD application
  - n. LU5.5 – Compatible Development
    1. *“Ensure that infill and redevelopment projects are well-designed and compatible with surrounding uses...”* The plan for this property has been developed over the course of a full year, having paid attention to the change of seasons, sun patterns, surrounding neighborhood dynamics and overall contextual relationship with the surroundings, both at a local as well as regional level.
  - o. TR3.6 – Use of Design
    1. *“Facilitate the acceptance of densities that support alternative modes of transportation...”* This project lies only one block in either direction of STA bus lines.
3. Please explain how the proposal meets the concurrency requirements of SMC Chapter 17D.010.

The Subject property is within the city limits, less than ¼ mile from a CC1 Zone, and benefits from all services listed in section 17D.010.010. All utilities and city services are available to the property. This is an ‘in-fill’ lot, meaning that it is a parcel that resides within the city limits, within an existing developed neighborhood, which has not yet been built on. Existing transportation systems, public facilities and services in the area are adequate to support the proposed development. No improvements to the transportation systems, public facilities and services are necessary as a result of the proposal

4. If approval of a site plan is required, demonstrate how the property is suitable for the proposed use and site plan. Consider the following: physical characteristics of the property, including but not limited to size, shape, location, topography, soils, slope, drainage characteristics, the existence of ground or surface water and the existence of natural, historic or cultural features.

Characteristics of the property that make it suitable for the proposed use:

- a. The property consists of a treed "plateau" of broken rock and soil at the northeast corner of 15<sup>th</sup> and Ivory.
  - b. The property is approximately 183'-0" (E. to W.) by 140'-0" (N. to S.), or a little over 25,600 s.f.. The property also includes an easement for ingress, egress and utilities over the west 45'-0" of Lot 6 – the adjacent lot to the east of the proposal. The project seeks to build a total of 6 homes on almost 3/4 acre.
  - c. In general, the property tends to drain to the North and East of the property but is fairly flat and will be graded to retain runoff. No standing water was observed when investigating the property after a series of strong rain showers
  - d. There is a rock wall along the west lot line of the property that was built long ago. Parts of it are currently crumbling or falling down. This rock wall will be dismantled and then rebuilt during the construction process. There are numerous trees that have matured too closely to the wall and those that are in danger of falling will be removed. This will also help preserve the wall when it is rebuilt. Other than the wall, there have been no other historical features located.
  - e. The plan shows at least 12 mature trees of between 10" and 32" that are proposed to be retained as a result of the plan.
5. Please explain any significant adverse impact on the environment or the surrounding properties the proposal will have and any necessary conditions that can be placed on the proposal to avoid significant effects or interference with the use of neighboring property or the surrounding area, considering the design and intensity of the proposed use.

This project has been in development for over 12 years because the proponent has taken great pains to ensure that the project is compatible with the neighborhood. 56 different design concepts were developed for the project, each one analyzed to determine the impact on neighboring residences and the built and natural environments surrounding it. The density on this block is currently below the average density of surrounding blocks and even with the addition of these 6 new townhomes the block will remain less dense than similar sized blocks surrounding the subject parcel. We do not believe that any conditions or restrictions need to be placed on the project as proposed.

6. Demonstrate how the proposed subdivision makes appropriate (in terms of capacity and concurrence) provisions for:
  - a. public health, safety and welfare
    - i. The project seeks to engage with the existing streetscape, the homes will employ sustainable design and construction methods and the micro-community that develops within the development will serve to keep watch over neighbors, pedestrians and commuters over what has, until now, simply been a vacant lot that attracts illicit activity.
  - b. open spaces
    - i. The project seeks to maintain a common greenspace that respects the backyards of the lots to the north. The proposed density is in line with the city's goals of increasing density in urban areas and allowing for greater access to public spaces
  - c. drainage ways

- i. All stormwater will be captured on site
- d. streets, roads, alleys and other public ways
  - i. Locating these homes close to bike and bus routes means the owners will have more options than single person automobile transit. This will reduce the impact on our roadways.
- e. transit stops
  - i. There are bus stops within a block in 2 directions
- f. potable water supplies
  - i. The project in on city water and seeks to conserve water by utilizing a single common green space rather than 4-6 separate single family landscaped areas, thus conserving our potable water supply.
- g. sanitary wastes
  - i. The project will take advantage of city sewer and also city trash/recycling collection
- h. parks, recreation and playgrounds
  - i. The project is just up the street from Grant Park and will allow for easy pedestrian access to these amenities
- i. schools and school grounds
  - i. The project is just up the street from Grant Elementary and is within easy walking distance
- j. sidewalks, pathways and other features that assure safe walking conditions
  - i. Both public sides of the property have public sidewalk that will be maintained by the owners.

#### ADDITIONAL NOTES

- The current zoning of the property allows for 183'x140' of R1 density. This proposal seeks to develop a micro neighborhood around a common green space, while limiting the impact of vehicular traffic on the community. The South Perry District has increasingly become more pedestrian oriented and placing this project only 3 blocks from the center allows for a greater positive economic impact on the district. The project seeks to be in harmony with the surrounding area in that all units are individual and they are of similar scale and size of the majority of the surrounding homes. In addition, there are currently only 3 homes on Ivory between 14<sup>th</sup> and 16<sup>th</sup> avenue that actually front Ivory, and only 8 homes that face 15<sup>th</sup> avenue for a total of 11 homes affected on two streets in the immediate proposed development area. This is compared to an existing 22 lots on 16<sup>th</sup> avenue between Perry and Ivory. Even adding another 7 homes to this one block maintains a far lower density than what exists just one block south of the subject property.
- The topography of the site lends itself to city views from a 2 story home. The site plan seeks to make the views as accessible as possible from each unit while maintaining privacy for neighboring homes. Special features such as mature ponderosa pines will be kept for their aesthetic and environmental values. Their contribution to the urban forest of Spokane will be protected.
- We will rebuild the basalt rock walls bordering the site that are common in older parts of Spokane.
- Being located near a center allows for the possibility of living near where you work. The common green open space will enhance neighbor communication, promote communal recreation, and discourage criminal or mischievous behavior. The property has been used in the past as a hang out for local youth who, judging by objects found on the site, chose to participate in illicit and illegal extracurricular activities.
- While most of the energy conservation will take place in the building techniques, capitalizing on solar orientation will be an integral part of the design as well.
- Economy and efficiency are most often achievable if planned from the start. Utilities access and building material quality has been well designed.

- Design flexibility in this site plan includes creative use of topography to reduce unit footprint, open space with covered area for 3 season use, preservation of mature trees by careful unit and paved area placement, and pedestrian access through the village with logical access from 2 directions. This is not a walled in, fenced in community. The residents will be an integrated part of the existing neighborhood and have easy walking access to it.