

Infill Development Project Overview

- Purpose:
 - Identify Development Tools for Vacant and Underdeveloped Land in Developed Areas
 - Desirable Mixture of Affordable Housing Options to People of All Income Levels
 - Realize Density Objectives
 - Consistent with Adopted Plans
 - Consistent with Neighborhood Character



▲ *Townhouse Style Units*



▲ *Small Lot Detached Home*

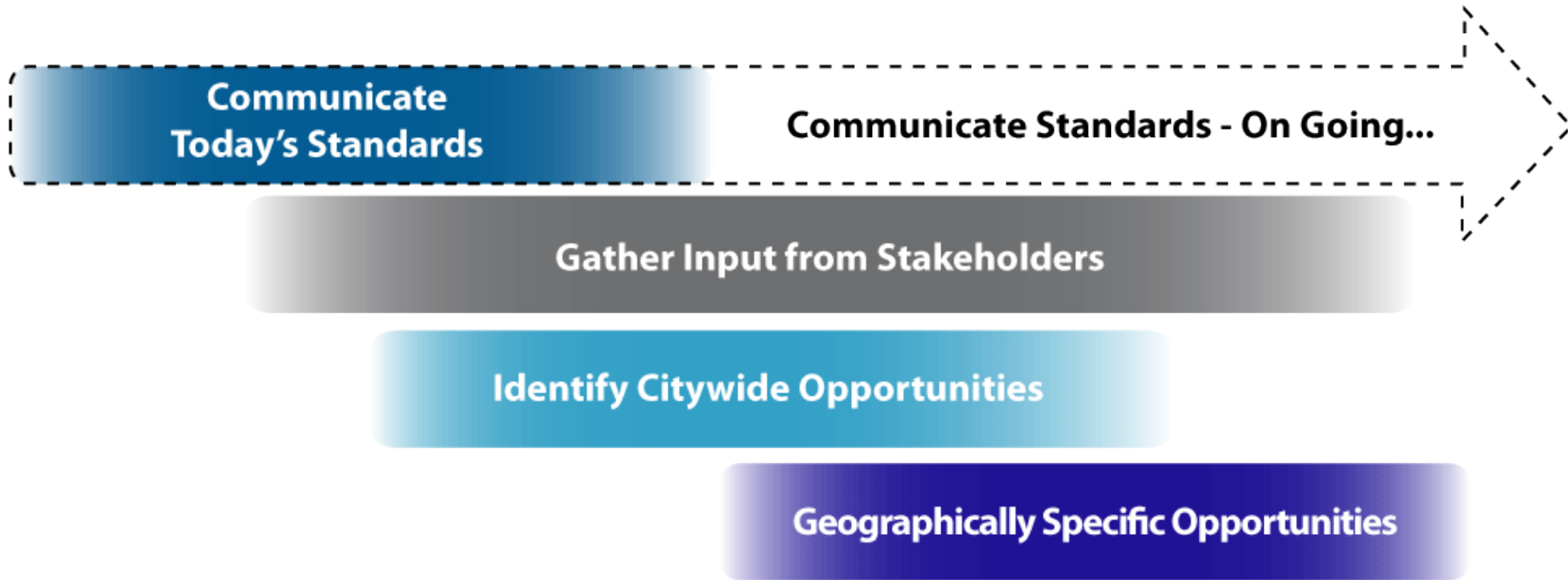
More Info: my.spokanecity.org/projects/infill-housing-strategies-infill-development/

Infill Development Project

- Why This Project?
 - Minimal Use of Infill Development Tools
 - Infill Growth Can Help Achieve Comprehensive Plan Goals
 - Chapter 6, Housing: Affordable Housing for All Income Levels
 - Encourage Housing and Businesses in the City Core as a Strategy to Reduce Sprawl
- What Does the Project Do?
 - Plan Commission Subcommittee Review
 - Final Report and Recommendation

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Infill Project Organization



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Project Goals

- Communicate and review today's standards.
- Increase clarity of residential infill regulations and opportunities.
- Explore opportunities to promote infill development in desired locations.
- Evaluate what, if any, further changes are needed.
- Monitor trends and evaluate performance.

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Infill Development Next Steps

<ul style="list-style-type: none">• Focus Group Meetings	May-June
<ul style="list-style-type: none">• Steering Committee Workshops	July-August
<ul style="list-style-type: none">• Public Open House	Late August
<ul style="list-style-type: none">• Steering Committee Recommendation	September
<ul style="list-style-type: none">• Plan Commission and City Council Consideration	October

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Land Quantity Analysis

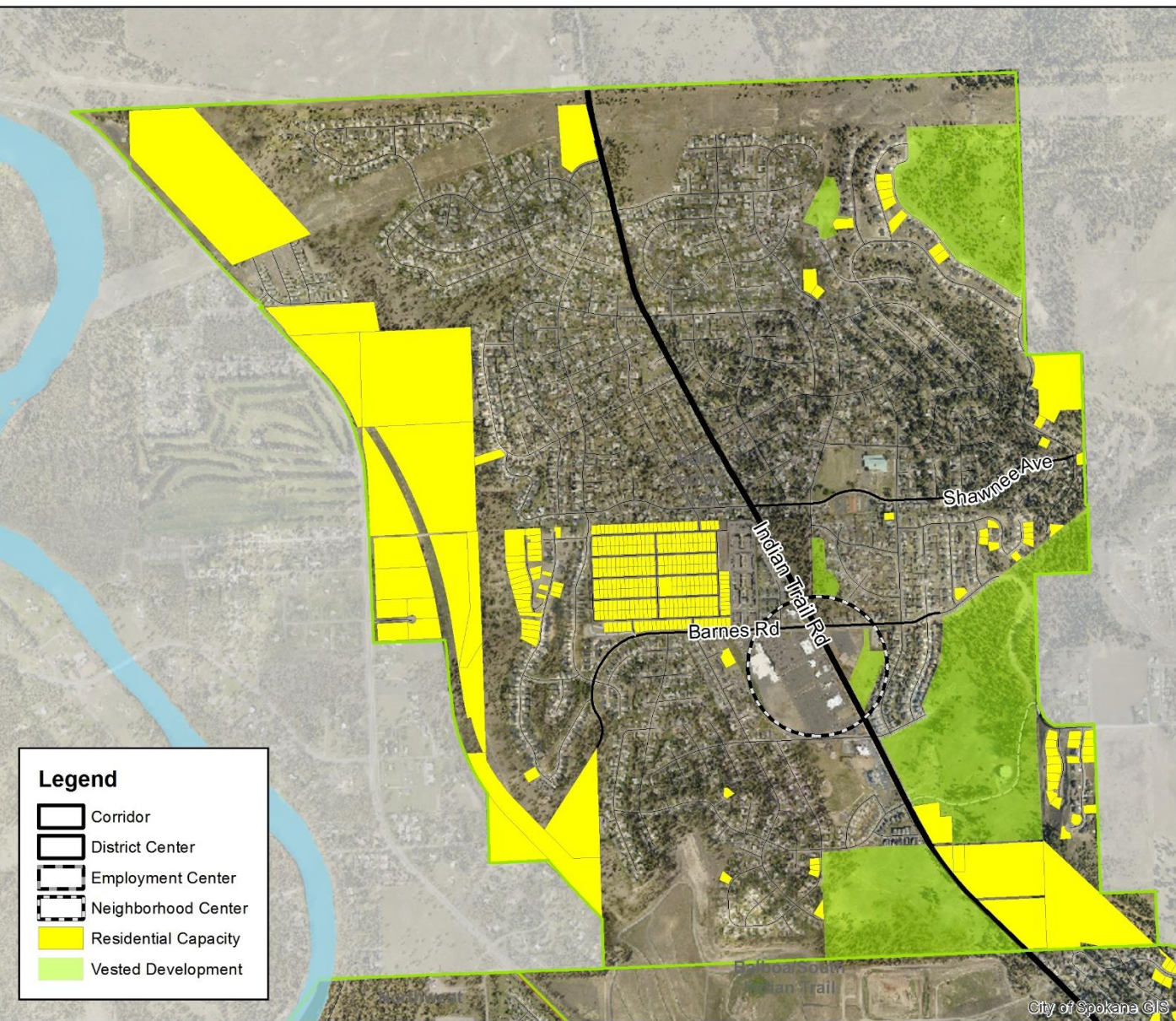
- Periodic Analysis
 - Multi-Jurisdictional Methodology
 - Result is General, Aggregated
 - Based on Agreed-Upon Assumptions
 - Vacant is less than \$500 improvement value
 - Critical Areas
 - “Market Factor”
- Results – Capacity of City to Accommodate Population/Units within 20 Years

LQA 2015 – Northwest Quadrant

Statistics:

Vacant Acres = 340.9

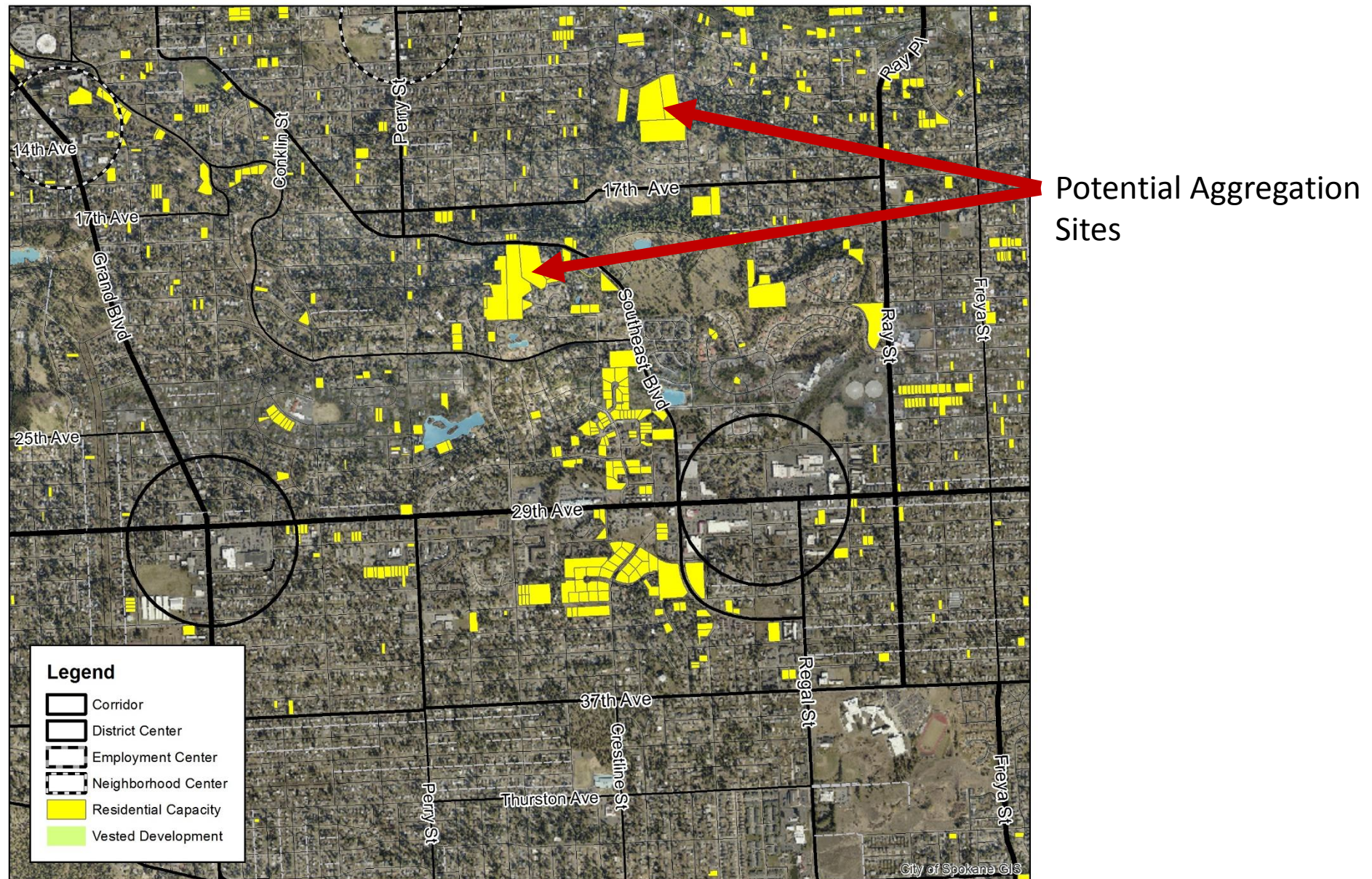
Vested Acres = 242.0



Legend

- Corridor
- District Center
- Employment Center
- Neighborhood Center
- Residential Capacity
- Vested Development

LQA 2015 – Southeast Quadrant



LQA – Refinement for Infill

- Opportunities for Refinement
 - Different Assumptions for “Vacant”
 - Existing Utilities
- Results and Application
 - Data by Neighborhood Council (or other geographic area)
 - Inform Policy Direction
 - Potential Effects of Infill Project
 - Prioritization of Areas/Properties