

Windhaven First Addition P.U.D. Comprehensive Plan Amendment (Z1500084 Morningside Investment)

Introduction

The purpose of this document is to describe the owner's objectives for developing the subject property and to present justifications for changing the current land use designation and zoning classification on the City's Comprehensive Plan and Zoning Maps from R4-10 to R10-20 and R15-30, and RSF to RTF and RMF.

The need for this amendment is to adjust for multi-family housing growth that has failed to materialize in and around the neighborhood center. The land that was made available for multi-family housing has been under-developed with densities far below the zoning minimums and do not meet the GMA and Comprehensive Plan goals, nor do they meet the neighborhood's expectations for sustaining the neighborhood center.

Background

Existing Property description:

- Property size is approximately 49.5 acres.
- Current land use designation is partially R4-10 (45.5 ac) and partially R10-20 (4 ac) – See Appendix E.
- Current zone classification is partially RSF (residential single-family) and partially RTF (residential two-family)
- Number of existing lots: 260 single-family lots & 26 duplex lots. Total = 286 lots – See Appendix F.
- Total number of units currently able to build = 312.
- All streets, sidewalks, and utilities were constructed nearly a decade ago.
- No housing structures have been erected on any of the lots.

Growth Management Act and Comprehensive Plan:

- In 1990 the state legislature adopted the Growth Management Act (GMA) – RCW 36.70A.
- In July 1993, the City of Spokane began planning under the State's GMA.
- In May 2001, the City Council adopted the Comprehensive Plan based on GMA policies.
- In August 2006, Windhaven First Addition P.U.D. infrastructure was completed, including all private streets, sidewalks, domestic water, sanitary sewer, stormwater conveyance and control facilities, electric, natural gas, phone and cable services.
- In September 2006, Windhaven First Addition P.U.D. Final Plat was approved and recorded.
- In 2007, properties were rezoned, with citizen participation through the Spokane Horizons process, in the area of the Indian Trail shopping center known as Sundance Plaza. City Ordinance C34154 was adopted by the City Council that established current land use designations and zoning classifications.

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A key function of the GMA is to identify and protect critical areas and natural resource lands by controlling growth and designating urban growth areas. A key function of the Comprehensive Plan is to implement GMA goals and policies, and to guide future growth and development. Through GMA planning, the urban growth boundary was established. Essentially, most of the areas within Spokane's city limits, including the subject property, lie within the urban growth boundary.

The Comprehensive Plan contains "Centers and Corridors" growth strategies that are intended to direct population growth to specific mixed-use centers and corridors around the city. These "Centers" are designated in the Comprehensive Plan as: Neighborhood Center, District Center, Employment Center, Corridor, Regional Center, CC Core and CC Transition. Currently the City's land use map designates seven neighborhood centers within the City. The area around and including the Sundance Plaza is one of the seven neighborhood centers.

According to the Comprehensive Plan, land in and around the neighborhood center should have a greater intensity of development to support frequent transit service to neighborhoods and to sustain neighborhood businesses. Housing density should decrease as the distance from the neighborhood center increases. The size of the neighborhood center, including the higher density housing surrounding the center, should be 15 to 25 square blocks. The density should be about 32 units per acre in the core of the neighborhood center and may be up to 22 units per acre at the perimeter.

Proposed Action

Change land use designation from R4-10 to partial R10-20 and partial R15-30 (existing RTF to remain)–See Appendix E.

Change zone classification from RSF to partial RTF and partial RMF (existing RTF to remain).

Proposed breakdown of property:

- Existing RTF zone – 26 duplex lots with approximately 52 units. (buffer between Barnes Rd. and RMF)
- Proposed RTF zone – approximately 31 duplex lots with approximately 62 units. (Buffer between RSF & RMF)
- Proposed RMF zone – up to 636 apartment units.
- Proposed total number of units = 750.
- Proposed recreation building with swimming pool, play areas, and other recreational/open areas.
- Proposing to utilize existing streets, sidewalks, and utility mains.
- Overall proposed property density = 15.1 units per acre.

Project Description

The subject property is located within close proximity of the existing Sundance Plaza shopping center that is within a CC Core Land Use designation and a CC2-NC zone classification. It is also directly adjacent to an existing multi-family housing facility within an R15-30 Land Use designation and an RMF zone classification and among other multi-family developments that are located on Barnes Road. As stated earlier, according to Chapter 3 of the Comprehensive Plan, the Neighborhood Center (NC) designation encourages greater intensity of development to promote Land Use efficiency. The most dense housing should be located within or around the Neighborhood Center to provide economic support to the businesses within the Center. Furthermore, housing density within the Neighborhood Center should be about 32-units/acre at the core and up to 22-units/acre at the perimeter.

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Currently, there are no housing units within the designated CC2-NC zone boundaries (the core). And the existing RTF and RMF housing developments directly adjacent to the Neighborhood center are underutilized and do not meet the density goal of the comprehensive plan. This amendment promotes efficient use of land and public services by offering increased density at the core boundary.

Housing Units Proposed:

- 3-story multi-family buildings with surface parking.
- 2-story multi-family buildings with tuck-under and surface parking.
- 1 or 2-story duplexes or condominium-type buildings with garages and surface parking.

Project Relevance

A primary goal of the Comprehensive Plan (CP) is to reverse the increasing decline in personal income and property valuations relative to unincorporated Spokane County. Its policies attempt to increase disposable income by creating employment opportunities within neighborhoods and employment centers (CP 1.1). To this end, a Neighborhood Center was planned within the North Indian Trail neighborhood to create an urban area with the goal of attracting livable wage jobs. Success of the Neighborhood Center would be dependent on the promotion of high-density urban development on lands nearest the center to create a pedestrian-friendly community and avoid leapfrog development and segregated land uses.

Since most of the land surrounding the Neighborhood Center has already been developed in relatively low-density housing, this amendment would contribute to the quality of life in this area by supplementing the existing underutilized multi-family housing developments in the area and providing a significant population growth mechanism within walking distance of the existing Neighborhood Center.

The following summarizes the housing potential and utilization on nine properties in and around the neighborhood center having multi-family land use designations - (see appendix H).

Property 1 –
Status – Fully developed
Land use – R15-30
Property Area – 10 acres
Number of developed units – 212
Density – 21.2 units/acre
Minimum required number of units – 150
Maximum allowed number of units – 300
Underutilization – 88 units

Property 2 –
Status – Fully developed
Land use – R15-30
Property Area – 6.78 acres
Number of developed units – 96
Density – 14.1 units/acre
Minimum required number of units – 102
Maximum allowed number of units – 203
Underutilization – 107 units

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Property 3A – Neighborhood Center Core

Status – Fully developed

Land use – CC2-NC

Property Area – 21.74 acres

Number of developed units – 0

Density – 0 units/acre (target is 15-32 units/acre)

Minimum required number of units – 326 (15 units/acre)

Maximum allowed number of units – 696 (32 units/acre)

Underutilization – 696 units

Property 3B – Neighborhood Center Core

Status - Undeveloped

Land use – CC2-NC

Property Area – 11.64 acres

Number of developed units – 0

Density – 0 units/acre (target is 32 units/acre)

Minimum required number of units – 175 (15 units/acre)

Maximum allowed number of units – 372 (32 units/acre)

Underutilization – 372 units

Property 4 –

Status – Fully developed (commercial)

Land use – R15-30

Property Area – 6.76 acres

Number of developed units – 0

Density – 0 units/acre

Minimum required number of units – 101

Maximum allowed number of units – 203

Underutilization – 203 units

Property 5 –

Status – Partially developed

Land use – R15-30

Property Area – 9.93 acres

Number of developed units – 34

Density – 3.4 units/acre

Minimum required number of units – 149

Maximum allowed number of units – 298

Underutilization – 264 units

Property 6 –

Status – Fully developed

Land use – R10-20

Property Area – 5.26 acres

Number of developed units – 27

Density – 5.1 units/acre

Minimum required number of units – 53

Maximum allowed number of units – 106

Underutilization – 79 units

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Property 7 –
Status – Fully developed
Land use – R10-20
Property Area – 1.9 acres
Number of developed units – 10
Density – 5.3 units/acre
Minimum required number of units – 19
Maximum allowed number of units – 38
Underutilization – 28 units

Property 8 –
Status – Fully developed
Land use – O-35
Property Area – 4.45 acres
Number of developed units – 96
Density – 21.6 units/acre
Minimum required number of units – NA
Maximum allowed number of units – NA
Underutilization – NA

Property 9A –
Status – Fully developed
Land use – R10-20
Property Area – 1.9 acres
Number of developed units – 6
Density – 3.1 units/acre
Minimum required number of units – 19
Maximum allowed number of units – 38
Underutilization – 32 units

Property 9B –
Status – Undeveloped
Land use – R10-20
Property Area – 8.4 acres
Number of developed units – 0
Density – NA
Minimum required number of units – 84
Maximum allowed number of units – 168
Underutilization – NA

Other developed RTF properties exist along Indian Trail Road away from the Neighborhood Center, but were not included in this assessment due to the distance from the center. However, densities associated with these properties were consistent with densities of the developed RTF properties described above – ranging between 3-6 units per acre. In addition, there is an undeveloped, 6.53-acre parcel with an O-35 land use designation that could support multi-family housing along with a variety of commercial uses that also was not included in the assessment.

The analysis above shows that there are a total of 88.8-acres within and around the Neighborhood Center that was originally envisioned to support multi-family housing. Of that total, 67.8-acres have been developed and 21.0-acres remain undeveloped, with 11.6-acres of the undeveloped total being within the center's core. Currently, no housing units

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exist within the core. While there is undeveloped land remaining in the core that could be developed in to multi-family housing, the existing development pattern suggests that the remaining land will be developed in to commercial uses. This being the case, only 9.4-acres are currently available for multi-family housing near the center.

In accordance with zoning regulations and comprehensive plan planning goals, there should be a minimum of at least 1,178 multi-family units and a maximum of 2,422 multi-family units located on these properties. Note, the maximum could actually be higher due to no limits placed on the O-35 and CC2-NC properties. It is reasonable to assume that the original planning group planned for densities in accordance with Table LU 2 of the Comprehensive Plan (See Appendix I) that allows for a minimum of 15 and maximum of 22 units per acre at the perimeter of the center on designated multi-family properties (RTF or R15-30), and 15-32 units per acre within the core of the center (CC2-NC). Accordingly, the envisioned number of units on the properties within the core (33.4-acres) would be a minimum of 501 units and maximum of 1,068 units. Moreover, at the perimeter of the core (55.4-acres), there would be a minimum of 677 units and a maximum of 1,354 units.

Currently there are a total of 481 multi-family living units located on these properties – 697 shy of the minimum and 1,941 shy of the maximum envisioned units. Nearly all of the R15-30 properties around the core have been fully developed, leaving only one R10-20 property for future multi-family development. Based on current development patterns for properties with the R10-20 designation, it is likely that only 30 or 40 units will be constructed on this property. Thus, based on the above analyses, there would still be a need of between 657 and 1,911 multi-family units to fulfil the envisioned demand. The current total density of housing on the fully developed multi-family properties in and around the center is 7.1 units per acre. The current total density of housing on the developed multi-family properties at the perimeter of the neighborhood center is 10.5 units per acre. The current total density of housing within the core of center is 0 units per acre.

This proposal intends to provide 750 affordable living units on 49.5 acres at the perimeter of the neighborhood center. At full buildout of all the available multi-family properties around the perimeter including the subject property, the resulting overall multi-family density would increase from the existing 10.5 units per acre to approximately 12.3 units per acre, still below the envisioned 15-22 units per acre as anticipated by comprehensive plan.

The existing Windhaven First Addition P.U.D. development was approved to provide 260 single-family homes and 52 duplex units for a total of 312 units. Thus, the net increase to the area would be 438 units, where the above analysis concludes that a minimum of 1,178 multi-family units would be needed to meet the original planning goals. The net increase would still be less than the minimum number of units needed at the perimeter (677).

The comprehensive plan speaks to the importance of Neighborhood Centers and directing future growth in and around the centers as follows:

The increased population from the additional living units would help support the Neighborhood Center and would have a positive influence on increasing investment and tax revenues as deemed necessary by the Comprehensive Plan to attract higher incomes to the neighborhood.

CP 1.1 states that various types of centers are the key to attracting higher incomes back to the city. The centers have features and characteristics of living environments that attract higher income wage earners. Family demographics have changed where more and more people desire the living intensity and diversity within concentrated centers.

LU 1.3 states that the character of single-family residential neighborhoods are protected by focusing higher intensity land uses in designated centers.

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LU 1.4 states that higher density housing of various types is the critical component of a center. It further states, without substantially increasing population in a center's immediate vicinity, there is insufficient market demand for goods and services at a level to sustain neighborhood-scale businesses.

LU 3.1 states that future growth should be directed to locations where adequate services and facilities are available. The centers and corridors are the areas of the city where infill development, redevelopment, and new development should be encouraged.

LU 3.2 states that neighborhood centers require a greater intensity of development than the surrounding residential area. The most dense housing should be focused in and around the neighborhood center. The goal is to provide density that is high enough to enable frequent transit service to a neighborhood center and to sustain neighborhood businesses. The density of housing should be 32 units per acre in the core of the neighborhood center and up to 22 units per acre at the perimeter.

Chapter 3.5 – Center and Corridor Transition – states that multi-family residential areas provide a transition between the Center and Corridor Core designations and the existing residential areas.

This proposed development offers solutions to supplementing population levels of the underdeveloped, multi-family-designated properties that have been deemed necessary by the comprehensive plan to provide economic support to the neighborhood center.

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Proposal is consistent with goals and policies of the GMA, the Comprehensive plan, and SEPA

GMA Goals and Policies

The development alternatives related to this proposal are consistent with the applicable planning goals and policies of the GMA, RCW 36.70a.020. The following GMA planning goals are supported:

Goal (1) Urban Growth - It provides for development in an urban area that has adequate public facilities and services.

Goal (2) Reduce Urban Sprawl – This project would develop vacant land near the perimeter of a designated Neighborhood Center where higher density housing is desired and therefore, would not contribute to urban sprawl.

Goal (3) Transportation – This development would support and likely increase ridership of the existing public transit system along Indian Trail Road. Public transit bus stops are within walking distance of the development. The project is located along designated pedestrian and bicycle routes and supports the goals of the regional Metropolitan Transportation Plan of having efficient intermodal transportation service with safe routes to and from transit stops. The Plan supports development near town centers to encourage walking and biking to work and on errands as opposed to driving.

Goal (4) Housing - This proposal will provide affordable housing to various economic segments of the population, promote a variety of multi-family housing types, and will not displace existing housing stock.

Goal (5) Economic Development - Economic development is consistent with the adopted Comprehensive Plan by providing opportunities for expansion of existing businesses and recruitment of new businesses.

Goal (6) Property Rights – Private property will not be taken for public uses as it relates to the development of this property.

Goal (7) Permits – This planning goal relates to processing state and local permits in a timely and fair manner.

Goal (8) Natural Resource Industries – No natural resources or related industries will be adversely affected by this proposal. This property does not produce agricultural or timber products.

Goal (9) Open Space and Recreation – The subject property is surrounded by developed land. Currently, paved streets, sidewalks, and public utilities consistent with urban housing developments exist on the property. As such, no wildlife habitat will be adversely affected. No designated open spaces or recreational areas will be displaced by this proposal. Two city parks (Pacific Park and Meadowglen Park), an elementary school with playgrounds, School District 81 ball fields and Meadowglen Conservation Area are in close proximity to the property.

Goal (10) Environment – Groundwater will be protected through stormwater control and treatment measures in accordance with all local and state regulations. Air quality impacts will be consistent with normal residential levels of emissions. All qualifying vehicles within the city must be inspected and tested to ensure compliance with federal clean air act requirements and to protect human health and the environment.

Goal (11) Citizen Participation – The North Indian Trail Neighborhood Council is purposed to improve and preserve the quality of life in North Indian Trail Neighborhood. To that end, they were involved in the planning process of the Neighborhood Center and other surrounding land use designations of the comprehensive plan.

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Since many of the properties with high-density housing designations were developed with no residential units or lesser density than allowed, the neighborhood should be in favor of this development to supplement lost residential opportunities near the core of the Center that is essential for its economic health.

Goal (12) Public Facilities – Appropriate assessments of the public utilities will be made during design phases of the development. Development will proceed only upon gaining approval from the City of Spokane for adequate water, sewer, and transportation facilities. Essential service providers were noticed and were allowed to evaluate related impacts. No unfavorable responses were received. Mitigation solutions have been offered to address traffic impacts.

Goal (13) Historic Preservation – No historic or archaeologic significance has been associated with this property, therefore, no adverse impacts are anticipated.

Goal (14) Shorelines – The subject site is not within close proximity to any bodies of water, therefore, this proposal will not have adverse effects to shorelines.

The GMA puts an emphasis on: Urban Growth, “Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner”; and, Reduce Sprawl, “Reduce the inappropriate conversion of undeveloped land into sprawling, low density development.” Available land in and around the Neighborhood Center and opportunities for higher density development is rapidly disappearing. Adequate public services are present, available, and adequate for serving this development.

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Comprehensive Plan Goals and Policies

The development alternatives related to this proposal are consistent with the applicable planning goals and policies of the comprehensive plan. The following main goals and policies are supported:

LU 1.1 Neighborhoods – The developed project could include a variety of multi-housing types including townhomes, zero lot-line, and apartments. The project is located within a short walking distance of an elementary school, parks, public library, shopping, and public transit system.

LU 1.3 Single Family Residential Areas - Developable land in the Indian Trail area is significantly diminishing. Opportunities for additional multi-family projects near the center are few. Single-family residential neighborhoods are protected when placing higher intensity land uses near centers.

LU 1.4 Higher Density Residential Uses - This project is adjacent to an existing neighborhood center that does not contain any multi-family housing within its core. The proposed higher density housing supplements underutilized developed land within and around the core and is a critical component of a center. The target density within the boundary of the center is 15-32 units per acre – the current density is zero. The target density near the boundary of the center is 15-22 units per acre – the current density is 10.5 units per acre. The total density at full build-out of the subject property and all undeveloped multi-family properties around the perimeter would be about 12.3 units per acre.

LU 1.12 Public Facilities and Services - Prior to development of the property, public facilities, including fire protection, police protection, parks and recreation, libraries, public sewer, public water, solid waste disposal and recycling, transportation and schools will meet the City's level of service standards. Accordingly, the existing essential public utilities have been deemed sufficient under the City's required level of service standards to effectively service full development as proposed.

LU 2.1 Public Realm Features - The project will be developed in a similar fashion as other specific projects by this developer within the city that are aesthetically pleasing and blend in to the adjacent developments. Regularly maintained, attractive landscaping, pedestrian walks, recreational amenities, and connections to public and private places will be provided. Sidewalks for pedestrians and bike lanes for cyclists will be provided.

LU 2.2 Performance Standards - Development of the project will be in accordance with all local, state, and federal design standards that ensure compatibility with the surrounding land uses.

LU 3.1 Coordinated and Efficient Land Use - This project offers land use efficiency in an area where adequate services and facilities are located. The subject property is located next to a neighborhood center where infill development, redevelopment, and new development is encouraged in accordance with GMA goals.

LU 3.2 Centers and Corridors - This project is located at the perimeter of the designated neighborhood center around which growth is focused. The neighborhood center was a result of neighborhood planning that would rely upon residents living in variety of housing types including multi-family dwellings. The most dense housing should be focused in and around the neighborhood center. Density of housing within the core should be 32-units per acre and up to 22-units per acre at the perimeter. At full build-out of the subject property and all undeveloped multi-family properties around the perimeter, the density would be about 12.3 units per acre.

LU 3.3, 3.4, 3.6 Neighborhood Centers - The location of the Indian Trail and Barnes neighborhood center (one of seven neighborhood centers within the city) was chosen based on: existing and planned density; amount of commercial land needed to serve the neighborhood; and transportation capabilities including public transit.

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While the majority of the land within and around the center has been developed, no multi-family housing exists within the core and other designated multi-family housing developments at the perimeter do not meet target densities - resulting in a need for more near the core.

LU 3.11 Compact Residential Patterns - The goal is to allow more compact, affordable housing in all neighborhoods, including townhouses and row houses. These dwellings mark a transition between the large single-family lots and the proposed multi-family dwellings.

LU 4.1, 4.2, 4.4 Transportation - The subject property is located near an existing public transit stop, designated bicycle routes and pedestrian paths. The project will provide easy access to support alternative transportation modes. Multi-family housing located near the neighborhood center provides opportunities for people to walk to work, shopping, dining, and other services to reduce automobile trips. Pedestrian sidewalks internal to the development will be provided and efforts will be made to coordinate with the street department to add crosswalks across Barnes Road to have safer access to the neighborhood center. Internal bike lanes are envisioned to promote bicycle travel.

LU 5.1, 5.2 Built and Natural Environment/Environmental Quality Enhancement - Development related to this project will not adversely impact the environmental quality of the area beyond normal residential-type noises and emissions. All parking areas will be paved and undeveloped areas will be attractively landscaped, therefore minimizing any dust related air quality concerns. Stormwater will be properly contained and disposed of in accordance with all local, state, and federal regulations, therefore minimizing groundwater quality concerns. The property is located near a major arterial with only commercial and multi-family developments in between. In addition, on-site parking will be provided throughout the project. The existing single family developments in the area should not be negatively impacted by project-related traffic or parking within the neighborhoods.

LU 5.3 Off-site Impacts - The property is located near a major arterial with only commercial and multi-family developments in between. In addition, on-site parking will be provided throughout the project. The existing single family developments in the area should not be negatively impacted by project-related traffic or parking within their immediate neighborhoods.

LU 5.4 Natural Features and Habitats - The property within this development has already been developed with streets, sidewalks, lighting and utilities. As such, no environmentally significant natural features or wildlife habitat will be disrupted by this proposal.

LU 6.5 Elementary School Location - The subject site is within safe walking distance of Woodridge Elementary school. The walking route currently has crosswalks across Indian Trail Road at a signalized intersection. Internal sidewalks will be provided for safe walking routes.

TR 1 Overall Transportation - This proposal supports the overall goal of promoting alternative modes of transportation and reducing dependency on automobiles. By locating higher density housing near Neighborhood Centers, the likelihood of pedestrian and bicycle travel will increase. The increased density will also support the existing public transit system that averaged only 10 and 6 boardings per day at the two nearest stops in 2014.

TR 3.1 Transportation and Development Patterns - This proposal would utilize the City's existing transportation system and infrastructure and would reduce sprawl.

TR 3.2 Reduced Distances to Neighborhood Services - As previously discussed, the proximity of this development creates opportunities for the residents to walk or bicycle to the Neighborhood Center for their daily needs. The intent of the Neighborhood Center is to attract neighborhood residents, not to draw people from

outside the neighborhood.

TR 3.4 Increased Residential Densities - The higher density of this development would promote the efficiency of alternative transportation modes.

TR 3.5 Healthy Commercial Centers - The increased population near the Neighborhood Center would support existing businesses to help keep it financially healthy and maintain, or increase, the City's commercial tax base. The additional residents would also help attract new businesses that would provide beneficial services and employment opportunities to all the residents in the Indian Trail neighborhood.

TR 4.4 Arterial Location and Design - This project is located near and would utilize the existing arterial street system. No new roadways would be constructed.

TR 4.6 Internal Connections - The multi-family community would be provided with efficient transportation circulation with multiple connections to the public streets, school routes, pedestrian and bicycle routes.

TR 5.2 Neighborhood Transportation Options - This project would promote the desired transportation alternatives within the neighborhood.

TR 6 Environmental Protection - Development of this proposed property would increase density on land that has already been developed for single-family use. All stormwater runoff will be contained and disposed of on site without any adverse impact to the surrounding environment. No new paved roadways will be created by this proposal. The site will be well vegetated after construction to minimize negative environmental impacts of transportation.

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Spokane Municipal Code

The following is a list of considerations that validate this proposed Comprehensive Plan amendment in accordance with SMC 17G.020.030.

A. Regulatory Changes.

Amendments to the comprehensive plan must be consistent with any recent state or federal legislative actions, or changes to state or federal regulations.

No known regulatory changes have occurred recently that would have an effect or be affected by this proposal.

B. GMA.

The change must be consistent with the goals and purposes of the state Growth Management Act.

This amendment is consistent with applicable goals and policies of the GMA. See above for GMA discussion.

C. Financing.

In keeping with the GMA's requirements for plans to be supported by financing commitments, infrastructure implications of approved comprehensive plan amendments must be reflected in the relevant six-year capital improvement plan(s) approved in the same budget cycle.

With the exception of traffic, comments received from the City's public service and utility providers relating to this amendment indicate that all essential services provided for by capital services and utilities can be accommodated without diminishing or degrading services to existing users. Also, with the exception of Indian Trail Road and the Assembly Street/Francis Avenue intersection, no essential services or utility upgrades have been identified, and are thus, not included in any six-year plan. The Indian Trail Road Widening and Assembly Street/Francis Avenue Intersection projects appear in the Citywide Capital Improvement Program within the Impact Fee Program, but complete funding has not been secured. In addition, the Pavement Maintenance Program lists Indian Trail Road for proposed roadway resurfacing in 2018, 2019, and 2021.

Adverse traffic demands along portions of Indian Trail Road and Francis Avenue were identified in the Traffic Impact Analysis (TIA). While all signalized intersections within the study met the City's Level of Service (LOS) standards, existing lane capacity issues during peak-hour driving periods along sections of Indian Trail Road were identified. In addition, according to the TIA, although the overall intersection's LOS were found to meet concurrency standards, the westbound approach to Maple Street/Francis Avenue intersection was forecast to have an 89-second delay during the PM peak hour, representing a LOS F condition. The acceptable LOS E requires an 85-second delay. Details to mitigate the delay have been included in the TIA.

Impact fees are commonly used to aid in meeting capacity related Growth Management Act concurrency requirements. These fees are assessed to developments to pay proportionate costs associated with the service area-wide water, sewer, and transportation needs for new improvements created by the new developments.

The proposed traffic mitigation includes re-striping and widening Indian Trail Road within the identified bottleneck area. The current resurfacing project will be expanded to include the required restriping and widening work. Additional costs associated with the restriping and widening will be paid in part from traffic impact fees attributable to this project paid upfront along with the developer's private funds. The developer's private funds will be reimbursed from the collection of traffic impact fees on future projects or impact fee credits against future projects sponsored by this developer.

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Additional mitigation includes offering free public transit passes to the residents of the new development to lessen traffic impacts.

Please see the TIA for further mitigation discussion.

D. Funding Shortfall

If funding shortfalls suggest the need to scale back on land use objectives and/or service level standards, those decisions must be made with public input as part of this process for amending the comprehensive plan and capital facilities program.

Funding shortfalls are not anticipated since funding has been secured for the road resurfacing project, and the proponent is fronting costs associated with restriping and widening portions of Indian Trail Road.

No requests have been made to reduce the service level standards on any essential services, nor is it warranted.

E. Internal Consistency

The requirement for internal consistency pertains to the comprehensive plan as it relates to all of its supporting documents, such as the development regulations, capital facilities program, shoreline master program, downtown plan, critical areas regulations, and any neighborhood planning documents adopted after 2001. In addition, amendments should strive to be consistent with the parks plan, and vice versa. As appropriate, changes to the map or text of the comprehensive plan must also result in corresponding adjustments to the zoning map and implementation regulations in the Spokane Municipal Code.

This amendment is consistent with the Citywide Capital Facilities Program. With the exception of the Indian Trail Road widening and resurfacing projects, the program has not identified capital facility or service needs in the area. The resurfacing project will be expanded to restripe and widen portions of the Indian Trail Road, but will not affect the existing funding commitments. The Indian Trail Road widening project has been listed in the Impact Fee Program of the Six-Year Comprehensive Street Program, but is not fully funded and, according to the City, is not officially considered to be included in the six-year plan. No other capital needs have been identified. Through the comprehensive plan amendment process, the application has been circulated to the appropriate essential service providers including; emergency medical, fire, law enforcement, libraries, parks, solid waste, streets, wastewater management, water, solid waste, recycling, transit and schools. Responses received indicate that all services can be efficiently provided to satisfy the needs of the proposed development.

The requested land use designations and zoning classifications changes will occur simultaneously and are consistent with the Comprehensive Plan policies. The land use and zoning maps illustrate multi-family zones around the center that create a buffer to the single-family zones. The subject property is contiguous with other multi-family zones, is on land surrounding the neighborhood center, which follows the direction of the comprehensive plan and, therefore, meet the rule of consistency.

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F. Regional Consistency.

All changes to the comprehensive plan must be consistent with the countywide planning policies (CWPP), the comprehensive plans of neighboring jurisdictions, applicable capital facilities or special district plan, the regional transportation improvement plan, and official population growth forecasts.

This amendment will not have adverse impacts on the neighboring jurisdiction's essential services, or comprehensive plans, and is generally consistent with the countywide planning policies. Nine key policies are addressed in the CWPP. The following addresses these topics as they relate to this amendment.

- The designation of urban growth areas (UGAs).
Discussion: Urban growth boundaries have been established and no urban growth boundaries or areas in the city or county will be affected by this amendment.
- Joint Planning within urban growth areas.
Discussion: This property is not within a joint planning area, therefore, this policy is not applicable.
- Promotion of contiguous and orderly development and provision of urban services.
Discussion: The subject property is located adjacent to an established neighborhood center where essential services are adequate to meet the demands of the new development without diminishing service to existing users. The center was established in accordance with the Comprehensive Plan and through planning efforts that included citizen involvement. The proposed additional living units will supplement already-developed, underutilized, multi-family properties surrounding the center.
- Parks and Open Spaces.
Discussion: The subject property is located within walking distance of an established 5-acre city park – Pacific Park, and public school playgrounds at Woodridge Elementary school. In addition, the subject site is located approximately one mile from 14-acre Meadowglen Park and 16-acre Meadowglen Conservation area. Sundance Golf Course, The Spokane River, and Riverside State Park are also nearby.
- Transportation.
Discussion: Public transportation is available within ¼-mile of the subject site. Existing sidewalks and bike lanes within the development will promote pedestrian and bicycle travel.
- Siting of capital facilities of a countywide or statewide nature.
Discussion: NA
- Affordable Housing.
Discussion: Multi-family housing is traditionally more affordable than single-family housing. GMA Housing Planning Goal (RCW 36.70A.020) encourages the availability of affordable housing to all economic segments of the population and promotes a variety of residential housing types while preserving existing housing stock. CP 6.2 states that CWPPs primary focus is to increase the availability of affordable housing for middle and lower-income households. Furthermore, affordable housing should be provided in locations readily accessible to employment centers. No existing housing stock will be displaced by this proposed development.
- Economic Development.
Discussion: The GMA encourages economic development that is consistent with the comprehensive plan. This amendment is consistent with the comprehensive plan and will provide economic support to existing and future businesses in the neighborhood center.

7/20/2016

G. Cumulative Effect.

All amendments must be considered concurrently in order to evaluate their cumulative effect on the comprehensive plan.

There are three proposed map amendments including this one. The other two proposals relate to map amendments on properties located a significant distance from the subject property of this amendment – See Appendix J.

Z1500078COMP – Avista proposes to change 14 properties in the Logan Neighborhood from R15-30 to Light Industrial and zone from RMF to LI. The properties are located more than nine miles from Windhaven. If approved, the project would eliminate the ability to construct up to 83 multi-family housing units within the City, placing greater demand for multi-family properties.

Z1500085COMP - Queen B Radio proposes to change one property in the Southgate Neighborhood at S. Regal and Palouse Highway from open space to Centers and Corridors Core and zone RSF to CC2-DC. The property is located approximately 14 miles from Windhaven.

It is not likely that public service demands from Windhaven will have an adverse impact on either of the above proposals and vice versa.

H. SEPA.

SEPA review must be completed on all amendment proposals.

The proposed amendment is currently under SEPA review by the appropriate agencies. The City of Spokane is the lead agency. The review process will consider related land use types and affected geographic sectors to evaluate the proposal's cumulative impacts. With the exception of minor traffic implication, no cumulative adverse impacts are anticipated. A single threshold determination will result for related proposals.

Traffic impact mitigation has been proposed, including restriping and widening portions of Indian Trail Road, and offering free bus passes to some of the future residents of Windhaven to lessen traffic impacts on Indian Trail Road and Francis Avenue.

I. Adequate Public Facilities.

The amendment must not adversely affect the City's ability to provide the full range of urban public facilities and services citywide at the planned level of service, or consume public resources otherwise needed to support comprehensive plan implementation strategies.

This amendment application was circulated by the City to agencies providing essential services to the local residents to assess the effects on service capacity. This is to ensure that services required by the proposed development do not degrade or diminish services to existing users. The comprehensive plan and GMA stress the importance of providing capital facilities and utilities efficiently. One of the most important principles of the GMA requires that public facilities and services be provided concurrent with development. As such, concurrency standards were established to measure level of service. The project will satisfy all concurrency standards for essential services including; streets and sidewalks, road lighting systems, traffic signals, domestic water systems, stormwater management, sanitary sewer systems, solid waste disposal, recycling, fire, police, park, and recreation facilities, schools, and libraries.

While the neighborhood groups have expressed their opposition of this proposal, citing inadequate water,

7/20/2016

emergency response, parks, school capacity, etc., no agencies have indicated that such services are lacking capacity. To the contrary, comments received from the providers indicate that all services can be adequately provided so support the development's needs. The project's TIA has identified a lane capacity issue along a portion of Indian Trail Road, but mitigation measures have been offered in response. In addition, standard GFC and impact fees will be collected from the developer at the time of development to pay proportionate costs of affected services.

Impact fees are commonly used to aid in meeting capacity related Growth Management Act concurrency requirements. These fees are assessed to developments to pay proportionate costs associated with the service area-wide water, sewer, and transportation needs for new improvements created by the new development.

J. UGA.

Amendments to the UGA boundary may only be proposed by the city council or the mayor of Spokane.

No alterations to the UGA are being requested.

K. Consistent Amendments – Map Changes.

Changes to the land use plan map may only be approved if the proponent has demonstrated that all of the following are true:

- a. The designation is in conformance with the appropriate location criteria identified in the comprehensive plan;*
- b. The map amendment or site is suitable for the proposed designation;*
- c. The map amendment implements applicable comprehensive plan policies better than the current map designation.*

This amendment to the comprehensive plan is an adjustment to the land use map and zoning around the existing neighborhood center that was envisioned by the city and neighborhood in 2007. Zoning in and around the North Indian Trail neighborhood center was established and adopted by the city council through city ordinance C34154 following a center planning process that included significant public participation. The center planning process was created in the 2007 budget to accomplish center/corridor and sub-area planning. The process amended the land use map and zoning map to implement the center and corridors concepts of the comprehensive plan and to ensure development in the neighborhood center was driven by the desires of the directly affected citizens. City planning services staff and the North Indian Trail stakeholder's team conducted five neighborhood meetings and an open house. Changes to the comprehensive plan relating to the center were consistent with GMA planning goals for urban growth (RCW 36.70A.020) which states: "encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner". In addition, the amendment was consistent with GMA planning goals for housing which states: "encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage the preservation of existing housing stock".

The need for this amendment is to adjust for multi-family housing growth that has failed to materialize in and around the neighborhood center. The land that was made available for multi-family housing has been under-developed with densities far below the zoning minimums and do not meet the comprehensive plan's goals and neighborhood's expectations for sustaining the neighborhood center.

7/20/2016

It has been suggested by the North Indian Trail Neighborhood Council, Five Mile Prairie Neighborhood Association and others that approval of this amendment would be in violation of the sub-area plan that was adopted for the Indian Trail center by the passing of ordinance C34154. When in fact quite the opposite is true. This amendment supports the spirit of the envisioned plan by providing supplemental multi-family housing at the center that never materialized on the properties that were designated for such housing. Furthermore, this amendment should be approved because:

1. The proposed multi-family designation conforms to appropriate location criteria;
2. The site is suitable for the multi-family designation;
3. This amendment implements applicable comprehensive plan policies better than the current single-family designation.

L. Inconsistent Amendments.

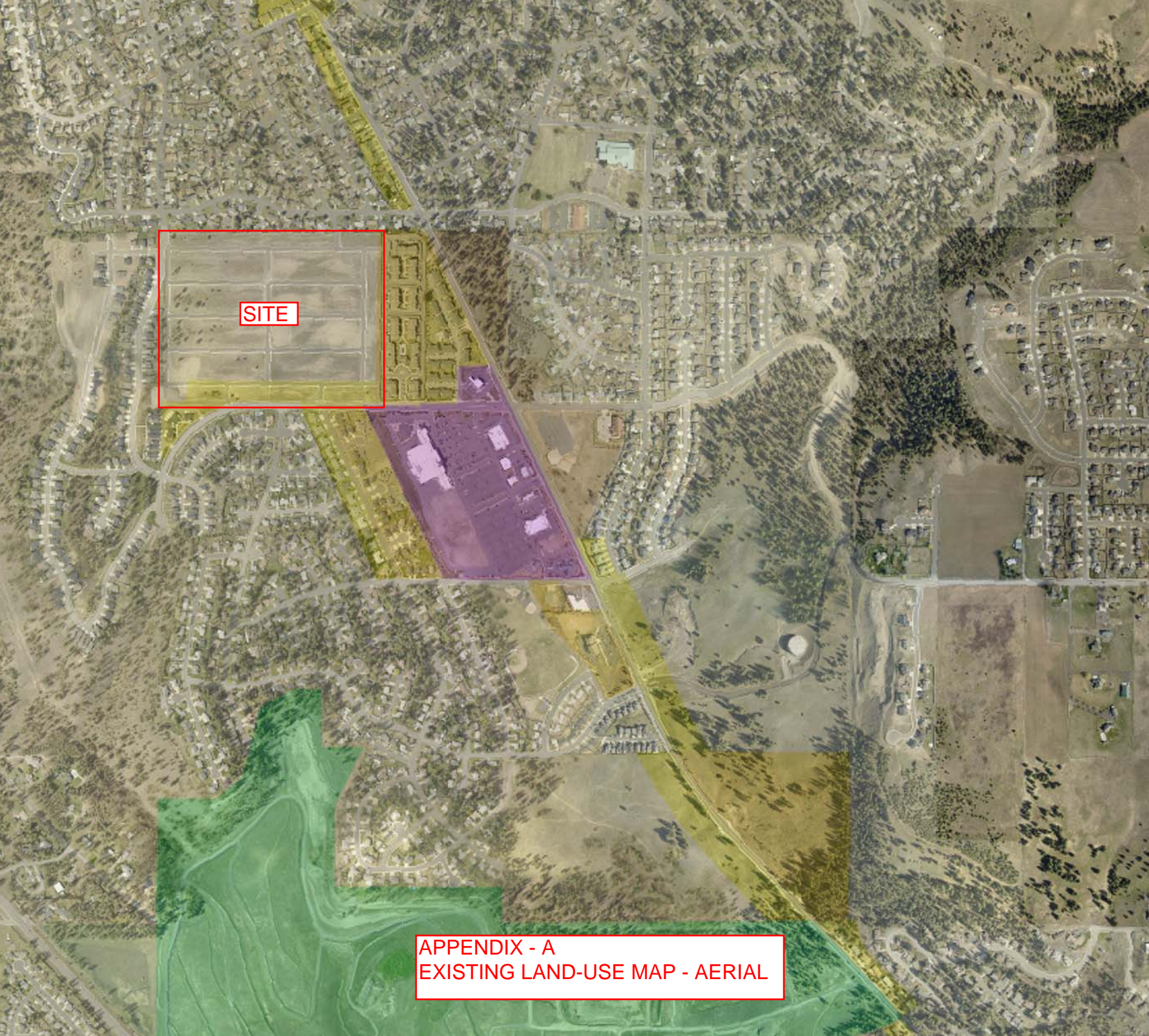
Review Cycle, Adequate Documentation of Need for Change, Overall Consistency.

This amendment is consistent with the comprehensive plan. There is a need for multi-family housing in and around the neighborhood center as well as around the Spokane area in general as stated in the Spokesman Review article dated 7/6/16 – See Appendix K.

The article references a report prepared by Washington Center for Real Estate Research (See Appendix K-1, Runstad Center for Real Estate Studies/ University of Washington) that found Spokane's apartment vacancy rate is currently at a near-historic low of 1.3 percent. It further states that a healthy rental market should typically be around 5 percent. The article states that rental shortages are due to economic effects from the Great Recession of 2007 and 2008 and demographic shifts that have increased the number of people looking for rentals. Furthermore, home values plummeted and many people lost their homes to foreclosure. Credit ratings were severely impacted and many people today are unable to qualify for a mortgage. Others are wary of becoming homeowners as a result of the real estate crash. Younger people tend to prefer apartments to owning a home.

As stated above, there is also a need for multi-family housing at the neighborhood center to support the economic needs of the businesses within the center and to supplement envisioned multi-family housing.

The amendment is overall consistent with the comprehensive plan, as described above.



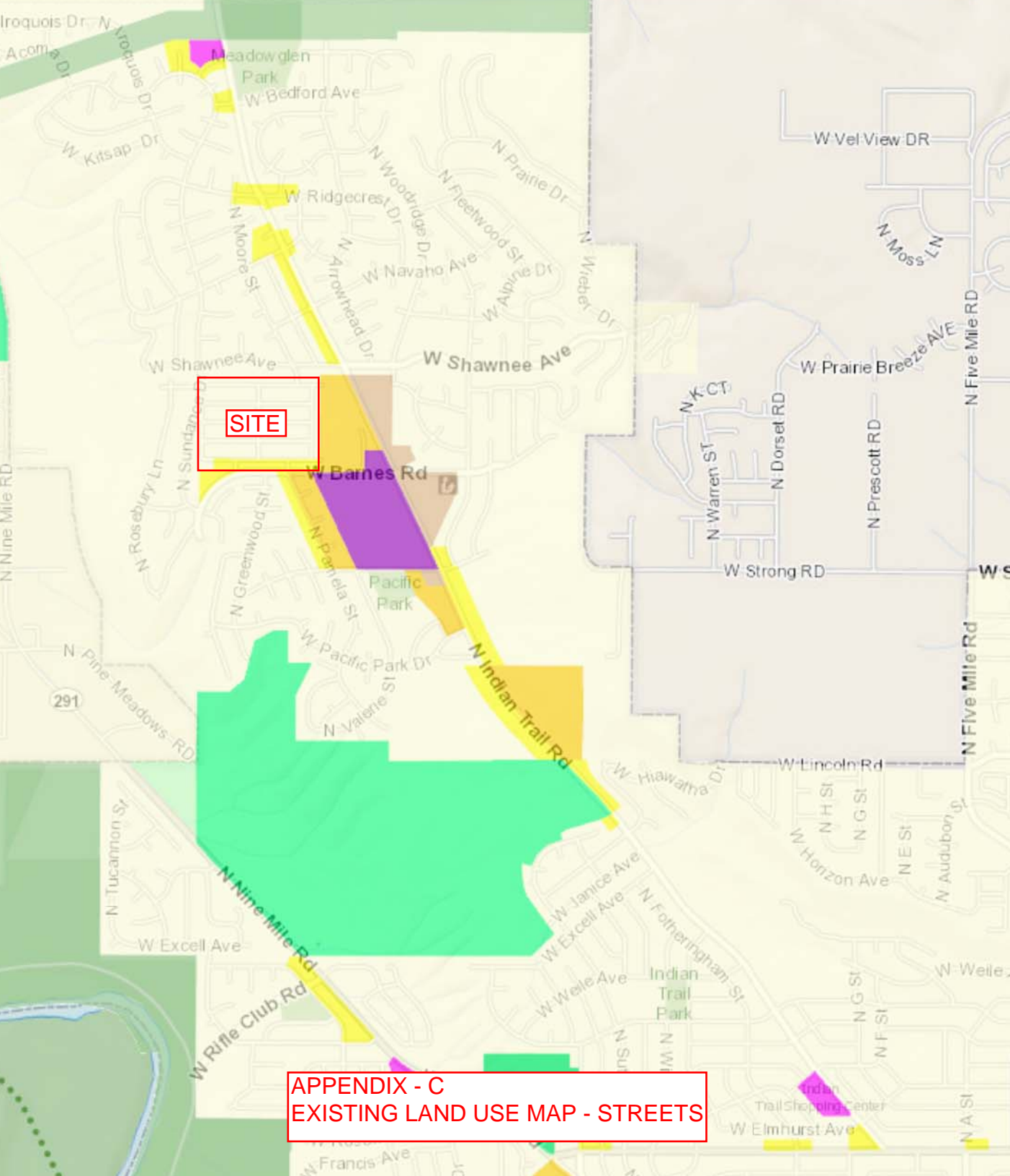
SITE

APPENDIX - A
EXISTING LAND-USE MAP - AERIAL



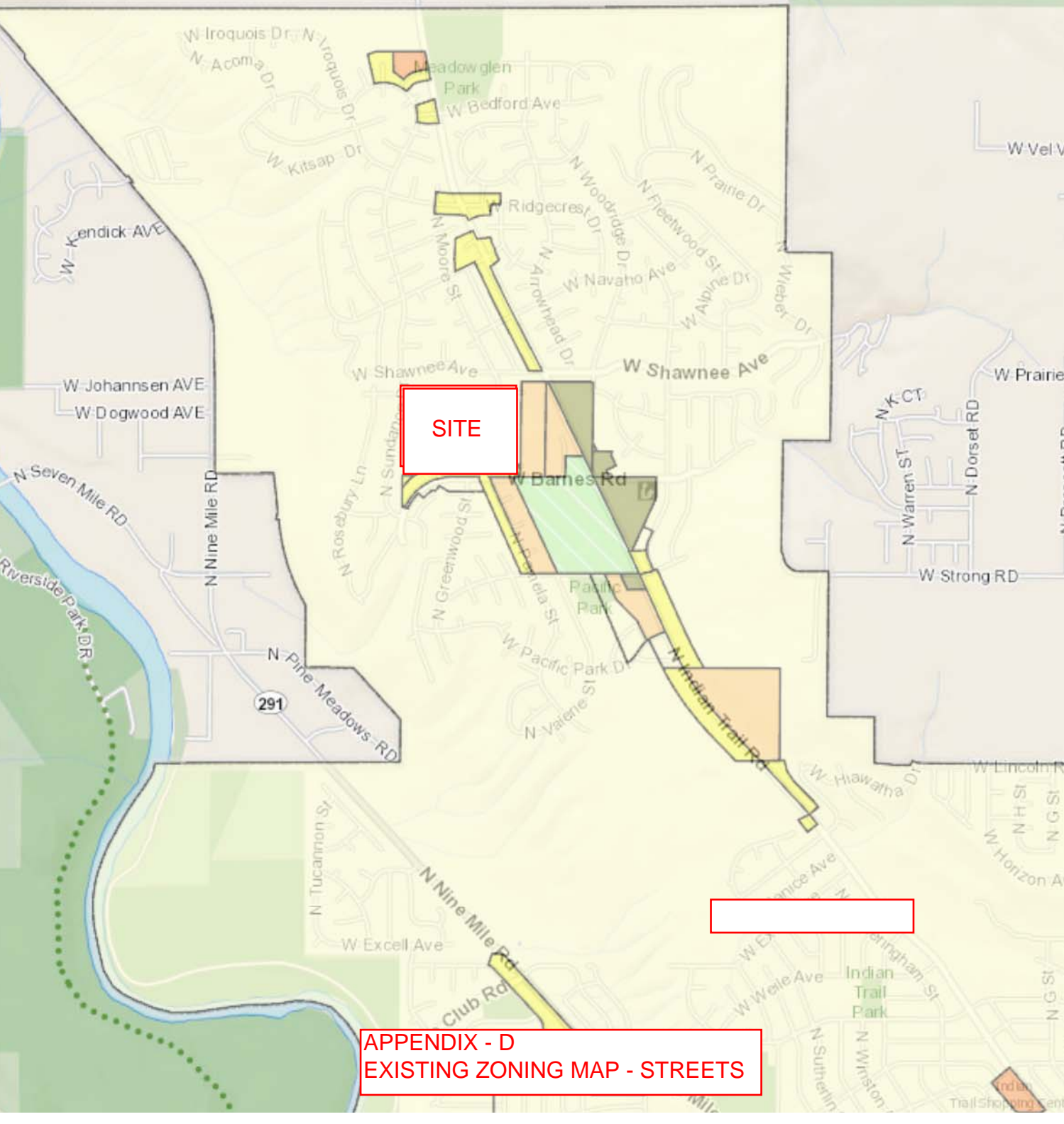
APPENDIX - B

NEIGHBORHOOD COUNCIL BOUNDARIES



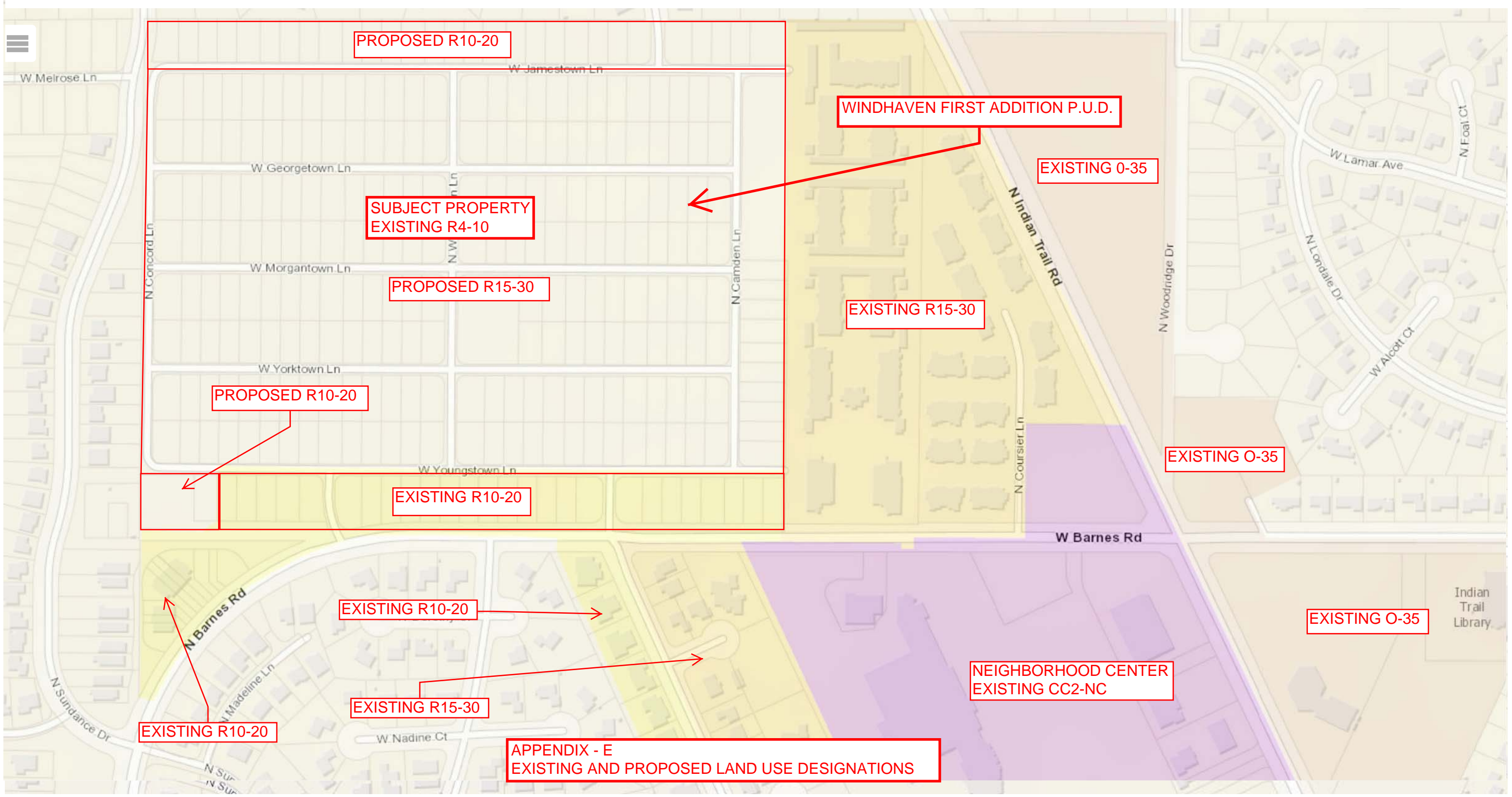
SITE

APPENDIX - C
EXISTING LAND USE MAP - STREETS



SITE

APPENDIX - D
EXISTING ZONING MAP - STREETS



PROPOSED R10-20

WINDHAVEN FIRST ADDITION P.U.D.

EXISTING O-35

SUBJECT PROPERTY
EXISTING R4-10

PROPOSED R15-30

EXISTING R15-30

PROPOSED R10-20

EXISTING O-35

EXISTING R10-20

EXISTING O-35

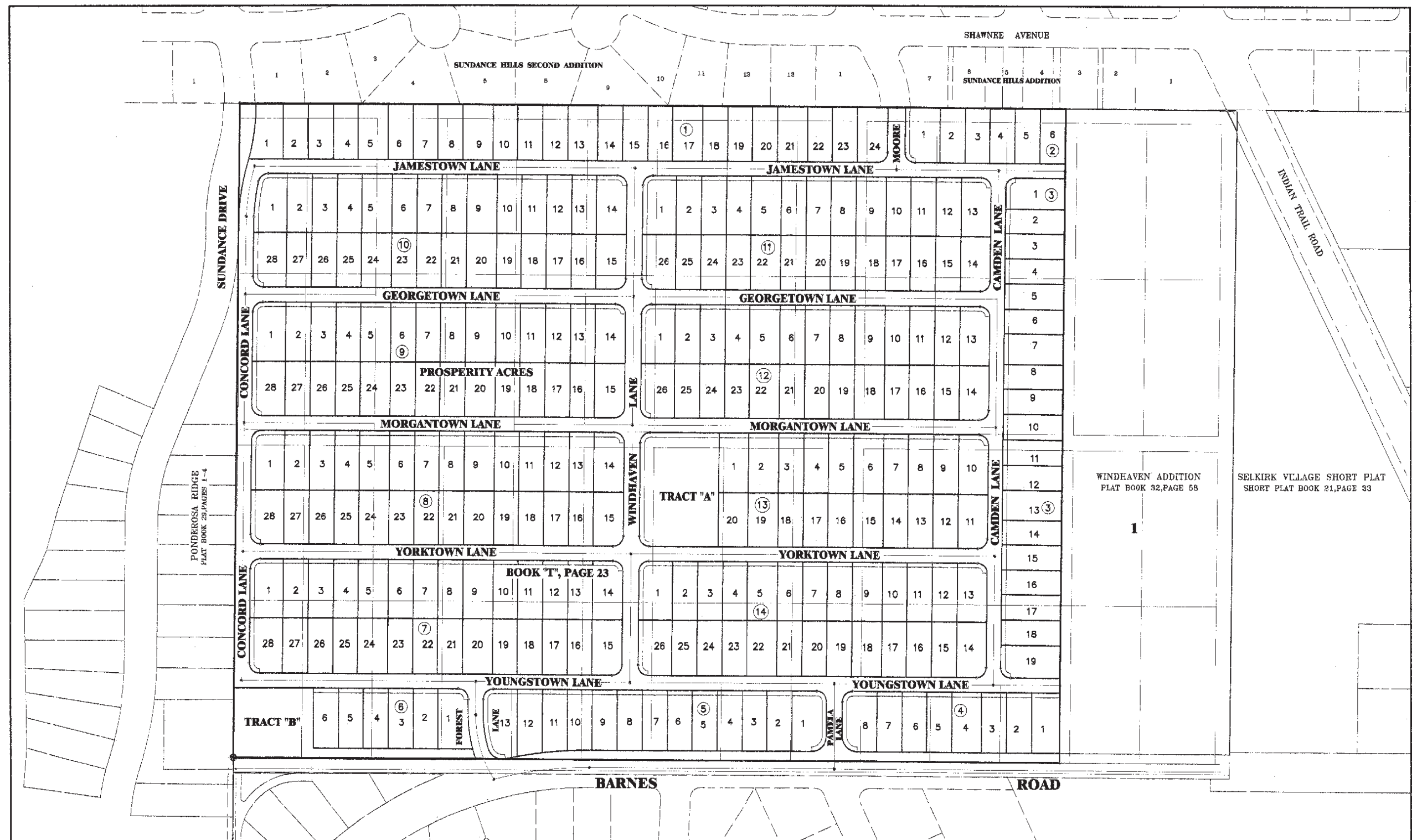
EXISTING R10-20

EXISTING R15-30

NEIGHBORHOOD CENTER
EXISTING CC2-NC

EXISTING R10-20

APPENDIX - E
EXISTING AND PROPOSED LAND USE DESIGNATIONS



FINAL PLAT OF **Windhaven First Addition**

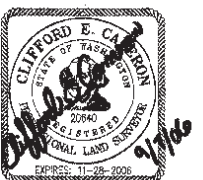
A PLANNED UNIT DEVELOPMENT
BEING A REPLAT OF BLOCKS 274,275,312,313,338,339,376,377 AND A PORTION
OF BLOCKS 273,314,337 & 378 OF THE FINAL PLAT OF PROSPERITY ACRES.
LOCATED IN THE N.W.1/4 SEC.22,T26N,R42E.W.M.,
CITY OF SPOKANE, WASHINGTON

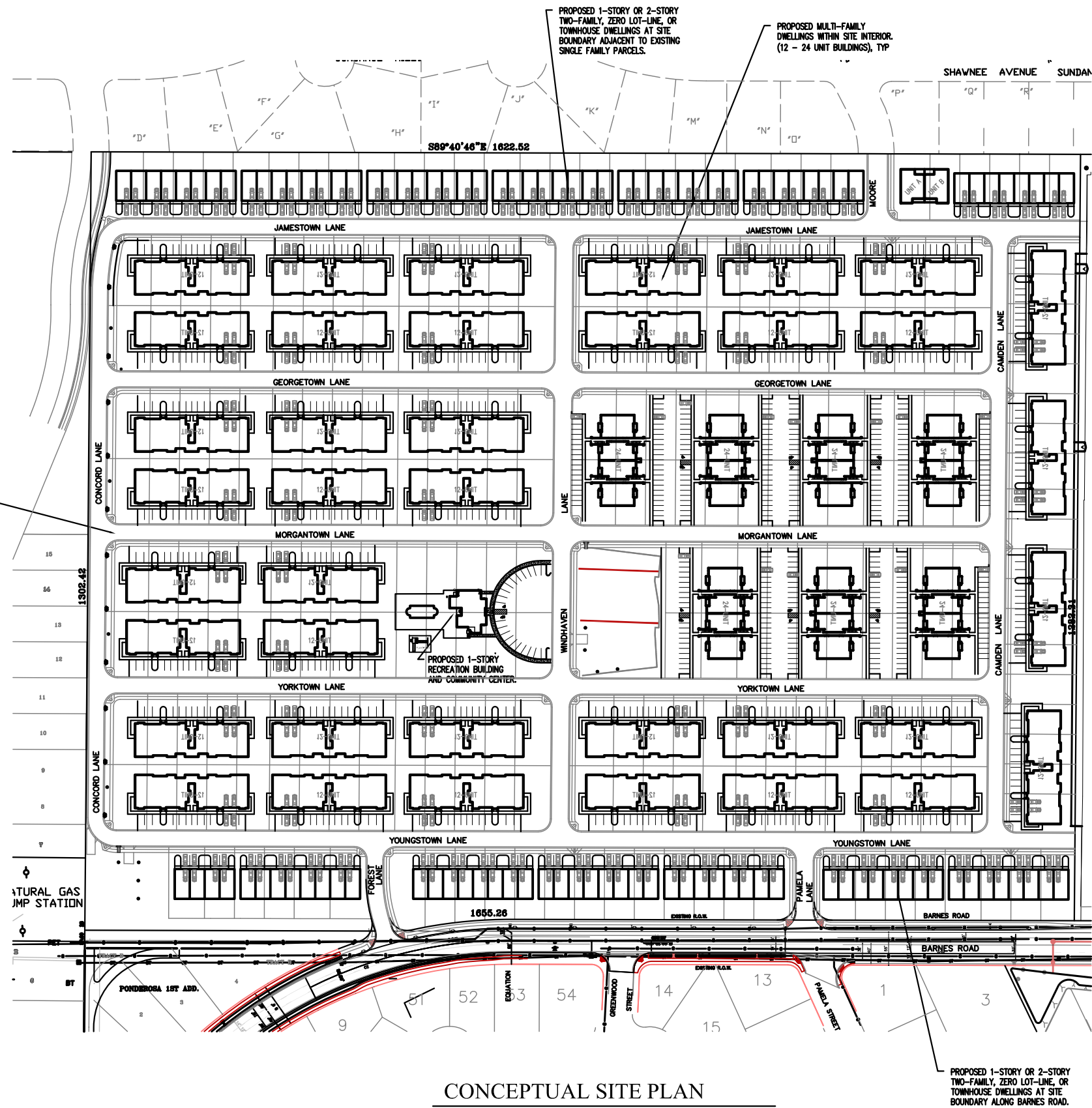
PAGE 2 OF 6

Cameron & Associates

SCALE:1"=100'

P.O. BOX 641
COLBERT, WA 99006
509/467-0148





CONCEPTUAL SITE PLAN

SCALE: 1" = 100'

APPENDIX - G CONCEPTUAL SITE PLAN

NOTE:
THE INFORMATION PRESENTED ON THIS DRAWING IS
FOR INFORMATIONAL PURPOSES ONLY AND MAY BE
SUBJECT TO CHANGE. FINAL RESIDENTIAL DENSITY,
SITE LAYOUT AND BUILDING CONFIGURATIONS HAVE
NOT BEEN DETERMINED.

ISSUED 5/3/16

REV.	DATE	BY	DESCRIPTION

J.R. BONNETT ENGINEERING

CIVIL AND STRUCTURAL CONSULTING AND DESIGN

803 E. 3RD AVENUE
SPOKANE, WASHINGTON 99202
(509) 334-3929 / FAX (509) 334-4014



WINDHAVEN FIRST ADD.
COMP. PLAN AMENDMENT

BARNES ROAD
SPOKANE, WA

CONCEPTUAL
SITE PLAN

SHEET TITLE

JOB TITLE

5/3/16

DATE

MAR, 2016

DRAWN BY

JRB

DESIGN BY

JRB

JOB NO.

13-071.10

SHEET NO.

EX1.2



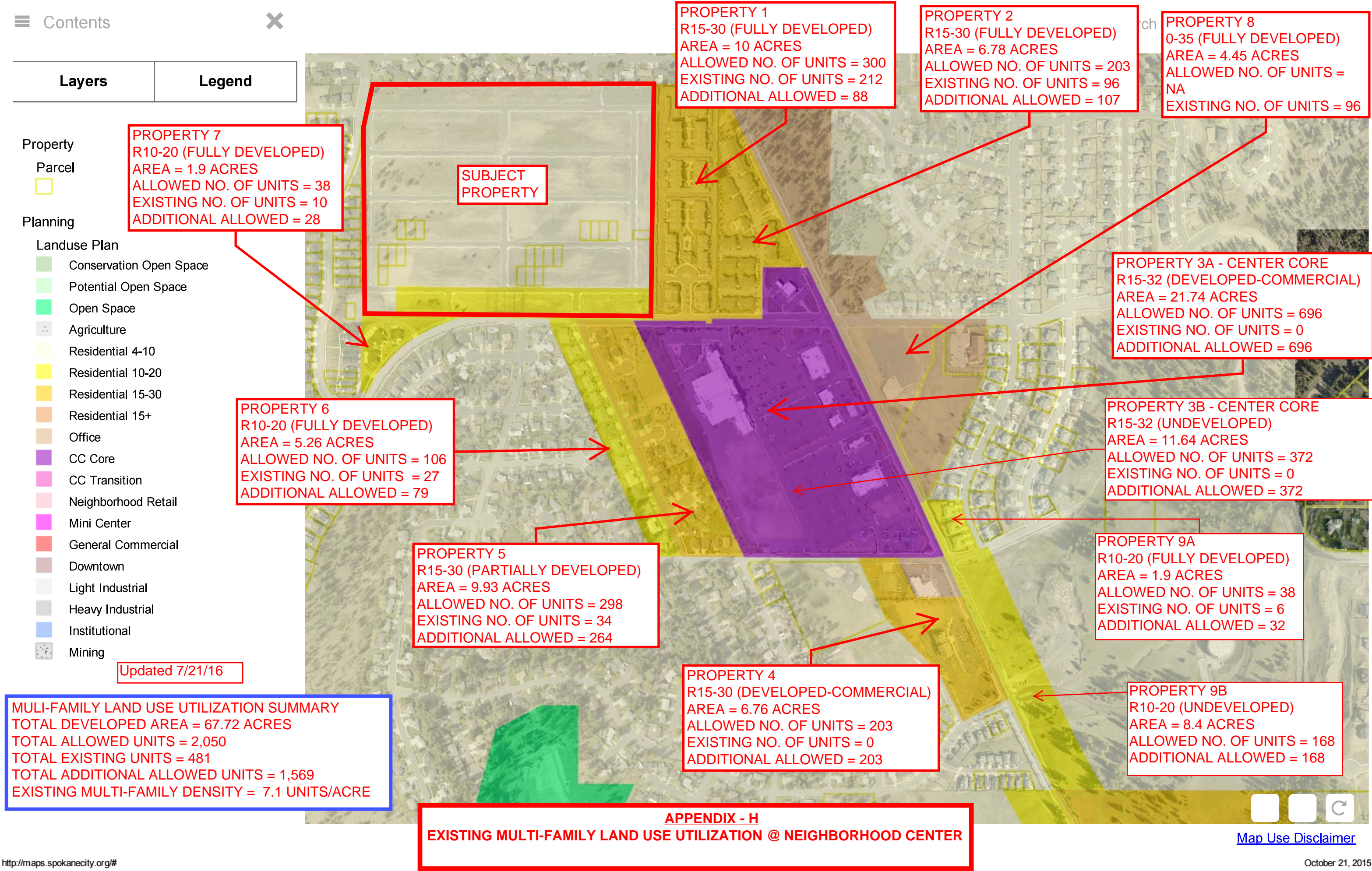
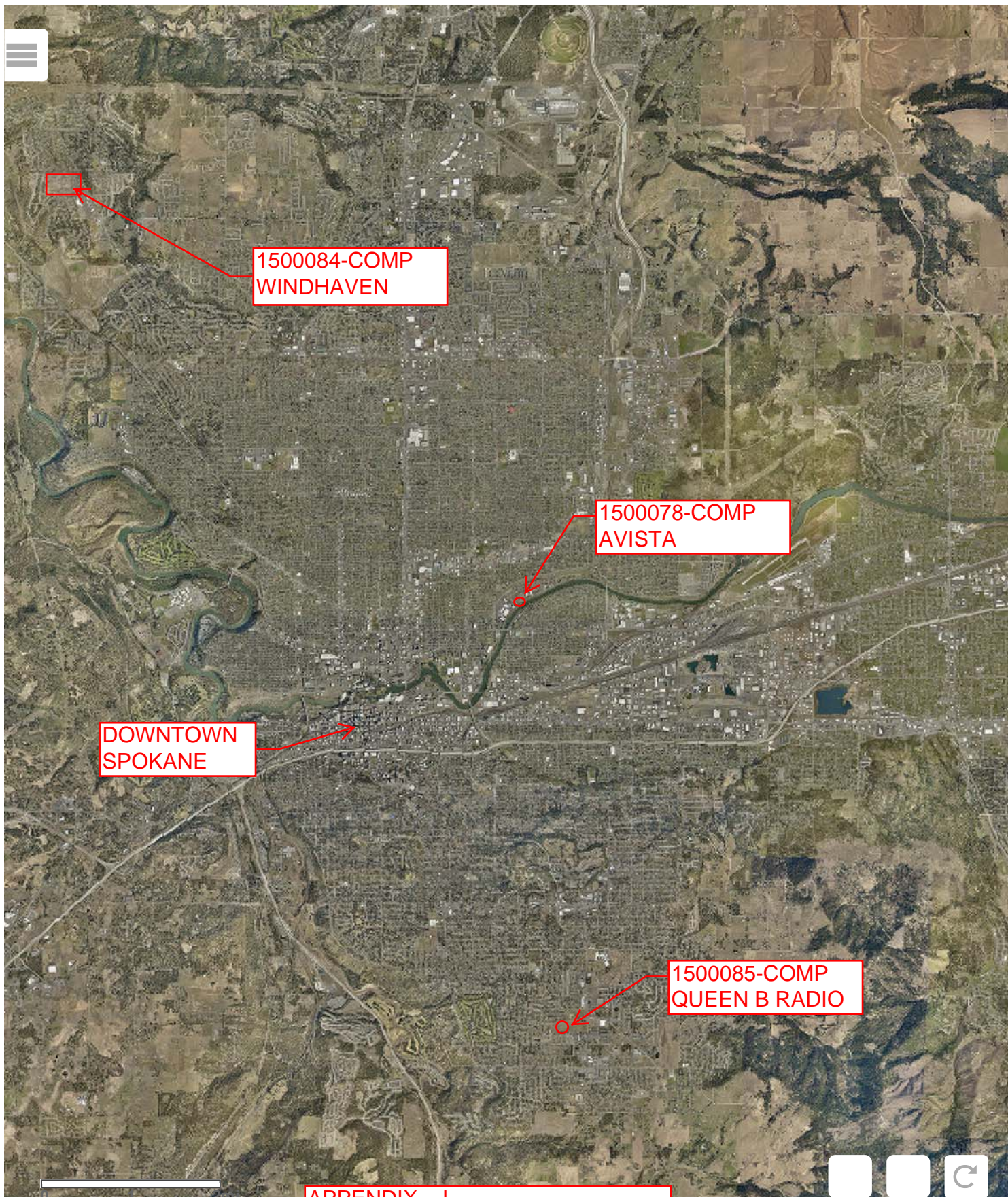


TABLE LU 2 DESCRIPTION OF LAND USE DESIGNATIONS			
Land Use Designations	Typical Land Use	Minimum Density (units per acre)	Maximum Density (units per acre)
Heavy Industrial	Heavier Industrial uses. No residential uses		
Light Industrial	Light industrial uses, limited commercial and residential uses.		
General Commercial	Commercial and residential uses, warehouses.		
Regional Center (Downtown)	Variety of goods, services, cultural, governmental, hospitality, and residential uses. Downtown plan provides detail of planning for this area.		
Neighborhood Retail	Neighborhood-Serving Business and residential use. Maximum containment area of two acres.		30
Neighborhood Mini-Center	Same uses as Neighborhood Retail.		30
Office	Offices and residential use.		
Institutional	Includes uses such as middle and high schools, colleges, universities, and large governmental facilities.	Same standards as designation in which institution is located or as allowed by discretionary permit approval.	
Residential 15+	Higher density residences. No medical office or other office use allowed.	15	
Residential 15-30	Higher density residences.	15	30
Residential 10-20	Attached or detached single-family and two-family residences.	10	20
Residential 4-10	Attached or detached single-family residences.	4	10
Agriculture	Agricultural lands of local importance.		
Conservation Open Space	Areas that are publicly owned, not developed and designated to remain in a natural state.		
Potential Open Space	Areas that are not currently publicly owned, not developed and expected to remain in a natural state.		
Open Space	Major publicly or privately owned open space areas such as golf courses, major parks and open space areas, and cemeteries.		
Neighborhood Center	Neighborhood-oriented commercial uses, offices, mixed-type housing, parks, civic uses in a master-planned, mixed-use setting.	15	32 in the core, 22 at the perimeter
District Center	Community-oriented commercial uses, offices, mixed-type housing, parks, civic uses in a master-planned, mixed-use setting.	15	44 in the core, 22 at the perimeter
Corridor	Community-oriented commercial uses, mixed-type housing in a master-planned, mixed-use setting.	15	44 in the core, 22 at the perimeter
Employment Center	Major employment uses, community-oriented commercial uses, mixed-type housing in a master-planned, mixed-use setting.	15	44 in the core, 22 at the perimeter
Center & Corridor Core	Commercial, office and residential uses consistent with type of designated Center and Corridor. [per Ord. #C-33240, effective 7-18-03]		
Center & Corridor Transition	Office, small retail, and multi-family residential uses. Office and retail uses are required to have residential uses on the same site. [per Ord. #C-33240, effective 7-18-03]		



APPENDIX - J
COMP. PLAN AMENDMENTS
RELATIVE LOCATIONS

[Map Use Disclaimer](#)



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Election 2016: Public lands leadership up for grabs

NORTHWEST, A5

Spokane renters face competitive market

Single-family apartments, homes shrink in availability, grow in price

By Rachel Alexander

rachela@spokesman.com, (509) 459-5406

After a month of searching for a new apartment, Cory Rinderneck was still coming up blank.

Rinderneck, 25, and a friend began searching for a two-bedroom apartment in May after their third roommate moved out.

They were looking for a place under \$800 a month and willing to live in nearly any part

Also today

» **On the rise:** Map shows changes in Spokane single-family rentals. /A8

of Spokane or Spokane Valley. But they quickly found few apartments were open, and the ones that were rented nearly instantly.

"Two hours after the posting went up we'd be third in line," Rinderneck said.

Spokane's apartment vacancy rate is at a near historic low of 1.3 percent, according to the Washington Center for Real Estate Research's report released this spring. A 5 percent vacancy rate is typical for a robust, healthy rental market, but Spokane's rate was last above 5 percent in March 2012, past

See RENTERS, A8



Associated Press

Hillary Clinton speaks at a campaign rally in Charlotte, N.C., on Tuesday with President Barack Obama.

FBI ADVISES NO CHARGES AGAINST CLINTON

Director: Email setup 'extremely careless'

By Eric Tucker and Ken Thomas
 Associated Press

WASHINGTON - The FBI lifted a major legal threat to Hillary Clinton's presidential campaign Tuesday, recommending no criminal charges for her handling of highly classified material in a private email account. But Director James Comey's scathing criticism of her "extremely careless" behavior revitalized Republican attacks and guaranteed the issue will continue to dog her.

Comey's announcement effectively removed any possibility of criminal prosecution arising from Clinton's email practices as President Barack Obama's secretary of state. Attorney General Loretta Lynch said last week that she intended to accept the recommendations of the FBI and of career prosecutors.

But the FBI director's blistering televised statement excori-

See FBI, A4

FIREWORKS SET OFF FEARS



PHOTOS BY DAN PELLE danp@spokesman.com

SCRAPS Animal Protection Officer Jennifer Merrell coaxes a stray shepherd-husky mix from the backyard of a home near 18th Avenue and Hatch Street on Tuesday. Brian Hantz found the dog roaming loose and contained it until Merrell arrived late in the morning.

Owners search for runaway pets

Number of impounded animals spikes in early July, SCRAPS says

By Chad Sokol

chadso@spokesman.com, (509) 459-5047

and couldn't find her."

Perkins is one of dozens of pet owners who arrived at the Spokane County Regional Ani-



Authorities arrest felon in overdose death case

Suspect allegedly forced meth on victim

By Scott Maben

scottm@spokesman.com, (208) 758-0260

The grandson of a former Post Falls mayor died last August after investigators say he was forced at gunpoint to eat a

FROM THE FRONT PAGE

RENTERS

Continued from A1

reports show.

That rate is based on a survey of apartments, not other rental properties like houses. But property managers say little to no vacancy has been the norm across rental properties for about a year.

Brian and Sandra Jones began renting houses in West Central almost by accident, after their daughter had trouble finding an affordable place to live. They began buying dilapidated homes in 2014 and fixing them up to flip or rent out.

"I said, I can handle 750 middle school kids by myself. How hard can this be?" said Brian Jones, who's a retired middle school principal.

The couple currently manages two duplexes, both of which they bought in December 2014. Jones said they've been able to fill vacancies "immediately."

Eric Bessett, president and owner of Madison Real Estate, estimated the company's 880 properties had a vacancy rate lower than 2 percent. Most of those properties are single-family rentals.

"We get holding fees and new applications on a lot of them before the old tenants have even moved out," Bessett said.

Landlords say they're receiving dozens of responses within hours of posting ads for available rentals, and many prospective tenants end up disappointed.

"A lot of them are like an hour too late. They'll respond to an ad or respond to a sign and someone has rented the place before they got there," said Maria Trunkenbolz, the president of M-T Management, which manages about 400 rental properties in the Spokane area.

Rinderneck's roommate ended up moving back in with his parents since the pair couldn't find an apartment together.

"There's no other options right now," Rinderneck said.

"I've been doing this for 35 years. I've never seen it like this," Trunkenbolz said.

Tight market has its roots in recession

The roots of Spokane's rental shortage lie in the Great Recession, as well as demographic shifts that have increased the number of people looking for rentals.

When the housing market collapsed in 2007 and 2008, new construction halted and many homes lost as much as one-third of their value.

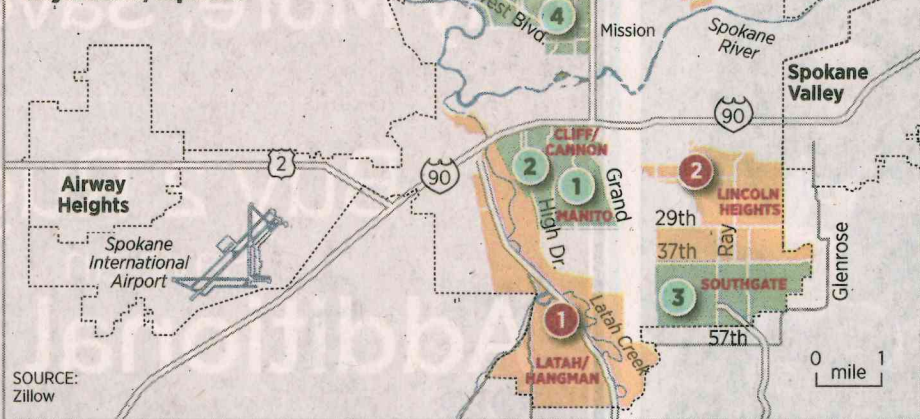
After the market settled down, many people had lost their homes to foreclosure. Others were wary of becoming homeowners after witnessing the chaos of the recession. Some saw their credit ratings fall and were no longer eligible for mortgages.

"Since then, there's been a preponderance of people that are renting as opposed to purchasing," said Rawley Harrison, the owner of Watson Management.

Slow construction in

Rents on the rise

To see rent changes by zip code go to:
tinyurl.com/hqhva2c



Percentage change in median rent for homes, June 2015 to May 2016
(Monthly rent for May 2016)

LARGEST CHANGE			SMALLEST CHANGE		
1	Manito/Cannon	12.38%	1	Latah/Handman	-4.26%
	\$1,462 per month			\$1,549 per month	
2	Cliff/Cannon	7.77%	2	Lincoln Heights	.61%
	\$1,290 per month			\$1,156 per month	
3	Southgate	7.64%	3	Hillyard	2.19%
	\$1,452 per month			\$888 per month	
4	Emerson/Garfield	6.39%	4	Bemiss	3.29%
	\$916 per month			\$878 per month	

MOLLY QUINN mollyq@spokesman.com



Brian and Sandra Jones stand in the vestibule of an older West Central home that's been divided into a duplex, which they have refurbished and rented out. The couple have invested in a handful of rental properties and have no trouble filling them with tenants because of the tight rental market in the Spokane area.

understanding among younger workers that they need to be labor mobile, and it's hard to be labor mobile if you're having to constantly buy and sell a house every time you move for a new job," said Grant Forsyth, chief economist for Avista.

Lee Arnold, the founder of Secure Investments, a real estate lending firm, said some people are being forced into renting because there aren't enough houses to buy.

"There's such a shortage of inventory right now that the people who want to buy a house can't find one," he said.

Migration into Spokane is compounding the issue. Economists say Spokane's labor market is picking up, driving more people to move here for jobs in growing sectors like health care. Many of them can't find homes to buy right away or want to get the feel of a neighborhood before committing to a home long-term.

Rents climb, but not as fast as Seattle's

In spite of the low vacancy, rents in Spokane haven't climbed anywhere near as quickly as in Seattle, where the median price to rent a square foot

than it is," he said. "If you find a good tenant, you want to keep them for as long as they want to stay."

But rents are going up, especially in more popular neighborhoods. Zillow's data shows Manito and Cliff-Cannon have had the largest increases in median rent for single-family homes over the last year at 12.4 percent and 7.8 percent, respectively. Meanwhile, rents on single-family homes have climbed just 2.2 percent in Hillyard and 0.6 percent in Lincoln Heights, while falling 4.3 percent in the Latah Valley.

Zillow does not have neighborhood-level data on apartments in Spokane, but many brokers and managers say rents are rising across the board. Harrison said apartment rents have been rising about 2 to 3 percent per year for the past few years, but may climb as much as 5 percent this year. He agrees popular neighborhoods like the lower South Hill are seeing faster increases, but the upward trend is city-wide, he said.

"There's really no segment of the rental marketplace that's not impacted,"

Harrison said.

Rent increases have low-income housing advocates worried. Because landlords have their pick of tenants, they're more likely to turn away people who have less-than-perfect rental histories or who have low-income housing vouchers.

"People that have very little choices because the vacancy rate's low, they're not finding places," Anderson said. "I don't know what's happening to that population. I think we have a lot of doubling up, a lot of couch-surfing."

Washington also allows landlords to give tenants 20 days notice to vacate without any reason. Some cities, including Seattle, have passed more restrictive laws requiring just cause for these notices; Spokane has not. In a tight rental market, Anderson said that leaves tenants less likely to complain about poor housing conditions or ask for repairs for fear of being asked to move out.

"That's a real concern, particularly with the low vacancy rates. They could actually become homeless and have never missed a day of rent," she said.

Prospective renters have to worry about more than finding a place to rent. Some have also been targeted by scammers.

Arnold said that's common to see in hot rental markets, where people are desperate to find a place to live. He lived in Salt Lake City around the 2002 Olympics and said he remembered a case where a landlord went to jail after advertising a home for rent and accepting \$75 application fees from prospective renters with no intention of actually renting the home.

Selah Stapp, 23, has been looking for a one- or two-bedroom apartment in the Perry District for a month and a half with no luck. She's now expanded her search, but has found many ads for rentals are misleading.

"We've been interested in like six different places and three of them were scammers," Stapp said. One woman took a \$50 fee to run a credit check but took weeks to return the money after she decided to rent the unit to someone else, Stapp said. Two other ads listed properties that Stapp discovered were not owned by the person who placed the ad and were not actually for rent.

"We're striking out left and right. It's horrible," Stapp said.

Apartment listings that fill quickly are good news for landlords, but it's not all bad news for renters. Vacancy rates are similarly low across the state, the Washington Center for Real Estate Research report says, but Spokane County has the lowest average apartment rent of 19 Washington counties surveyed by the center, at \$660.

Single-family home rentals remain more affordable in Spokane County than in much of the state. In May 2016, the median rent for a single-family home ranged from a low of \$876 per month in the 99207 ZIP code, which includes parts of Hillyard and Bemiss, to \$1,634 in the 99019 ZIP code, south of the city of Liberty Lake.

Rising rents in Spokane are more likely to be a trend for a few years than a way of life, experts say. Cities like San Francisco and Seattle that have become synonymous with skyrocketing rents are geographically bounded by water and other features that make growth difficult. Spokane, in contrast, has room to develop.

Spokane developer Jim Frank, president of Greenstone Corp., said the market is likely to stabilize over the next few years as developers build more apartment units to meet demand from millennials.

"When a shift like that occurs, it takes a lot of time to fill the demand," he said.

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four or when they bought in December 2014. Jones said they've been able to fill vacancies "immediately."

Eric Bessett, president and owner of Madison Real Estate, estimated the company's 880 properties had a vacancy rate lower than 2 percent. Most of those properties are single-family rentals.

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Landlords say they're receiving dozens of responses within hours of posting ads for available rentals, and many prospective tenants end up disappointed.

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"I've been doing this for 35 years. I've never seen it like this," Trunkenbolz said.

Tight market has its roots in recession

The roots of Spokane's rental shortage lie in the Great Recession, as well as demographic shifts that have increased the number of people looking for rentals.

When the housing market collapsed in 2007 and 2008, new construction halted and many homes lost as much as one-third of their value.

After the market settled down, many people had lost their homes to foreclosure. Others were wary of becoming homeowners after witnessing the chaos of the recession. Some saw their credit ratings fall and were no longer eligible for mortgages.

"Since then, there's been a preponderance of people that are renting as opposed to purchasing," said Rawley Harrison, the owner of Watson Management.

Slow construction in the years following the recession has meant a shortage of available housing, both for prospective renters and buyers. Some homeowners who couldn't sell their houses in the years following recession became "accidental landlords," Trunkenbolz said. Now that the housing market has picked up, they're starting to sell, making the rental shortage worse.

Younger people are waiting to get married and have children and tend to prefer apartments to owning a home.

"There's a growing

2	Cliff/Cannon	7.77%
	\$1,290 per month	
3	Southgate	7.64%
	\$1,452 per month	
4	Emerson/Garfield	6.39%
	\$916 per month	

2	Lincoln Heights	.61%
	\$1,156 per month	
3	Hillyard	2.19%
	\$888 per month	
4	Bemiss	3.29%
	\$878 per month	

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Brian and Sandra Jones stand in the vestibule of an older West Central home that's been divided into a duplex, which they have refurbished and rented out. The couple have invested in a handful of rental properties and have no trouble filling them with tenants because of the tight rental market in the Spokane area.

understanding among younger workers that they need to be labor mobile, and it's hard to be labor mobile if you're having to constantly buy and sell a house every time you move for a new job," said Grant Forsyth, chief economist for Avista.

Lee Arnold, the founder of Secure Investments, a real estate lending firm, said some people are being forced into renting because there aren't enough houses to buy.

"There's such a shortage of inventory right now that the people who want to buy a house can't find one," he said.

Migration into Spokane is compounding the issue. Economists say Spokane's labor market is picking up, driving more people to move here for jobs in growing sectors like health care. Many of them can't find homes to buy right away or want to get the feel of a neighborhood before committing to a home long-term.

Rents climb, but not as fast as Seattle's

In spite of the low vacancy, rents in Spokane haven't climbed anywhere near as quickly as in Seattle, where the median price to rent a square foot spiked 24 percent from 2014 to 2015, according to the Seattle Times. Some say that's because wages in Spokane remain relatively low, so landlords aren't able to charge more for units.

"The only reason our rents aren't raising is because our income isn't getting any higher," said Terri Anderson, an organizer with the Tenants Union of Washington State.

Brian Jones recently raised the rent for a three-bedroom unit in one of his West Central homes to pay for repairs and other improvements he'd made.

than it is," he said. "If you find a good tenant, you want to keep them for as long as they want to stay."

But rents are going up, especially in more popular neighborhoods. Zillow's data shows Manito and Cliff-Cannon have had the largest increases in median rent for single-family homes over the last year at 12.4 percent and 7.8 percent, respectively. Meanwhile, rents on single-family homes have climbed just 2.2 percent in Hillyard and 0.6 percent in Lincoln Heights, while falling 4.3 percent in the Latah Valley.

Zillow does not have neighborhood-level data on apartments in Spokane, but many brokers and managers say rents are rising across the board. Harrison said apartment rents have been rising about 2 to 3 percent per year for the past few years, but may climb as much as 5 percent this year. He agrees popular neighborhoods like the lower South Hill are seeing faster increases, but the upward trend is city-wide, he said.

"There's really no segment of the rental marketplace that's not impacted,"

less likely to complain about poor housing conditions or ask for repairs for fear of being asked to move out.

"That's a real concern, particularly with the low vacancy rates. They could actually become homeless and have never missed a day of rent," she said.

Prospective renters have to worry about more than finding a place to rent. Some have also been targeted by scammers.

Arnold said that's common to see in hot rental markets, where people are desperate to find a place to live. He lived in Salt Lake City around the 2002 Olympics and said he remembered a case where a landlord went to jail after advertising a home for rent and accepting \$75 application fees from prospective renters with no intention of actually renting the home.

Selah Stapp, 23, has been looking for a one- or two-bedroom apartment in the Perry District for a month and a half with no luck. She's now expanded her search, but has found many ads for rentals are misleading.

veyed by the center, at \$660.

Single-family home rentals remain more affordable in Spokane County than in much of the state. In May 2016, the median rent for a single-family home ranged from a low of \$876 per month in the 99207 ZIP code, which includes parts of Hillyard and Bemiss, to \$1,634 in the 99019 ZIP code, south of the city of Liberty Lake.

Rising rents in Spokane are more likely to be a trend for a few years than a way of life, experts say. Cities like San Francisco and Seattle that have become synonymous with skyrocketing rents are geographically bounded by water and other features that make growth difficult. Spokane, in contrast, has room to develop.

Spokane developer Jim Frank, president of Greenstone Corp., said the market is likely to stabilize over the next few years as developers build more apartment units to meet demand from millennials.

"When a shift like that occurs, it takes a lot of time to fill the demand," he said.

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