



**Language Version Date: May 17, 2023**

The following excerpt provides the currently adopted language in Chapter 3, Land Use, of the Spokane Comprehensive Plan. Only sections expected to be amended by Building Opportunity for Housing Phase I are included. For more in-depth review of the existing language and information regarding the whole Comprehensive Plan, see [www.shapingspokane.org](http://www.shapingspokane.org).

---- Changes start on page 3-5 of the currently adopted Comprehensive Plan ----

## **3.2 VISION AND VALUES**

Spokane volunteers working to develop the 2001 Comprehensive Plan identified important themes in relation to Spokane’s current and future growth. A series of visions and values was crafted for each element of the Comprehensive Plan that describes specific performance objectives. From the Visions and Values document, adopted in 1996 by the City Council, the Comprehensive Plan’s goals and policies were generated. In 2023, the City endeavored to explore these visions and values further, seeking to refine them in the face of an ongoing housing crisis (see the Spokane Housing Action Plan). Accordingly, the City held numerous meetings and roundtable discussions with the public and key housing stakeholders in the region and crafted updates to the vision and values herein.

Land use is defined as the general location of various uses of land, concentrations of population-density, and building-intensities- of development (size, height, lot coverage, etc.).

### **Vision**

Growth will be managed to allow a mix of land uses that fit, support, and enhance Spokane’s neighborhoods-livability, protect the environment, and-sustain the downtown area, and broaden the economic base of the community.

### **Values**

The things that are important to Spokane’s future include:

- Acquiring ~~and,~~ preserving, and enhancing the natural areas inside and outside the city;
- ~~Controlling urban sprawl in order to~~ Managing urban growth to ensure development results in equitable, livable, community-oriented neighborhoods, contributes positively to the City’s financial resources, and to protects outlying rural areas;
- Developing and maintaining convenient access ~~and opportunities for shopping to amenities,~~ services, education, and employment for people of all ages and abilities in all parts of the city;
- Protecting the character of single-family neighborhoods; Celebrating the uniqueness of each neighborhood while allowing for growth and diversity everywhere;

- Ensuring equitable housing supply by encouraging diversity of housing choice, mitigating the effects of displacement on existing residents, and ensuring attainable and accessible housing for all members of the community;
- ~~Guaranteeing a variety of densities that support a mix of land uses; and~~
- ~~Utilizing current residential lots before developing raw land. Encouraging development in built areas while promoting complementary changes in all parts of the city; and~~
- Balancing stability and flexibility by reviewing and amending standards in an orderly and thoughtful fashion as needs change in the city.

### **3.3 GOALS AND POLICIES**

Goals and policies provide direction for planning and decision-making. Overall, they indicate desired directions, accomplishments, or aims in relation to the growth and development of Spokane. The land use goals and policies establish a framework for future growth and development of the city.

Much of the future growth ~~will should~~ occur within concentrated areas in and around Neighborhood Centers, District Centers, Employment Centers, ~~and~~ Corridors, and Downtown (the Regional Center), as designated on the Land Use Plan Map. ~~While this Significant growth occurs in is directed to~~ Centers and Corridors, established single family with changes in other areas (like existing residential neighborhoods will remain largely unchanged) guided towards more compatible uses and scales that fit well into those existing areas.

The Centers and Corridors contain a mix of uses, including higher ~~density-intensity~~ housing centered around or above retail and commercial establishments, office space, and public and semi-public activities (parks, government, and schools). In addition to these uses, areas designated as Employment Centers emphasize a strong employment component such as major offices or light industrial uses. Street patterns within the Centers and surrounding neighborhoods enable residents to walk or bicycle for their daily service needs and to access each center’s transit stop. Higher ~~density-intensity~~ housing within and around the Centers supports business in the Center and allows for enhanced transit service between Centers, along Corridors, and to the downtown area. Center designations on the Land Use Plan Map may change to reflect neighborhood planning decisions.

~~Other important directives of the land use goals and policies include:~~

- ~~limiting commercial and higher density development outside Centers and Corridors to support growth and development of Centers and Corridors;~~
- ~~directing new higher density housing to Centers and Corridors and restricting this type of development in single family areas; and~~
- ~~using design guidelines to ensure that commercial buildings and higher density housing are compatible with existing neighborhood character in and around Centers and Corridors.~~

---- No other proposed changes until page 3-8 ----

#### **LU 1.3 Single Family Lower Intensity Residential Areas**

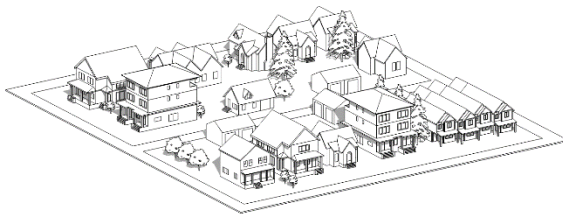
~~Protect the character of single family residential neighborhoods by focusing higher intensity land uses in designated Centers and Corridors. Focus a range of lower intensity~~

residential uses in every neighborhood while ensuring that new development complements existing development and the form and function of the area in which it is located.

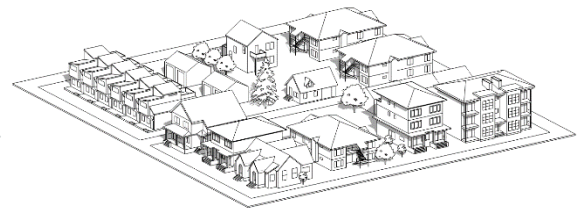
**Discussion:** The city's residential neighborhoods are one of its most valuable assets. ~~They are worthy of protection from the intrusion of incompatible land uses. Centers and Corridors provide opportunities for complementary types of development and a greater diversity of residential densities.~~ Diversity in both housing type and residents in these areas is essential for the wellbeing and health of the city's neighborhoods. Lower intensity residential uses, from detached homes to middle housing types, are generally compatible with each other and can be incorporated effectively into all neighborhoods. Accordingly, some residential areas would benefit from slightly increased intensities of residential use (e.g., somewhat taller buildings, more lot coverage), dependent on the context and nature of the surrounding neighborhood. These areas of increased residential development should focus on those parts of the neighborhood where proximity to adequate transportation (such as frequent transit), parks, schools, shopping, and other services already exists and where conditions allow for accommodation of increased utility/service needs and other impacts such as parking or the need for public green space.

Complementary types of development ~~may should~~ include places for neighborhood residents to walk to work, shop, eat, and recreate. Complementary uses include those serving daily needs of residents, including schools, churches, grocery stores, recreation facilities, and small-format retail and medical uses. Development of these uses in a manner that avoids negative impacts to surroundings is essential. Creative mechanisms, including design standards, must be implemented to address these impacts so that potential conflicts are avoided.

The following graphics are provided as a conceptual guide to different intensities envisioned by this policy. These are schematic representations of possible development intensities and are not intended to call for specific structure designs or architectural details.



**Low Intensity**



**Increased Intensity**

For specific guidance as to the land use plan map designations guided by this policy—"Low Intensity Residential" and "Increased Intensity Residential"—see Section 3.4 below.

#### **LU 1.4 Higher Density-Intensity Residential Uses Areas**

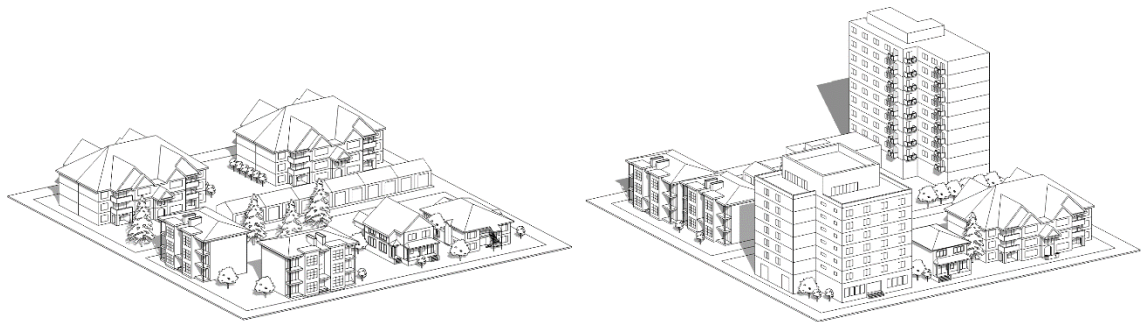
*Direct new higher density-intensity residential uses to areas in and around Centers and Corridors designated on the Land Use Plan Map and to areas where existing development intensity is already consistent with development of this type.*

**Discussion:** Higher density-intensity housing of various types is the critical component of a Center. 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.~~ Higher density residential uses in Centers range from multi-story condominiums and apartments in the middle to small-lot homes at the edge. Other possible housing types include townhouses, garden apartments, and ~~housing over retail space~~ more intense commercial development. Residential uses in and around Centers

generally consist of multi-story condominiums and apartments. In some cases, smaller-scale residential development may be interspersed among those higher intensity uses, but generally uses of higher scale and height should predominate in these areas, especially as proximity to designated Centers or Corridors increases. Likewise, residential development should increase in height, mass, and lot coverage as properties are located closer to commercial areas or where employment is higher.

To ensure that the market for higher density-intensity residential use is directed to Centers, future higher density housing of higher scale and form is generally ~~is~~ limited in other areas. ~~The infill of Residential 15+ and Residential 15-30 residential designations located outside Centers are confined to the boundaries of existing multi-family residential designations where the existing use of land is predominantly higher density residential.~~ Whenever more intense residential uses are proposed outside the general vicinity of Centers and Corridors, topics such as the proximity of those areas to uses like commercial or downtown uses should be considered. Design and site requirements should be considered that minimize conflict between these areas and other uses.

The following graphics are provided as a conceptual guide to different intensities envisioned by this policy. These are schematic representations of possible development intensities and are not intended to call for specific structure designs or architectural details.



**Moderate Intensity**

**High Intensity**

For specific guidance as to the two land use plan map designations guided by this policy—“Moderate Intensity Residential” and “High Intensity Residential”—see Section 3.4 below.

---- No other proposed changes until page 3-24 ----

### **LU 3.6 Compact Residential Patterns**

*Allow more compact and affordable housing in all neighborhoods, in accordance with design guidelines.*

**Discussion:** Compact and affordable housing includes such choices as townhomes, accessory dwelling units (granny flats), live-work housing, triplexes, zero-lot line, starter, small-lot, and row houses. Middle housing types such as these are compatible with all residential areas, commensurate with policy LU 1.3 above.

---- No other proposed changes until page 3-28 ----

### **LU 5.5 ~~Compatible-Complementary~~ Development**

*Ensure that infill and redevelopment projects are well-designed and ~~compatible with~~ complement surrounding uses and building types.*

Discussion: New infill development and redevelopment should be designed and planned to seek compatibility with its location. Consideration should be given to multiple scales of compatibility, from the site on which the use will be constructed to the wider area in which it will reside. New development/redevelopment should seek to expand the choices available in the area while complementing existing use and form of surrounding properties. For example, middle housing types provide for diverse choices in scale and form while also maintaining a high level of compatibility with existing residential neighborhoods.

---- No other proposed changes until page 3-37 ----

### **3.4 DESCRIPTION OF LAND USE DESIGNATIONS**

Much of the future growth will occur in District Centers, Employment Centers, Neighborhood Centers, and Corridors. A key component of each of these focused growth areas is higher density housing centered around or above service and retail facilities. This enables residents near the Center or Corridor to walk or bicycle for their daily needs. Higher density housing also provides economic support for the businesses and allows for more efficient transit service along the Corridor and between mixed-use Centers and downtown Spokane.

Focusing growth results in a more compact urban form with less land being used at the fringe of the city. It provides city residents with more housing and transportation choices. New policies, regulations, and incentives allow mixed-use in designated Centers and Corridors and assure that these areas are designed to be compatible with surrounding lower density residential areas.

The following land use plan map designations are necessary for development and growth in the city to achieve the vision and values discussed at the beginning of the chapter. These land use designations are shown on the following map, LU-1 Land Use Plan Map, which apply the requirements of land use and the goals and policies of the Comprehensive Plan to the physical environment, describing the types of development expected in each area. The overall strategy, as described above, is that development mass, height, and lot coverage be concentrated in focused growth areas (Centers and Corridors) while the remaining parts of the city remain occupied by lower intensity uses. Furthermore, future changes to the land use plan map should seek to achieve a transition between areas of lower and higher development mass and form and should avoid locations where the lowest intensity uses immediately transition to the highest intensity uses.

There is expected to be some variation in residential zones within each residential land use plan map designation. Contextual factors such as proximity to services, transportation options, and existing land use patterns should be considered when assigning a zoning category.

The land use designations and their general characteristics are as follows:

---- No other proposed changes until page 3-40 ----

*Note: the following items have been reordered to list them from lowest to highest intensity. That change is not shown in the "tracked changes" below.*

**Residential 4-10:** This designation allows single family residences, and attached (zero lot line) single family residences. The allowed density is a minimum of four units and a maximum of ten units per acre. Allowed structure types are single family residences, attached (zero lot line) single family residences, or two family residences in appropriate areas. Other residential structure types may be permitted through approval of a Planned Unit Development or other process identified in the development regulations.

**Residential Low:** The Residential Low land use designation should focus on a range of housing choices built at the general scale and height of detached houses. This includes both detached and attached homes and housing categorized as middle housing (duplex, triplex, etc.). Combinations of these types should also be allowed, such as a duplex with an accessory dwelling unit. Other non-residential uses should be allowed conditionally, provided they integrate into the nature and context of the neighborhood. This would include uses such as schools, churches, grocery, small-format retail and medical services, and other resident serving uses.

Residential Low areas are appropriate in parts of the city where amenities and services are scaled for a lower level of development intensity.

~~**Residential 10-20:** This designation allows single family residences or two family residences on individual lots or attached (zero-lot line) single family residences. The allowed density is a minimum of 10 and a maximum of 20 units per acre. Allowed structure types are single family residences or two family residences on individual lots or attached (zero-lot line) single family residences. Other residential structure types may be permitted through approval of a Planned Unit Development or other process identified in the development regulations.~~

**Residential Increased:** Uses in the Increased Intensity Residential designation are largely similar in type to low intensity residential areas. However, the overall development scale of those uses should be slightly higher, including possible design allowances like increased lot coverage, height, and other similar design requirements. The intent of Increased Intensity Residential areas is to provide a gradual increase in intensity, height, and overall context as the lower intensity areas transition into the more intense uses found in Centers and Corridors or significant commercial areas.

Residential Increased areas are appropriate whenever predominately lower scale residential is located near or around more intense uses like commercial locations or designated Centers and Corridors. Factors to be considered in designating such areas should include proximity to arterials and collectors, availability of transit, the nearness of more intense development, available capacity in systems and infrastructure, and any other factors that help ensure the proposed land use designation integrates well into the existing built environment.

Development allowed in these areas is expected to be larger in form (height, lot coverage, etc.) than those in the Low Intensity Residential areas, while still maintaining a high level of continuity and consistency between the two less intense residential areas.

~~**Residential 15-30:** This designation allows higher density residential use at a density of 15 to 30 units per acre.~~

**Residential Moderate:** Residential Moderate areas provide increased intensity of development more appropriate to areas in the vicinity of designated Centers and Corridors and those served by substantial commercial or employment opportunities. The typical type of residential development appropriate to this designation include larger apartment buildings while also including a mix of the lower intensity areas where warranted. Example apartment types include the three-floor walkup and traditional apartment complexes as well as larger townhome and condo complexes. If neighborhood serving uses are included, such as churches or community centers, those non-residential uses can be of a higher scale and intensity than those conditionally permitted in Low and Increased Intensity Residential areas.

Residential Moderate uses should be generally limited to within moderate walking distance of a Center, Corridor, or major employment/commercial area. Placement of Moderate Residential outside walking distance of these more intense areas is acceptable if sufficient rationale exists to place them further out—such as proximity to high-capacity or frequent transit service (aka Transit Oriented Development).

~~Residential 15+~~ This designation allows higher density residential use at a density of 15 or more units per acre or more. **Residential High:** The Residential High designation allows for the highest intensity of residential uses, including construction types found in the Moderate Intensity Residential designation but also including taller and more intense apartment complexes. High Intensity Residential areas are intended to focus residential intensity in the near vicinity of downtown and other Centers and Corridors in the city, where sufficient services and employment opportunities exist nearby. A focus on accessibility, walkability, and equitable housing provisions should be provided in this area, including incentives and other bonuses for more affordable/attainable units as these areas are also located near to services and essential facilities like frequent transit.

---- No other proposed changes until page 3-41 ----

Note: the four residential intensities listed in table LU 2 have been reordered to list them from lowest to highest intensity. That change is not shown in the "tracked changes" below.

The following table, LU 2, "Description of Land Use Designations," provides the names of the Land Use Map designations, a description of the typical land uses found in each designation, and some of the applicable development standards. While the following table provides the approximate range of residential density expected in some areas, this is not intended to be a site-by-site maximum limit for development. The number is provided here for the planning and provision of services and utilities in these areas (see Chapter 5, Capital Facilities and Utilities) and represents the average density one might expect in these areas. Conversely, where minimum densities are listed, implementing codes and practices should seek to achieve or exceed those minimums in general. The table is followed by the Land Use Plan Map which shows the location of the various land use designations that are described in the following table:

TABLE LU 2 – DESCRIPTION OF LAND USE DESIGNATIONS			
Land Use Designations	Typical Land Use	Assumed Density (Units per Acre)	
		Minimum	Maximum
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.	-	-

TABLE LU 2 – DESCRIPTION OF LAND USE DESIGNATIONS			
Land Use Designations	Typical Land Use	Assumed Density (Units per Acre)	
		Minimum	Maximum
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 <del>4-10</del> <u>Low</u>	Attached or detached <del>single-family</del> residences <u>and middle housing types.</u>	4	10
Residential <del>10-20</del> <u>Increased</u>	<del>Attached or detached single-family and two-family residences.</del> <u>Middle housing types of greater scale or intensity than in lower intensity areas, with potential for mixed-use, neighborhood scale retail and services.</u>	10	20
Residential <del>15-30</del> <u>Moderate</u>	<del>Higher density residences.</del> <u>A mix of more intense middle housing types and moderate-sized apartment, condo, townhome developments.</u>	15	30
Residential <del>15+</del> <u>High</u>	<del>Higher density residences.</del> <u>Large apartment, condominium, townhouse developments, potentially on multiple sites with site planning and features.</u>	15	-
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



TABLE LU 2 – DESCRIPTION OF LAND USE DESIGNATIONS			
Land Use Designations	Typical Land Use	Assumed Density (Units per Acre)	
		Minimum	Maximum
Center & Corridor Core	Commercial, office and residential uses consistent with type of designated Center and Corridor.	-	-
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.	-	-

The following changes are proposed for the Glossary, located at the end of the Comprehensive Plan. These will be placed in their proper alphabetical order if adopted.

## Glossary

### Intensity (of Development)

Development intensity refers to factors beyond simple density (e.g., units per acre). Instead, the concept of development intensity focuses on the mass, form, and function of development. A tall building with many floors, covering a large proportion of the site, and requiring a high level of service/utility connections would be considered a “high intensity” use. A small building, covering less of the lot, of less height, and integrated into the physical environment in which it is located would be a lower intensity use. In the case of housing, middle housing types are considered “low intensity” while multi-story apartment buildings are considered “high intensity.”

### Livability

Livability in the Comprehensive Plan encompasses the positive attributes that make places feasible and enjoyable to live, work, and visit. The values that support livability include but are not limited to:

- Equity
- Diversity (both physical and social)
- Accessibility (physical, cognitive, and financial)
- Attainability
- Walkability and Transit Access
- Environmental Sustainability
- Integration Between Different Uses
- Greenery and Canopy Coverage
- Connected Community

### **Middle Housing**

In accordance with state law, middle housing includes buildings that are compatible in scale, form, and character with single-family houses and contain two or more attached, stacked, or clustered homes such as duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apartments, and cottage housing.

## Change Log -- Building Opportunity for Housing Phase I

Version Date: 5/17/2023

"Page" refers to the page number on the current version of the proposed language, not the full chapter text.

Ref#	Page	General Location	Change Made/Proposed	Rationale	Suggested by:	Implemented
1	2	Goals and Policies Preface	Include "downtown" in the list of areas where future growth should occur.	Downtown is a regional center but isn't in the list.	PC President Francis	Yes
2	2	Goals and Policies Preface	"the highest intensity" should read "higher intensity"	Highest may be misconstrued to equate to "only."	PC President Francis	Yes
3	2	Goals and Policies Preface	". . . within concentrated areas in <u>and around</u> Neighborhood Centers . . ."	Similar changes were made elsewhere to this effect.	Staff	Yes
4	3	Policy LU 1.3	Remove "single-family" from "single-family detached homes" in the discussion.	Could be misinterpreted as "single family residential" zone.	Commissioner Beyreuther	Yes
5	3	Policy LU 1.3	The sentence describing areas where increased residential development should be considered should be modified to be in a positive rather than restrictive voice.	As an aspirational document, positive language is more appropriate.	Commissioner Beyreuther & Commissioner Patterson	Yes
6	3	Policy LU 1.3	Proximity to schools should be a factor in increased intensity development.	The presence of schools nearby is also a sound rationale for increased development.	Staff	Yes
7	3	Policy LU 1.3	Include a sentence clarifying what kinds of uses are complimentary to residential.	A description will help reviewers understand the types of uses expected.	Staff	Yes
8	3 - 4	Policies LU 1.3 and LU 1.4	Replace placeholder boxes with approved graphics.	The concept of intensity could be better explored graphically.	Staff	Yes
9	3-4	Policies LU 1.3 and LU 1.4	Add an introduction paragraph for the new graphics.	The need exists to make it clear these are conceptual and not meant to depict ideal/required designs.	Staff	Yes
10	5	Policy LU 5.5	Remove "maximum" from discussion.	"Maximum" could lead to exclusionary practices.	Commissioner Williams	Yes
11	5	Section 3.4 Preface	Remove "single" from "detached single homes."	Could be interpreted as "single family" only.	Commissioner Beyreuther	Yes

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Ref#	Page	General Location	Change Made/Proposed	Rationale	Suggested by:	Implemented
12	5	Section 3.4 Preface	Add a paragraph making it explicit that more than one residential zoning is appropriate in each land use designation.	Reinforcing this concept is helpful when considering future possible amendments.	Staff	Yes
13	6	Land Use Descriptions	Correct names of residential land uses to match current version (i.e., "residential low" instead of "low intensity residential.")	Typographical error.	Staff	Yes
14	6	Description of "Residential Low"	Clarify that grocery as well as small format retail and medical are appropriate.	This change reinforces the added language in LU 1.3 above.	Staff	Yes
15	6	Description of "Residential Moderate"	A more positive sentence structure is possible in the second paragraph.	Changes made to use a positive voicing.	Commissioner Beyreuther & Staff	Yes
16	5	Land Use Table Preface	Add a sentence making it clear that minimum density is still an important consideration.	This was not clear in the previous language.	Staff	Yes
17	8	Land Use Table	Remove "single-family" from "single-family residences"	Could be interpreted as "single family detached" only.	Commissioner Beyreuther	Yes
18	9	"I" Definitions	Retain definition of intensity	Helpful to readers and reviewers.	CA Representative Winkes & Commissioner Bank	Yes