

City of Spokane
Infill Development

May 17, 2016

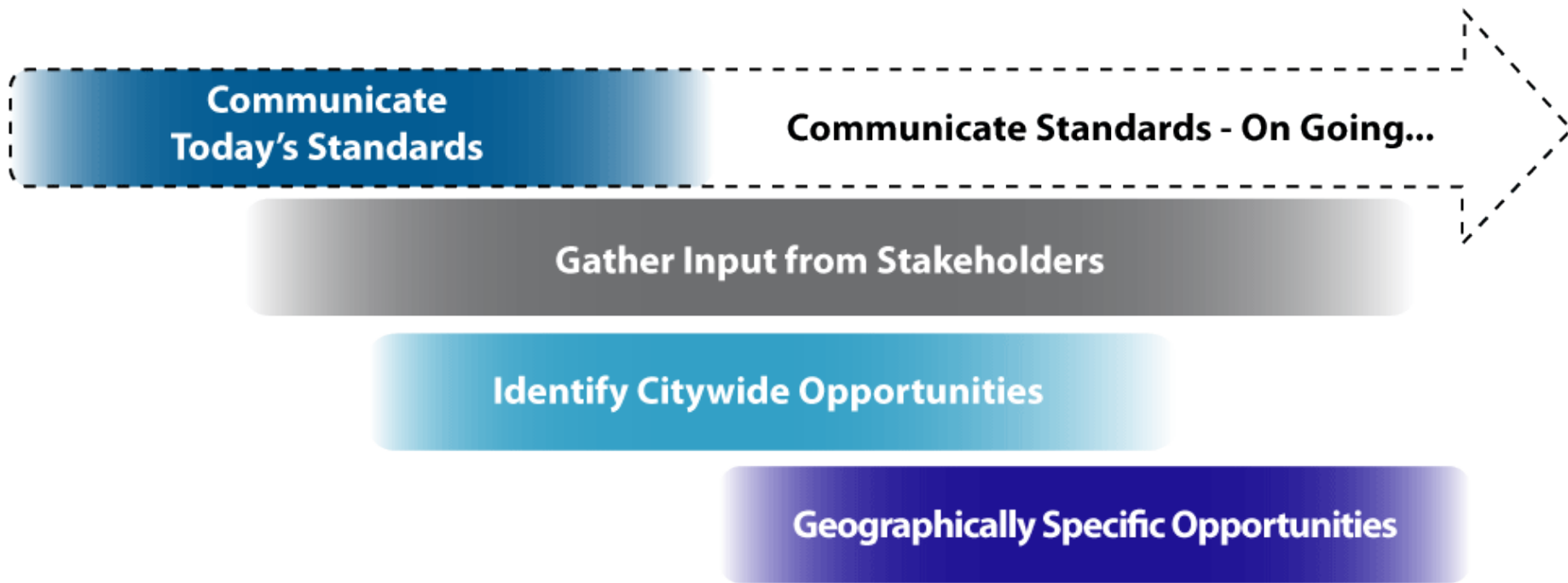
Today's Agenda

- Introductions
- Background and Adopted Policy
- Infill Forms: Facilitated Group Discussion
- Small Group Discussion
- Groups Report Out
- Next Steps
- Public Comment Period

Background

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

Infill Project Organization



Project Goals

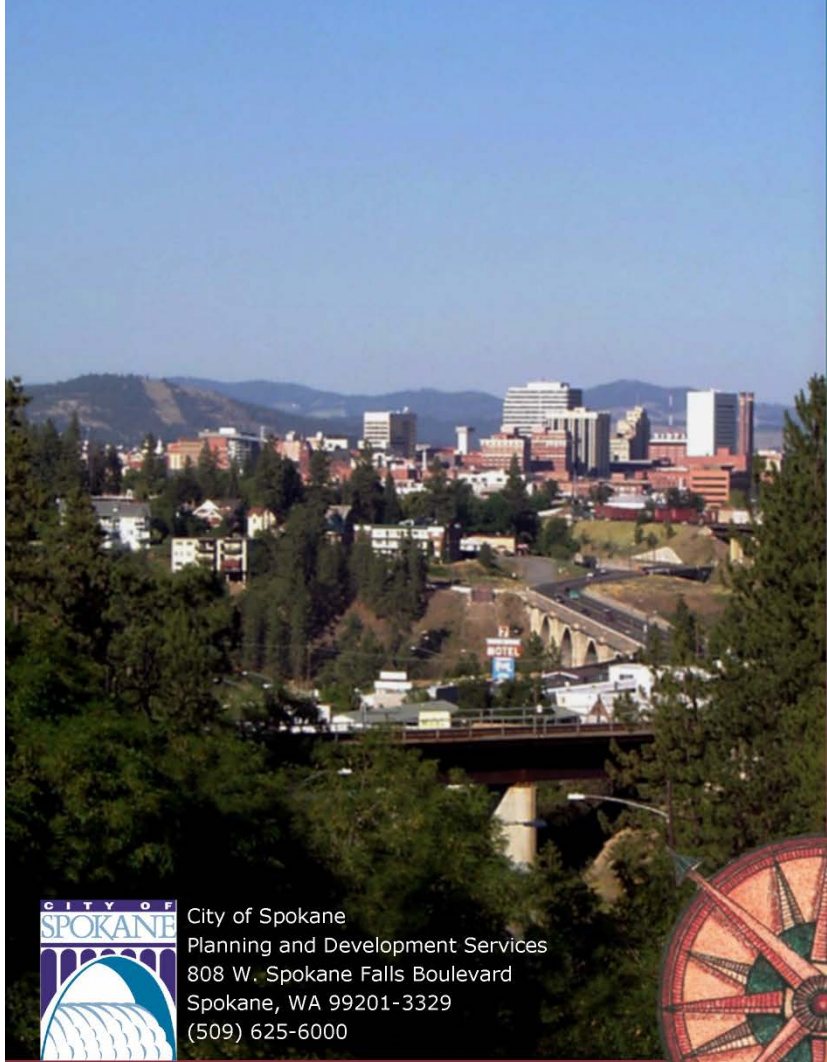
- Communicate and review today's standards.
- Increase clarity of residential infill regulations and opportunities.
- Explore opportunities to promote infill development in desired locations.
- Evaluate what, if any, further changes are needed.
- Monitor trends and evaluate performance.

What Is Infill Development?

- Development of vacant lots and parcels within an already built up area.
- There is no single technique to implement infill development.



Cottage-style courtyard development, Kendall Yards



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City of Spokane's **Comprehensive Plan**

* Revised Edition as of June 2015 *

Adopted Policy

- Comprehensive Plan Chapter 6 Housing Vision:
“Affordable housing of all types will be available to all community residents in an environment that is safe, clean, and healthy. Renewed emphasis will be placed on preserving existing houses and rehabilitating older neighborhoods.”

Adopted Policy

- Comprehensive Plan Goal H1 Housing Affordability:

Provide sufficient housing for the current and future population that is appropriate, safe, and affordable for all income levels.

- H 1.7 Socioeconomic Integration
 - Housing Development for Mixed Incomes

Adopted Policy

- Comprehensive Plan Goal H2 Housing Choice and Diversity:

Increase the number of housing alternatives within all areas of the city to help meet the changing needs and preferences of a diverse population.

– Related Policy: LU 3.11 Compact Patterns

Adopted Policy

- Comprehensive Plan Goal H3 Housing Quality:

Improve the overall quality of the City of Spokane's housing.

– Related Policy: LU 4.4 Connections

Adopted Policy

- Comprehensive Plan Land Use Policy
 - Coordinated and Efficient Land Use
 - LU 3.1: Centers and Corridors
- Urban Design and Historic Preservation
 - Function and Appearance
 - DP 3.8 Infill Development: Reinforce Established Neighborhood Character



Accessory Dwelling Unit: Overview

Detached ADU



Detached ADU over Accessory Building





Pocket Residential Development: Overview















Detached
Residences
with Frontage
on Walkway



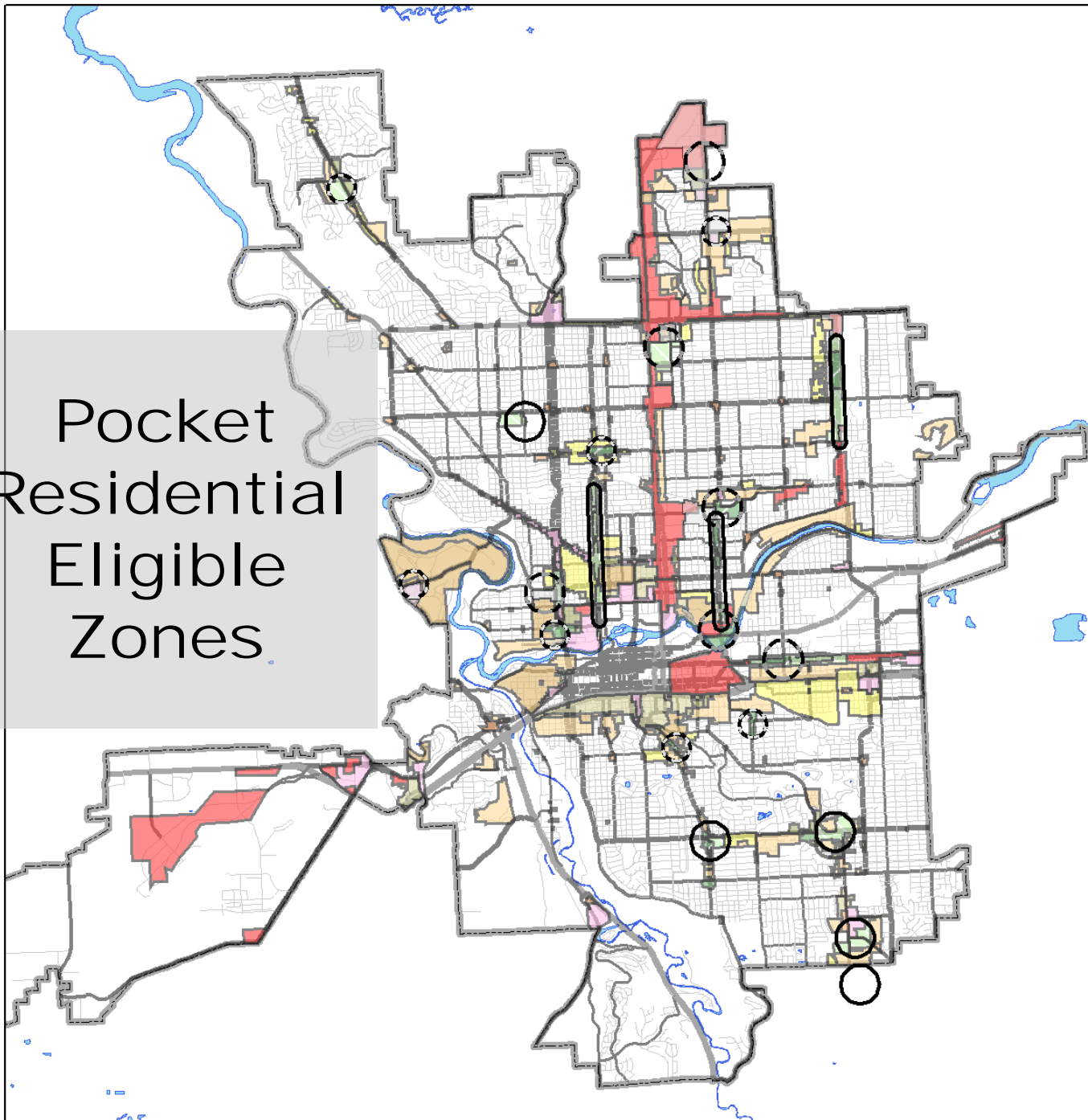
Attached
Residences

Pocket Residential Development

- Allow some flexibility consistent with underlying zoning density
- Where can this tool be used?
 - Sites less than 1.5 acres in most residential and commercial zones

Residential Zones						Commercial Zones					Center & Corridor CC1-4
RA	RSF	RSF-C	RTF	RMF	RHD	O	OR	NR	CB	GC	
											

Pocket Residential Eligible Zones



Legend

- Corridor
- District Center
- Employment Center
- Neighborhood Center
- CC3
- Center and Corridor Type 1
- Center and Corridor Type 2
- Community Business
- General Commercial
- Neighborhood Retail
- Office
- Office Retail
- Residential High Density
- Residential Multifamily
- Residential Two-Family
- City of Spokane
- Waterbody



Attached Housing / Duplex: Overview

Townhouse Style Units





Cottage Housing: Overview

Cottage
Housing
*The Cottage
Company*



Local Infill: Cottage Housing

South Southeast Boulevard

East 35th Avenue



Residential Single-family Compact Zoning: Overview

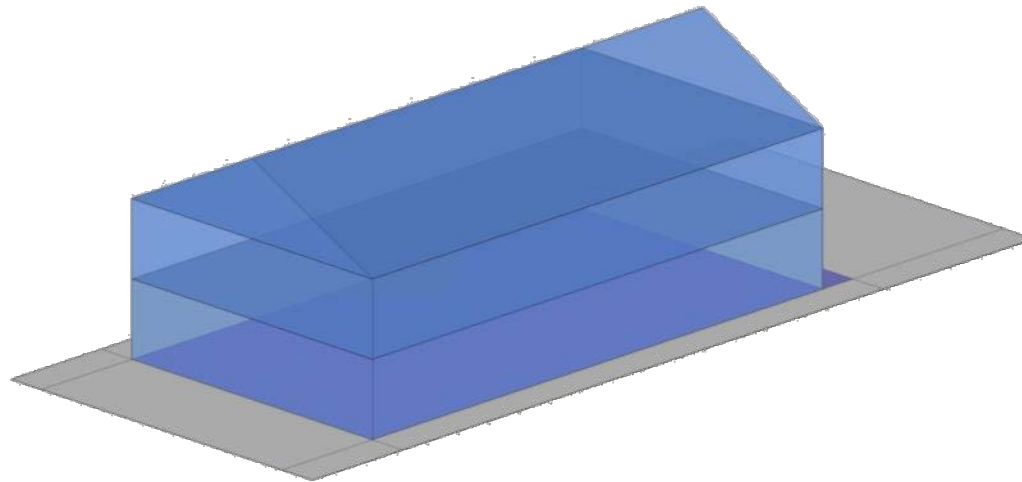
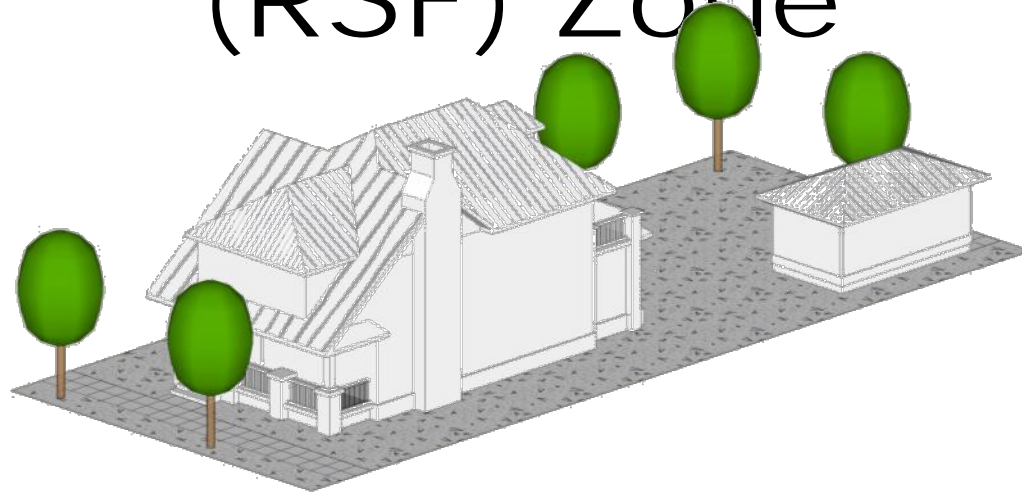


Small Lot
Detached Home

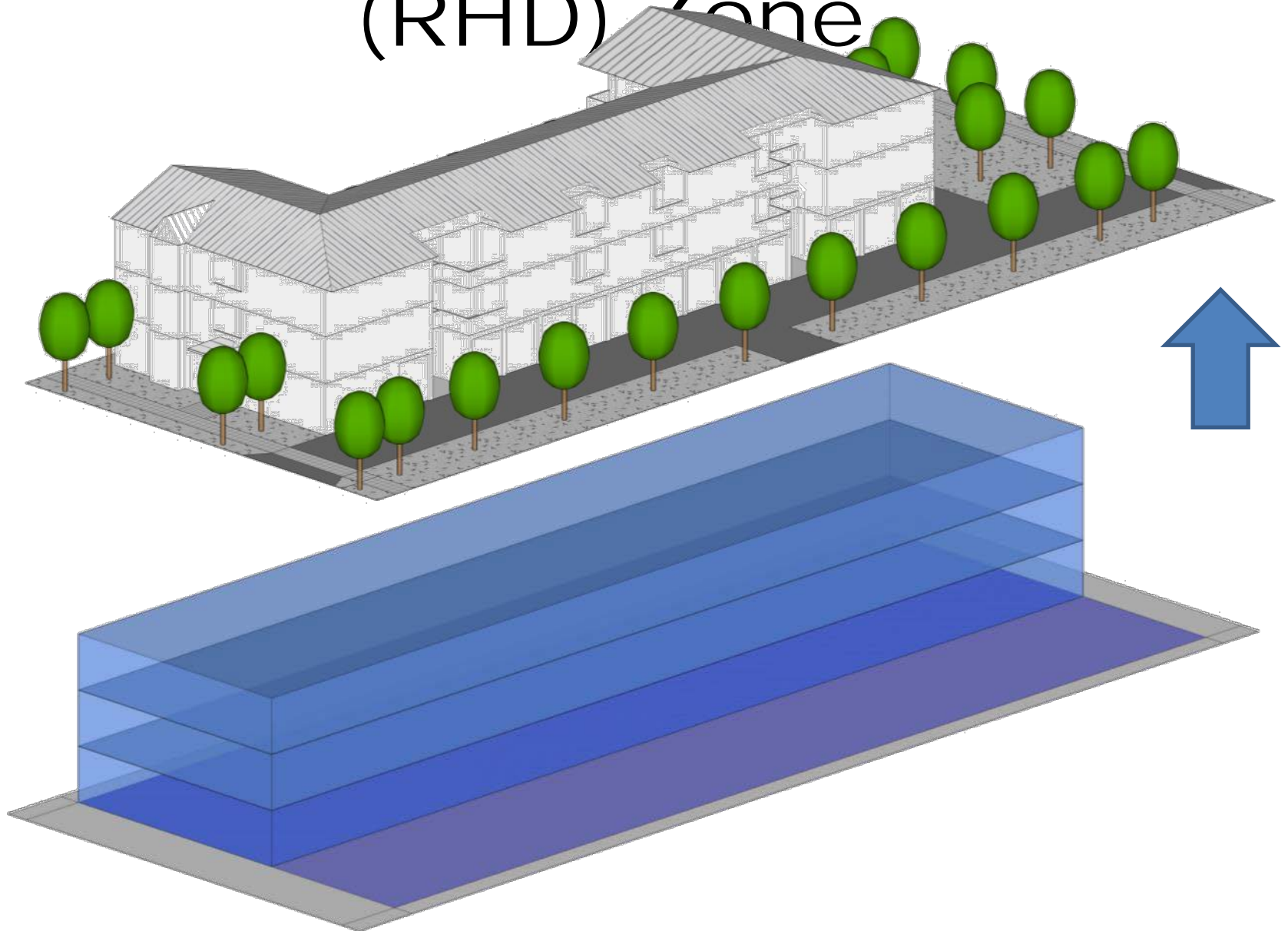


Attached Dwelling

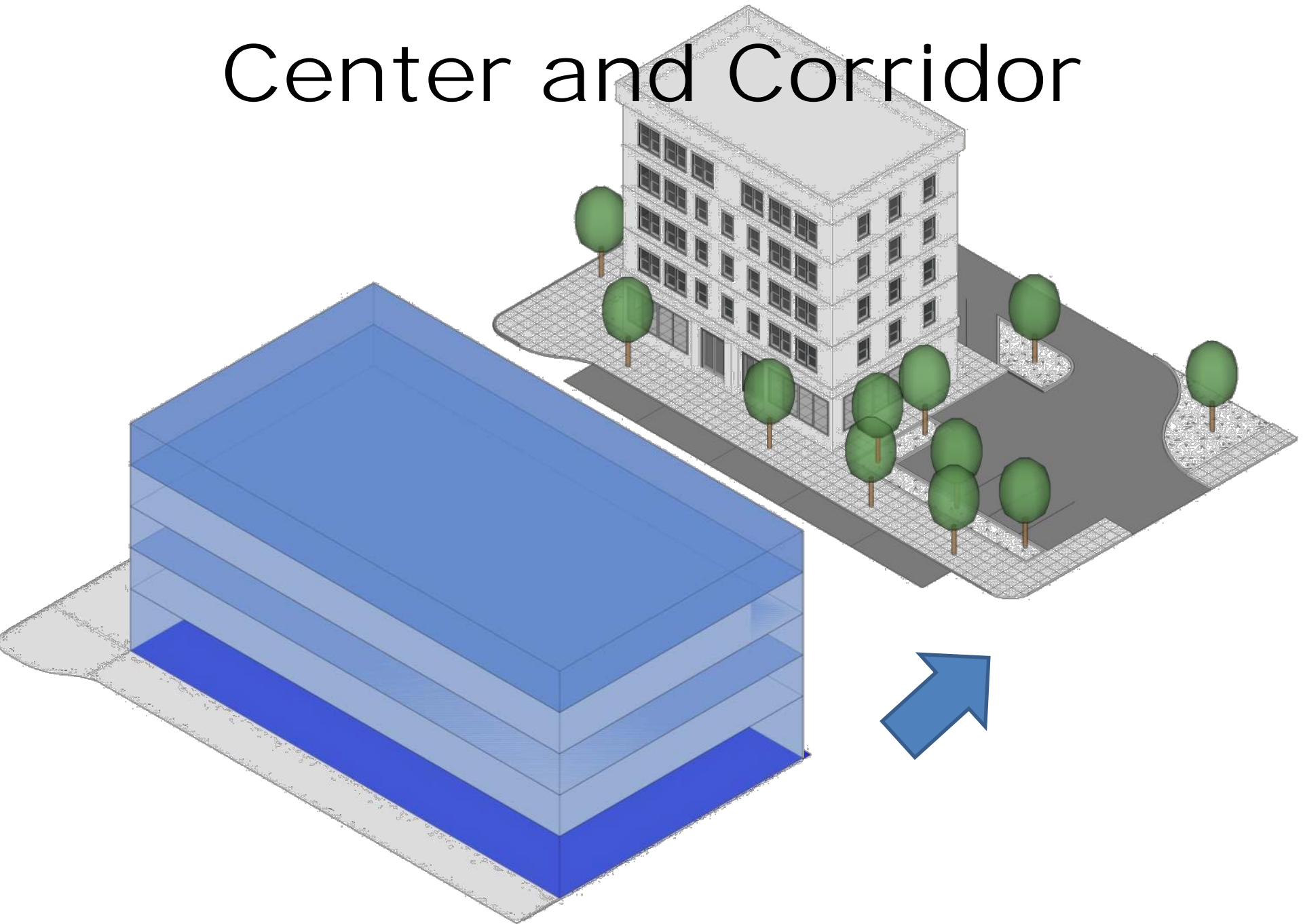
Residential Single-family (RSF) Zone



Residential High Density (RHD) Zone



Center and Corridor



Next Steps

- Focus Group Meetings

• Architecture/Development	May 17
• Tiny Housing	May 23
• Non-Profit Development	May 24
• Community Groups	June 7
• Neighborhood Council Reps	June 30

- Preliminary Comment Summaries: May-June
- Steering Committee Meetings: July – August
- Public Open House: August