

Building Opportunity and Choices for All



City of Spokane | Planning Services

August 17, 2022

Priority Dates



Pilot Timeline

- Effective date is August 27, 2022
- Pilot ends July 18, 2023, per Ord. C36232





Vesting

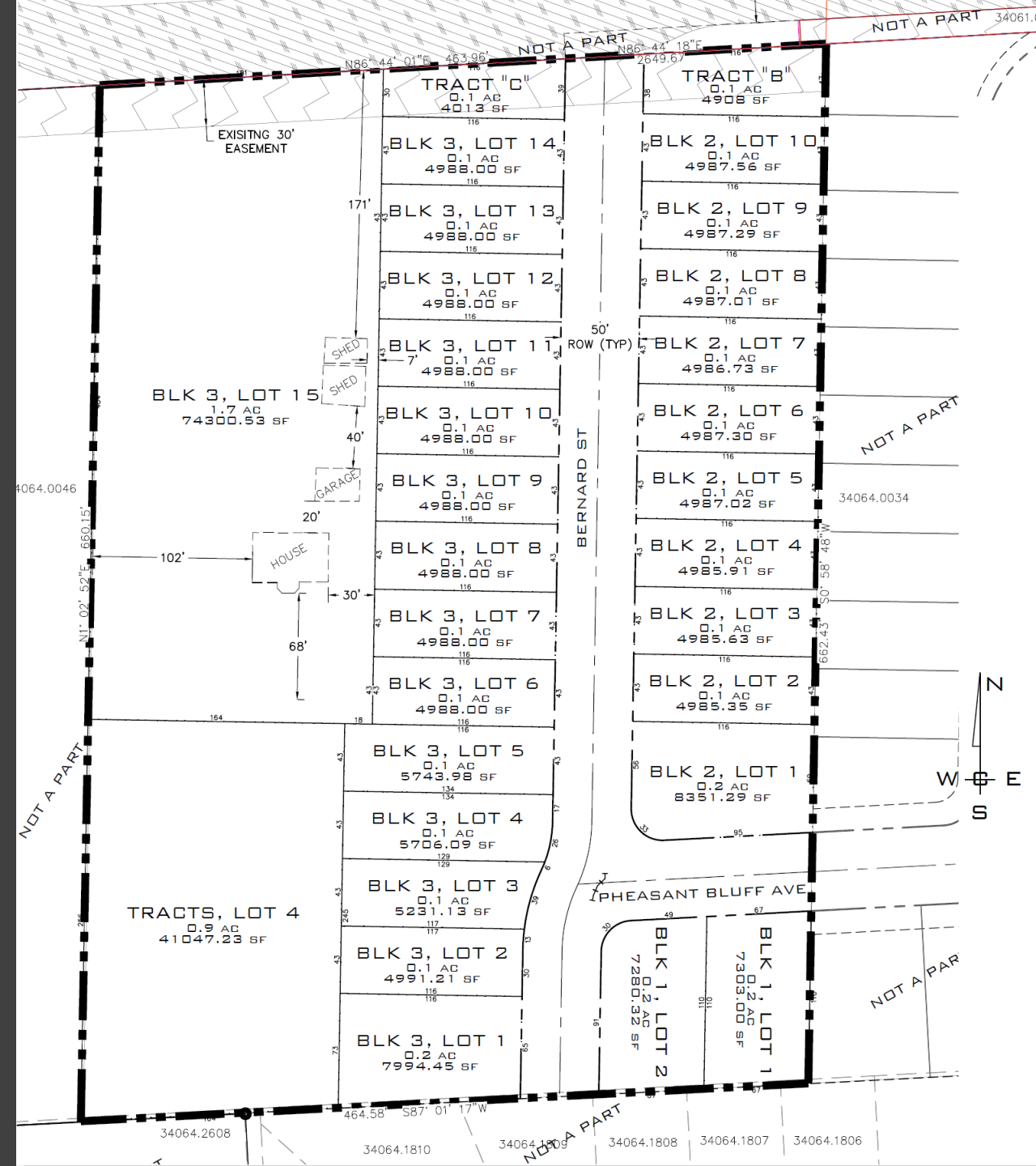
Development on existing lots

- Building permits are vested for **180 days**
- Can submit requests to Building Official for an extension
- Must conform to applicable building, fire, and engineering requirements
- Final plats approved before July 18, 2022 *may* utilize BOCA

Vesting

Development requiring a plat

- Preliminary plats may vest to pilot regulations
- Applications must show the building footprints and state housing type(s)
- Vested for **5 years** per RCW [58.17.170](#)
- Must conform to applicable building, fire, and engineering requirements existing at the time permits are submitted



Vesting

Platting in process

- A new plat is *likely* required **IF**
 - Modifying housing types or densities from approved preliminary
 - Preliminary and/or Final Plat was conditionally approved
- Still need approval from agencies such as WSDOT
- Vested for **5 years** per RCW [58.17.170](#)



A large, multi-story house with a prominent porch and balcony, surrounded by trees and a street with cars. The house is the central focus, featuring a wide porch with decorative railings and a balcony above. The scene is set in a residential neighborhood with other houses visible in the background and cars parked on the street in the foreground. The overall atmosphere is that of a well-maintained, established neighborhood.

Development and Design Standards

Dimensional Standards

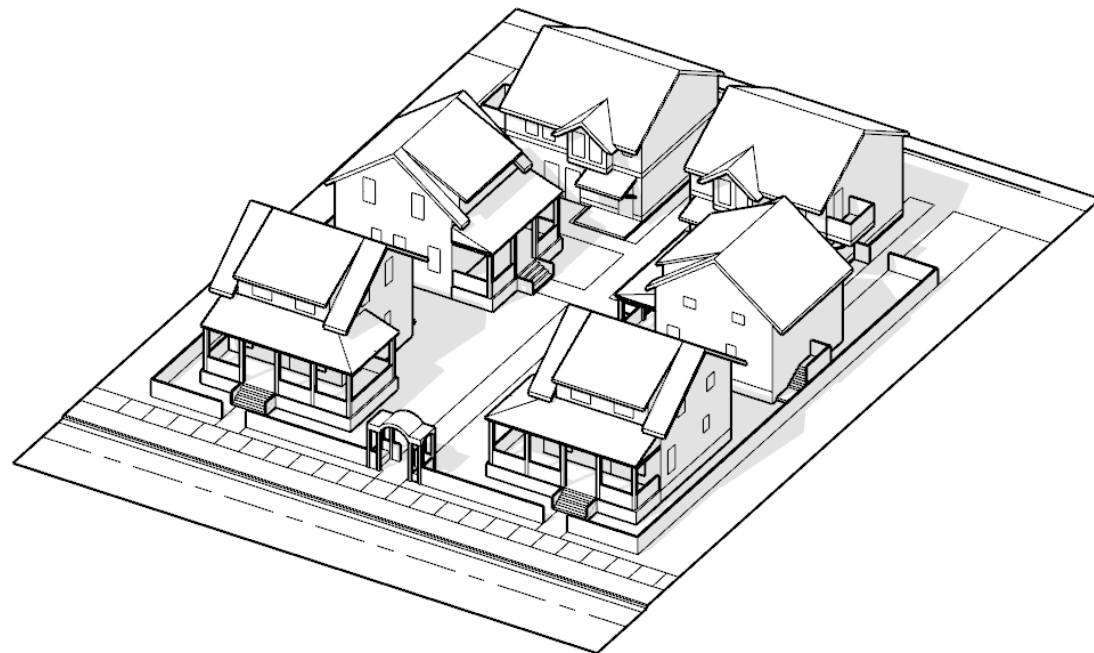
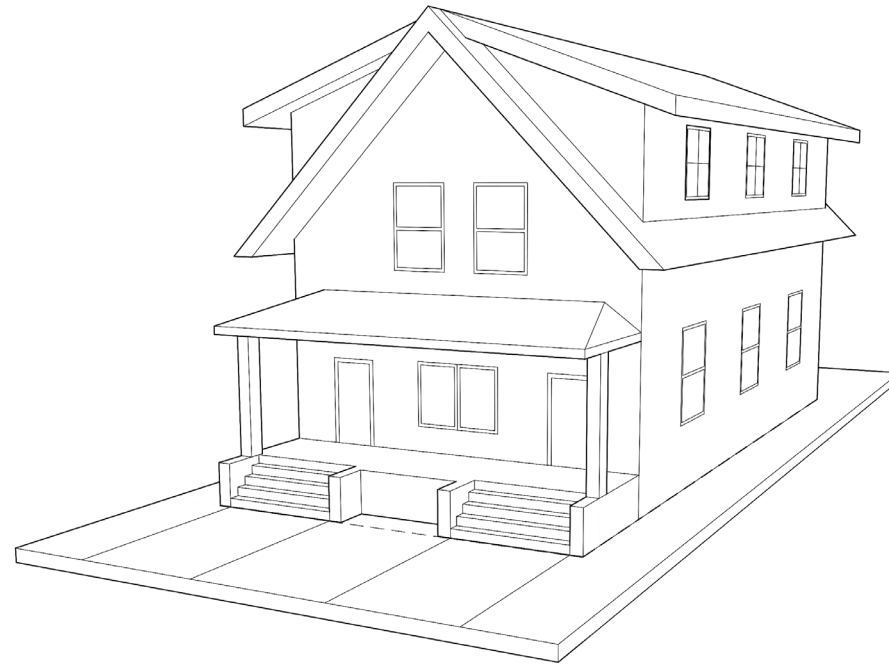
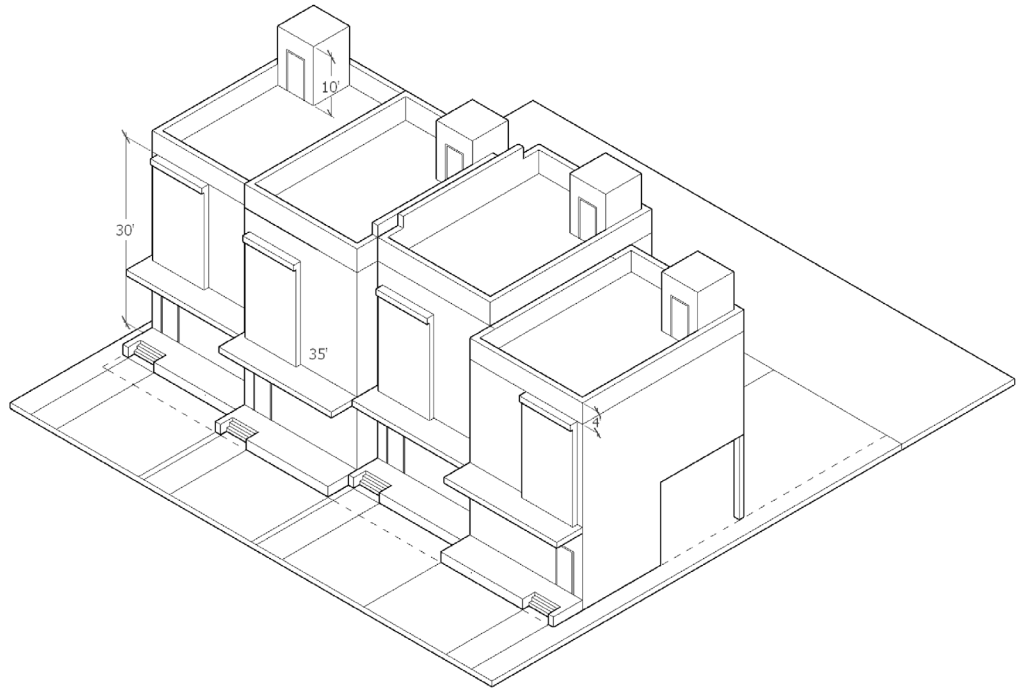



Width	40 ft	Current RSF standard
Depth	80 ft	Current RSF standard
Min. size	4,350 sq ft	Current RSF standard for detached
Max. roof height	40 ft	Current RSF standard is 35 ft
Max. wall height	30 ft	Current RSF standard is 25 ft
Floor Area Ratio (FAR)	N/A	Bulk governed by building coverage, setbacks, height
Building coverage	60%	RSF average is 47%

Dimensional Standards for Townhomes



Width (rear loaded only)	16 ft	Current RTF standard
Width (front loaded)	36 ft	Current RTF standard
Depth	80 ft	Current RSF standard
Min. lot size	1,280 sq ft	16 ft x 80 ft = 1,280 sq ft
Max. roof height	40 ft	Current RSF standard is 35 ft
Max. wall height	30 ft (edges) 35 ft (interior)	Current RSF standard is 25 ft
Floor Area Ratio (FAR)	N/A	Bulk governed by height and setbacks
Building coverage	N/A	Stormwater review required





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Density Calculations and Infill

- Mostly impacts RMF and RHD zones
- 17C.400.020 density calculations mostly impact infill
- Pilot allows development to round up for unit count (e.g. 7.3 becomes 8 units)



Density Calculations and Subdivisions

- Lots that meet pilot dimensional standards are considered in compliance with density calculations

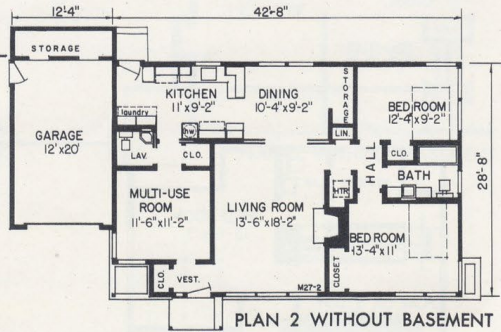


Design Standards



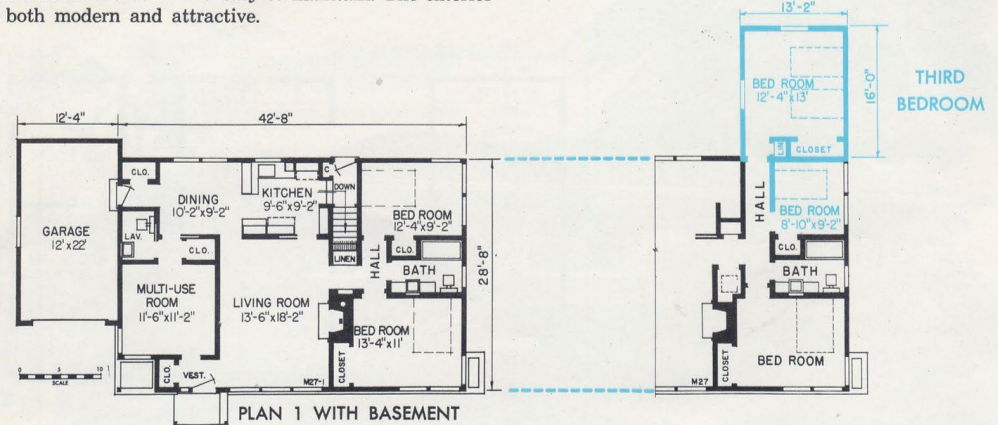
m-27

Living Area, Plan 1 or 2—1,232 sq. ft.



PLAN 2 WITHOUT BASEMENT

HERE IS ANOTHER RANCH HOME that offers you the choice of a third bedroom now or in the future as needed without detracting from the beauty of the original home. In addition to appealing features such as bath and a half and natural fireplace, note the efficient traffic pattern that makes this home comfortable to live in and easy to maintain. The exterior is both modern and attractive.

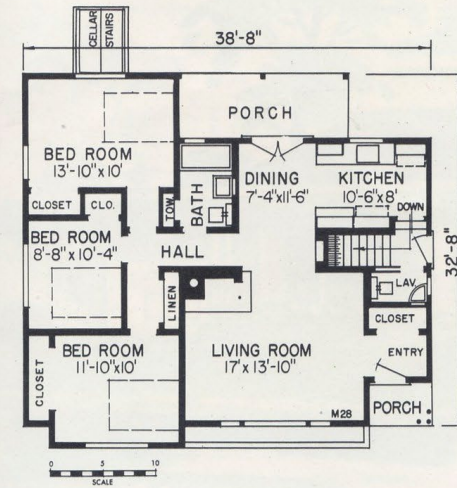


PLAN 1 WITH BASEMENT

- Landscaping and Front Yards
 - 50% of front yard planted with living ground cover
 - Encourages Spokanescape guidelines
- Outdoor Areas
 - 48 sf per unit in a building, private or combined common area
 - Common areas programmed with 3 amenities
- Entrances
 - Oriented towards street frontage
 - Each unit has a covered main entry point

Design Standards

- Front façade must be 15% transparent
- Building Articulation
 - Modulate every 30 ft, at least 4 ft difference
- Screening
 - Garbage and mechanical areas
 - No storage within 15 ft of street
- Parking Facilities
 - Garage wall max 50% of front façade
 - Must be set back at least 2 ft
 - Only 1 curb cut per 2 units

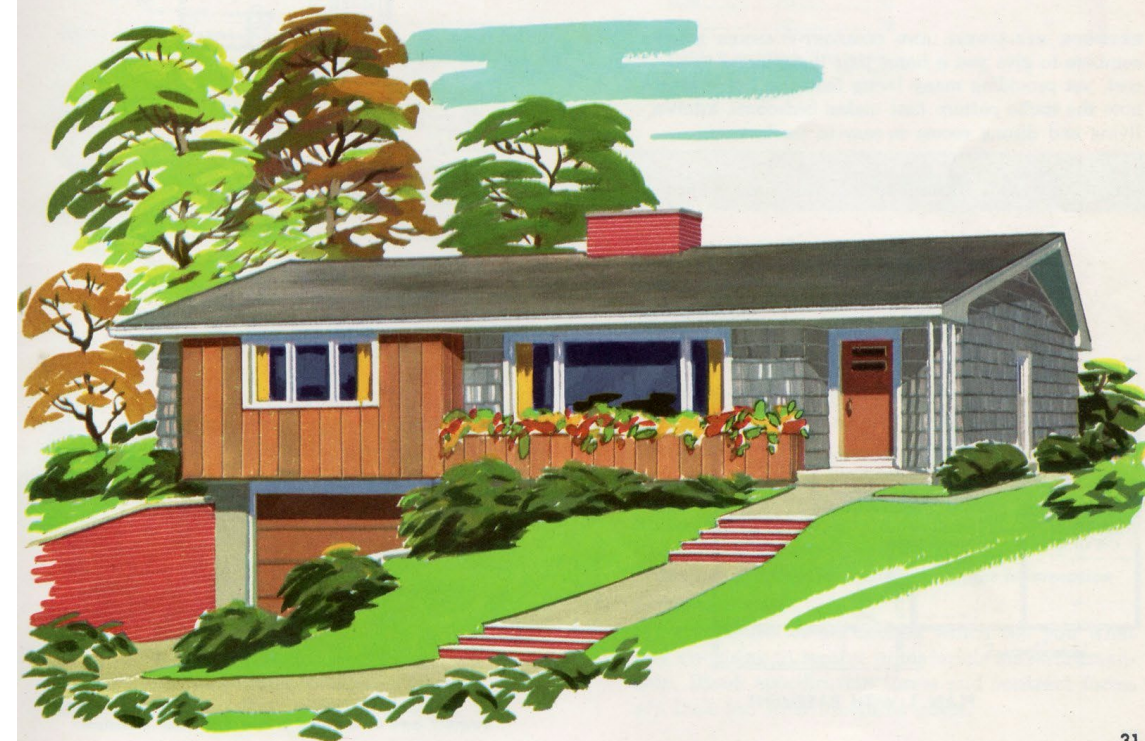


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TAKE ADVANTAGE OF SLOPING TERRAIN with a plan designed for just such a location. In addition to including three bedrooms, a beautifully arranged kitchen-dining area with adjacent porch, and a living room with attractive corner fireplace, this plan also provides a garage in the basement. Exterior beauty is achieved through use of vertical siding and shingles.

Living Area—1,116 sq. ft.

THIS PLAN AVAILABLE ONLY AS SHOWN



Additional Standards

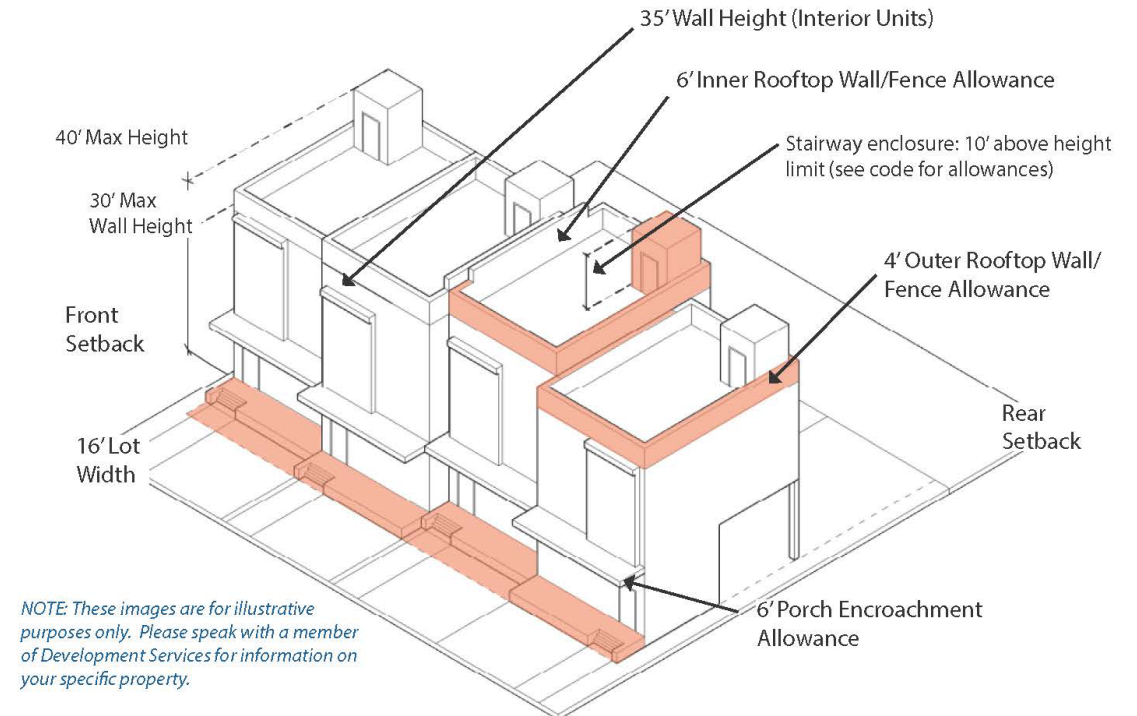
Applicable building, fire, engineering, and utility requirements must still be met

- Commercial building review (3+ units)
- Stormwater review due to increased building coverage
- Fire review for aerial access

Additional Standards:

- Some rooftop projections are allowed on flat roofs
- No limit to the number of consecutive attached houses
- Porches may extend up to six feet into the front setback.
- Front setback capped at 15 feet.
- On interior lots, the side lot line setback for the side containing the common wall is reduced to zero
- All development approved under the Building Opportunity and Choices for All pilot program must meet the design standards outlined in Section 17C.400.030 Pilot Low-Intensity Residential Design Standards.

**Standards not listed in the ordinance remain as currently stated in the permanent code.*



Additional requirements may apply:

- Commercial Building Review
- Stormwater Review
- Landscaping
- Solid Waste Management
- Street trees
- Curb cuts/Streets
- Water
- Structures with livable space taller than 30-feet will require Fire Review to ensure appropriate aerial access

Predevelopment meetings are available upon request

Bundle Incentives

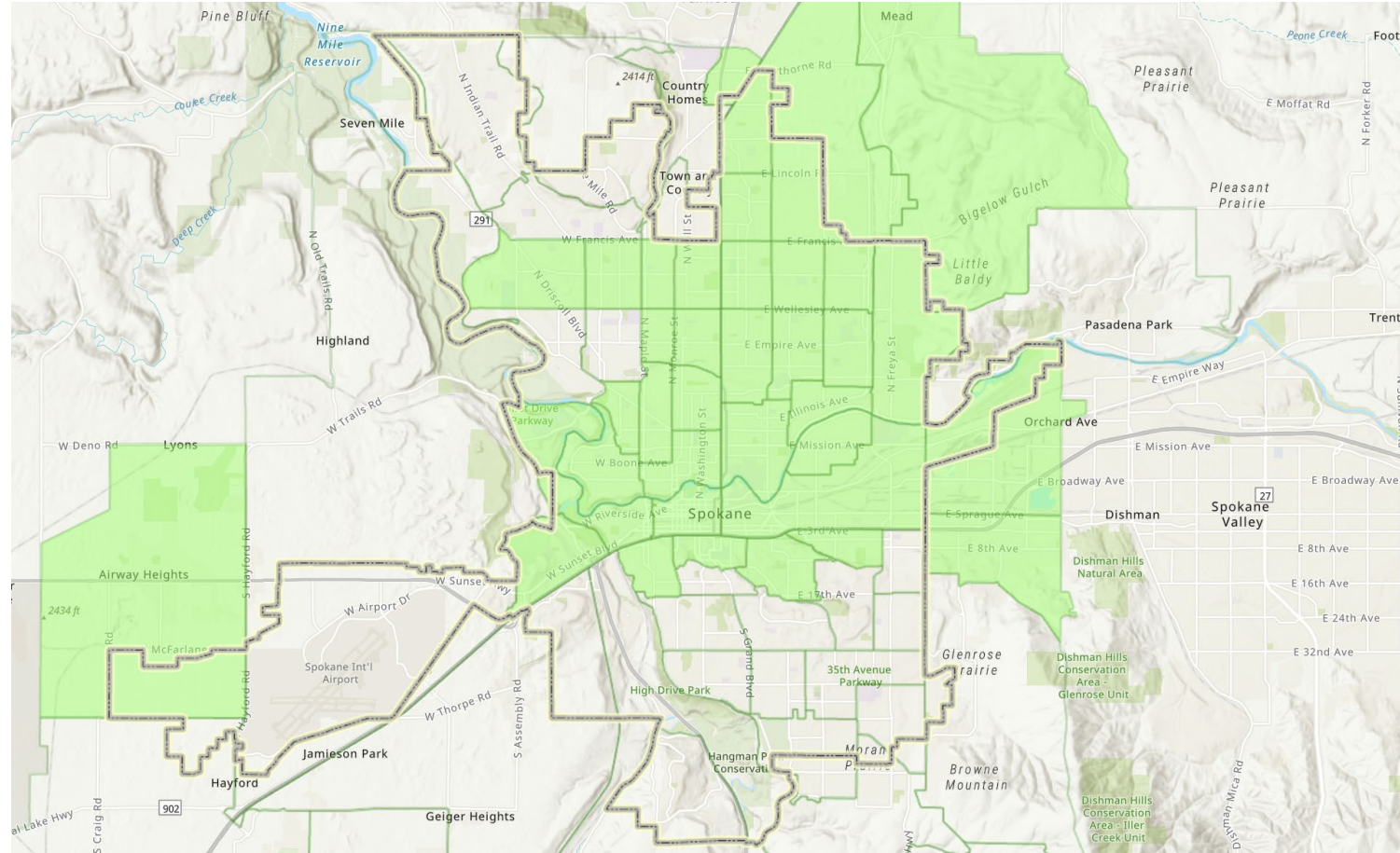


Focus incentives and staff resources to our most economically distressed census tracts – **Spokane Targeted Investment Area (STIA)**

- Includes 34 census tracts defined as distressed
 - high poverty (20% or more), and/or
 - low income (<80% AMI), and/or
 - high unemployment (> 1.5X National rate)
- Census tracts are removed when they are no-longer distressed

Target Investment Area

Resolution 2022-0064



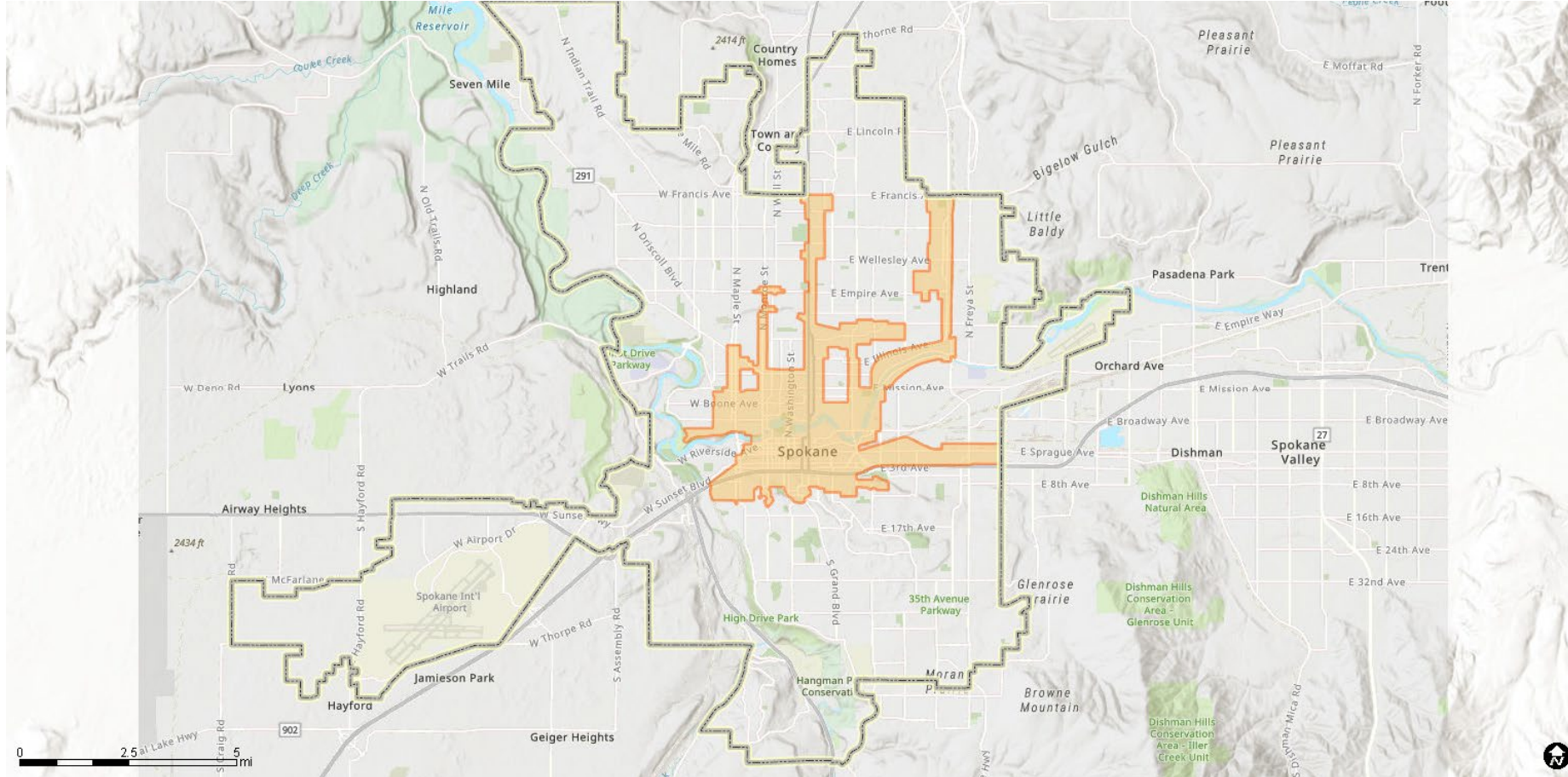
Multi-Family Tax Exemption (MFTE): Spokane Target Investment Area

economically distressed census tracts

- **8-yr: 4+ units** market rate (no income & rent restriction)
- **12-yr: 4-11 units** set aside **25%*** of the units as income and rent restricted for households 80-115% AMI – fee simple owner-occupied units may require Deed Restriction
- **12-yr: 12+ units** set aside **30%*** of the units as income and rent restricted for households 80-115% AMI – fee simple owner-occupied units may require Deed Restriction
- **20-yr: 4+ units**, Deed Restriction will apply – permanent affordable, set aside **25%** of the units as restricted to low-income household up to **80% AMI**

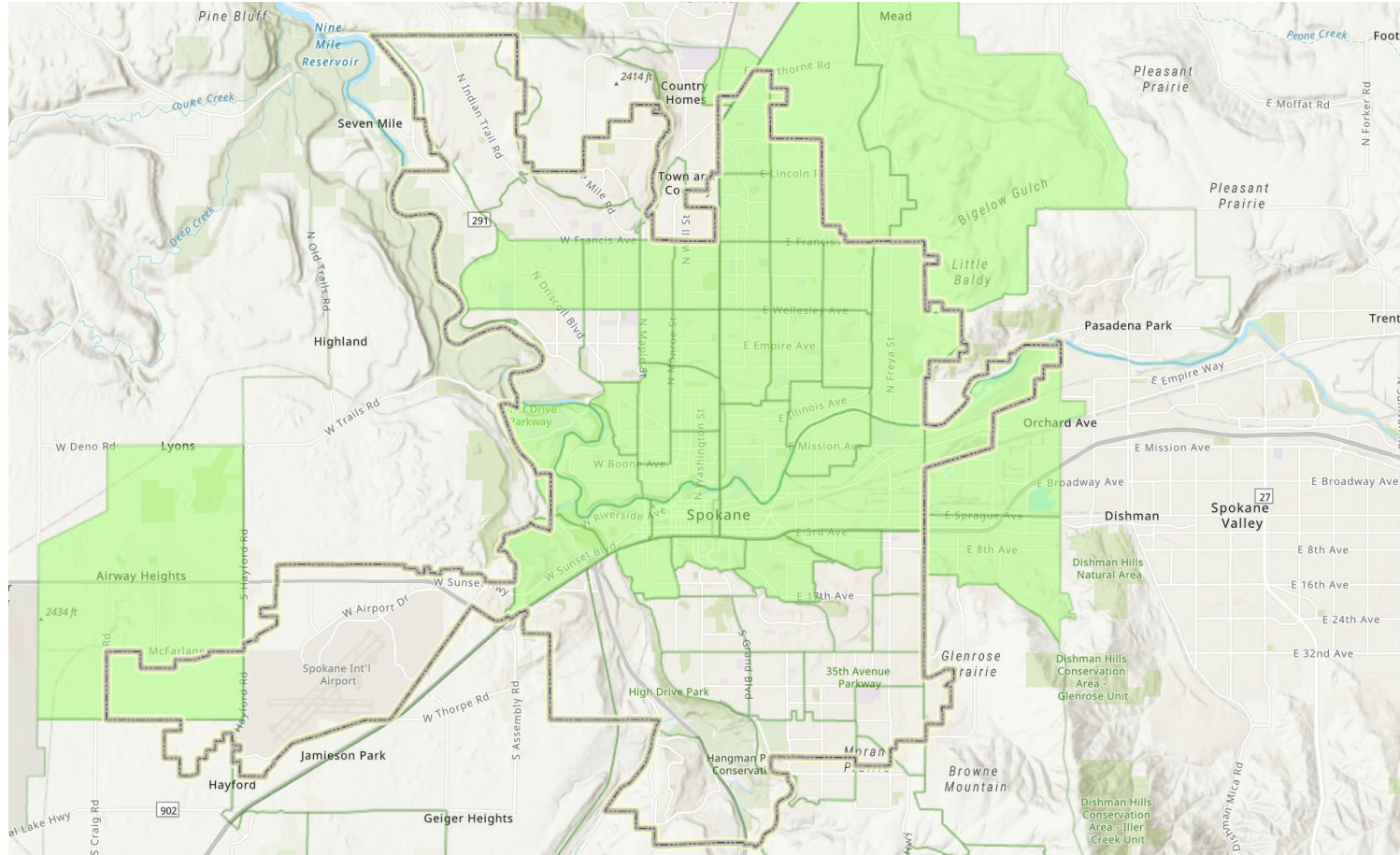
Previous MFTE Area

Resolution 2022-0064



Target Investment Area

Resolution 2022-0064



Multi-Family Tax Exemption (MFTE): Affordable Housing Emphasis Area

not economically distressed

- **12-yr: 4-11 units** set aside **25%*** of the units as income and rent restricted for households 80-115% AMI – fee simple owner-occupied units may require Deed Restriction
- **12-yr: 12+ units** set aside **30%*** of the units as income and rent restricted for households 80-115% AMI – fee simple owner-occupied units may require Deed Restriction
- **20-yr: 4+ units**, Deed Restriction will apply – permanent affordable, set aside **25%** of the units as restricted to low-income household up to **80% AMI**
- **No: 8-yr market rate or 12-yr to 8-yr conversions**

PCS: Affordable Housing Incentive *Award*

New Multi-Family Housing Projects (4+ units)

- Up to **\$150,000** in construction permit fees paid by City:
 - Available until funds are exhausted
- Awards **can be leveraged** with Multi-Family Tax Exemption incentives (plus others)
- Applications are required



PCS: Affordable Housing Incentive *Criteria*

Affordable housing projects must:

- be within the Spokane Targeted Investment Area
- create new Multi-Family Housing (4+ units)
 - for owner and/or renter occupancy
- set aside 20-25% of the units as affordable to low-moderate income households
- report on housing status and affordability requirements
- construction permits **before October 31, 2023**

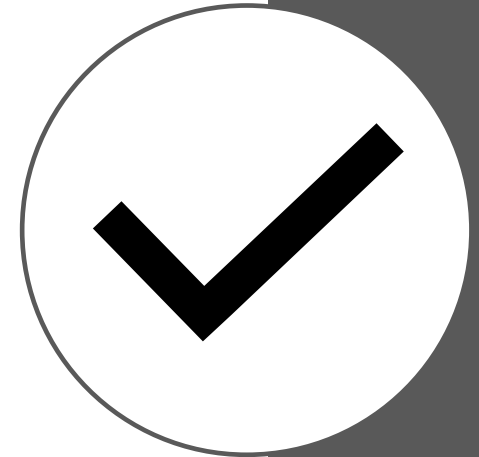
A woman with long dark hair and glasses, wearing a white t-shirt, stands in a meeting room pointing at a wall covered in colorful sticky notes. She is addressing a group of people seated around a white table. The table has several laptops open, notebooks, and pens. The room has large windows on the left and a white brick wall. The overall atmosphere is professional and collaborative.

Build Permanent Changes

1-Year Work Plan


Comprehensive Plan Amendment

- Update comprehensive plan policies
- Revise residential land use designations
- Update Land Use Plan Map
- This is foundational to permanent code changes



1-Year Work Plan

- Municipal Code Amendments
 - Permit more housing types in RSF and RTF zones
 - Update dimensional standards to be less restrictive
 - Update Title 17C.100 to be more user friendly



	Purpose
17C.110.015	Design Standards Administration
17C.110.020	List of the Residential Zones
17C.110.030	Characteristics of Residential Zones
17C.110.040	Other Zoning Standards
17C.110.100	Residential Zone Primary Uses
17C.110.110	Limited Use Standards
17C.110.115	Housing Types Allowed
17C.110.120	Accessory Uses
17C.110.125	Nuisance-related Impacts
17C.110.200	Lot Size
17C.110.205	Density
17C.110.208	Lot Dimension Standards
17C.110.209	Compact Lot Standards
17C.110.210	Building Coverage
17C.110.215	Height
17C.110.220	Setbacks
17C.110.223	Required Outdoor Areas
17C.110.225	Accessory Structures
17C.110.230	Fences
17C.110.235	Demolitions
17C.110.240	Nonconforming Situations



Engage Your Community

- City will be educating and engaging with residents and neighborhood councils
- We'll be tracking and reporting pilot metrics to Council and the community
- **YOUR** advocacy and input are important in framing the discussion and ultimately **getting real changes**

Pre-Development Meetings



Contact the Development Services Center to schedule a Pre-Dev meeting



Meet with City departments and other agencies involved in plan review



Get a better idea of project feasibility, get an overview of requirements before application submittal

Contact Us



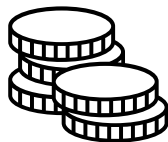
Feedback or questions on permanent changes

KayCee Downey, 509-625-6194 or kdowney@spokanecity.org
Amanda Beck, 509-625-6414 or abeck@spokanecity.org
Kevin Freibott, 509-625-6184 or kfreibott@spokanecity.org



Questions about developing a specific site

Current Planning, 509-625-6188 or planningreview@spokanecity.org
Development Services Center, 509-625-6300 or permitteam@spokanecity.org



MFTE and other Incentives

Teri Stripes, 509-625-6597 or tstripes@spokanecity.org