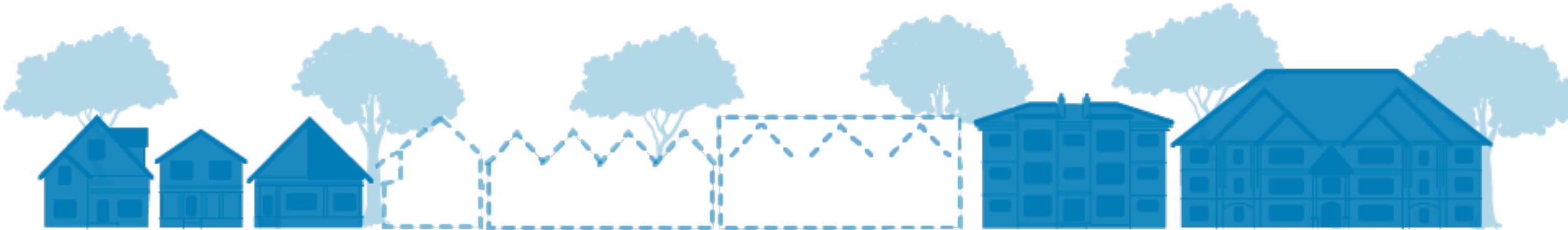


# Building Opportunity for Housing

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City of Spokane | Planning Services

September 20, 2023

# TODAY'S TOPICS

- Building Opportunity and Choices for All
- Comprehensive Plan Policies
- Residential zoning categories
- Regulating capacity vs density
- Dimensional standards
- Parking
- Process text amendments



# HOUSING EMERGENCY

- July 2021 Housing Action Plan and City Council Implementation Plan
  - at least 6,800 housing units are needed by 2037
- July 2021 Mayor Woodward declares housing emergency
- July 2022 Interim Ordinance passed

CITY OF SPOKANE  
PROCLAMATION

**WHEREAS**, the City of Spokane offers an exceptional quality of life for families seeking a work-life balance, and historically, Spokane's housing market has plugged along at a slow, affordable growth rate that has kept demand relatively manageable and housing attainable; and

**WHEREAS**, the National Association of REALTORS® has determined that Spokane will be among the top 10 housing markets in the United States as a Top-10 Post-COVID Real Estate Market, yet, Spokane County has had a housing inventory reduction of 94% since January of 2010 and is currently suffering from the lowest level of housing supply in history while home sales prices escalated by 47% in that same period of time; and

**WHEREAS**, as home prices continue to escalate at record levels, more and more buyers are being squeezed out of the marketplace, especially for those seeking to buy their first home or transition down to a smaller home; and

**WHEREAS**, Spokane City's housing stock mostly consists of single-family detached homes and lacks housing diversity, specifically, Spokane has a low supply of middle housing (town homes, triplexes, and duplexes) which is a critical need among various homeowners in various stages of homeownership; and

**WHEREAS**, Spokane County's apartment vacancy rates have been declining gradually since 2018, and as of March 2021, are at an all-time low of just 0.6%, which has prompted an unprecedented rise in rental rates during a time when many tenants are seeing a decrease in wages due to the COVID-19 pandemic; and

**WHEREAS**, Washington State Governor Jay Inslee declared an eviction moratorium on March 18, 2020 in response to the state of emergency due to the onset of the COVID-19 pandemic, and following extensions, the state-wide moratorium expired on June 30, 2021, placing significant stress on a large number of tenants who have fallen behind on rent payments; and

**WHEREAS**, a key initiative of my administration is ensuring there are a variety of housing types in sufficient quantity that are safe and affordable for all income levels to meet the diverse housing needs of current and future residents; and

**WHEREAS**, the City of Spokane has developed a Housing Action Plan to consider actions that will promote greater housing diversity, affordability, and access and providing guidance for City staff, elected officials, and decision-makers; and

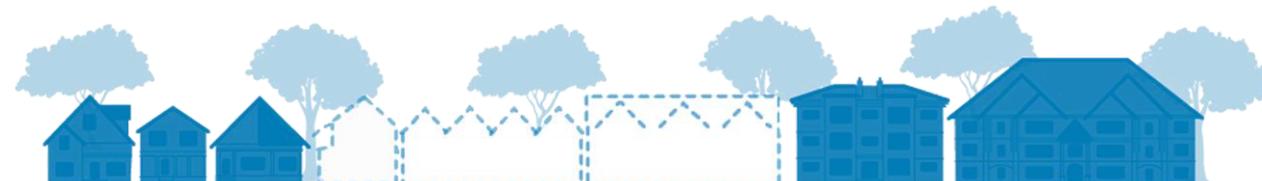
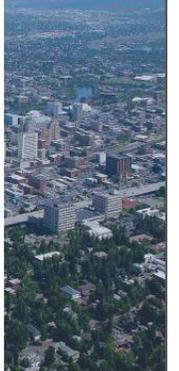


## HOUSING ACTION PLAN

Adopted by City Council • July 26, 2021

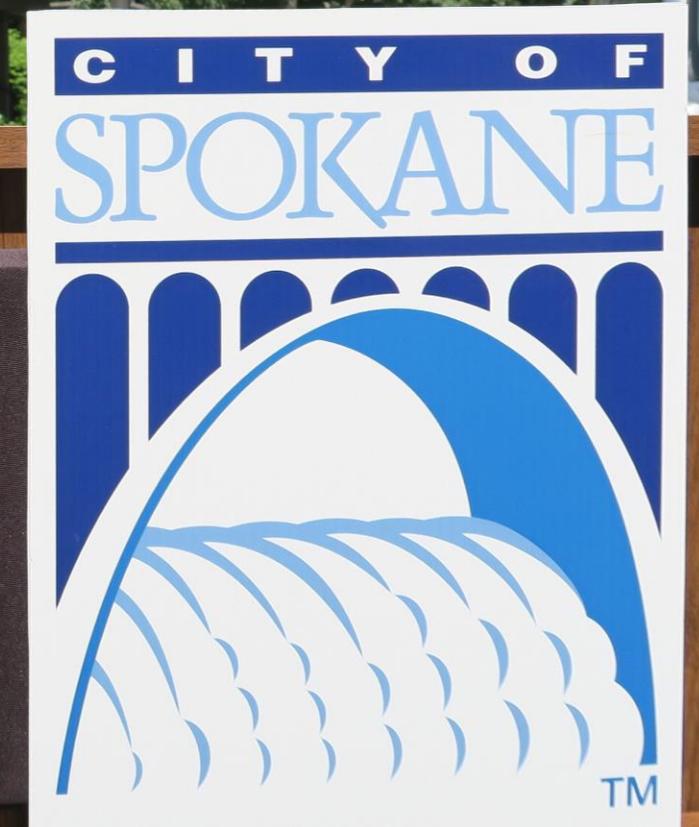
HOUSING OPTIONS FOR ALL

Prepared by the City of Spokane



# Building Opportunity and Choices for All Interim Zoning Ordinance

- July 2022 to July 2023 per Ord. C36232
- Now extended to December 18, 2023 per Ord. C36388
- Pilot program allows:
  - Up to 4-units on all residential lots
  - Moves away from floor area ratio
  - Design standards
  - Residential incentive for Centers and Corridors



# CONTINUOUS ENGAGEMENT AND OUTREACH

## Presentations since July 2022

- Public open house
- Developer open house
- Spokane County Assessors
- Real estate agencies
- Community Assembly Land Use Subcommittee
- Neighborhood Councils
- Various housing organizations and agencies

In total: approx. 20 presentations

## One-on-one discussions

- Housing stock plan companies
- Residential developers
- Real estate agents
- Internal city departments



# WHAT WE'VE HEARD

## Duplex is more feasible

- IRC vs IBC
- “Full Route” review
- Infrastructure req. for 3+ units

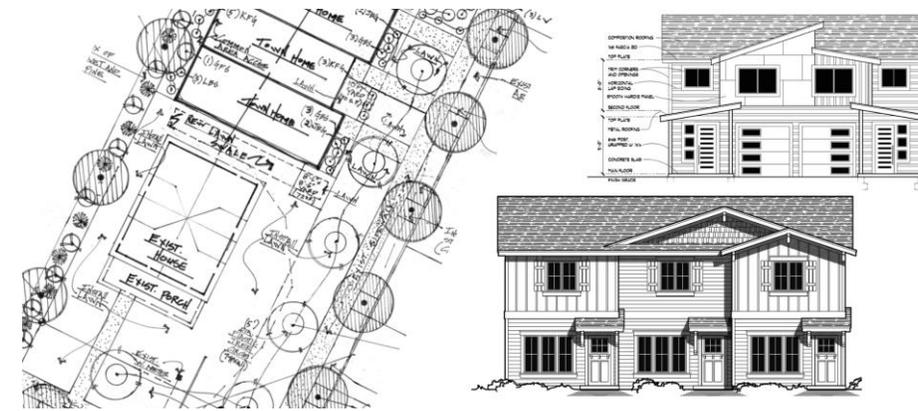
## Parking can limit unit count

- Smaller lots mean less room on site for parking
- Smaller lots mean less ROW for on-street parking

## Minor adjustments = big difference

- Change townhome alley-loaded width from 16- to 15-feet



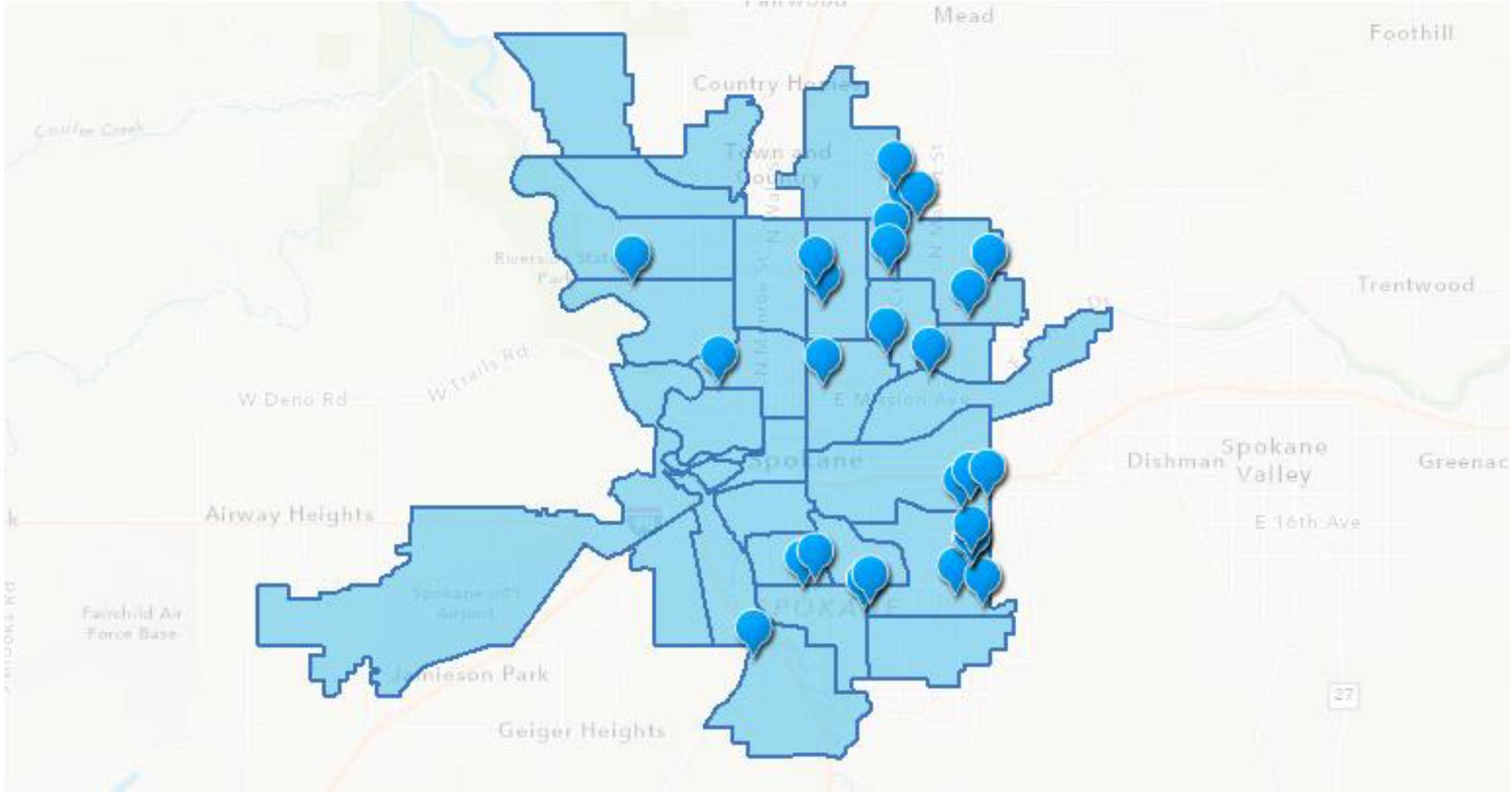


## Building Opportunity and Choices for All Project Tracker

Pre-Development Units	439
Units in Review	21
Unit Permits Issued	39

\* Last updated August 2023





## Building Opportunity and Choices for All

Interim Ordinance

- Virtual and in person open houses
- One-on-one developer meetings
- Local stock plan company engagement
- Realty, Assessors, and other presentations
- Community tabling

Approved by City Council July 18, 2022

## Building Opportunity for Housing Phase 1

Comprehensive Plan Amendment

- Housing journey survey
- Community organization roundtable
- Faith-based roundtable
- Resident forums
- Community tabling
- Virtual open house
- CA and Neighborhood Council presentations
- Public comment period

Extended to December 18, 2023

Unanimously Recommended for Approval by Plan Commission June 28, 2023

- Public noticing
- Neighborhood Council noticing
- Stakeholder noticing

Unanimously Approved by City Council July 31, 2023

## Building Opportunity for Housing Phase 2

Development Code Update

- Developer stakeholder interviews
- Internal technical advisory committee
- Public comment period
- Virtual and in person open houses

Anticipated Plan Commission Hearing October 11, 2023

- Virtual open house
- Public noticing
- Neighborhood Council noticing
- Stakeholder noticing

Anticipated City Council Hearing November 6, 2023

\* Shaping Spokane Housing newsletter updates throughout

# COMPREHENSIVE PLAN DIRECTION

## H 1.7 Socioeconomic Integration

- Promote socioeconomic integration throughout the city.

## H 1.9 Mixed-Income Housing

- Encourage mixed-income developments throughout the city.

## H 1.18 Distribution of Housing Options

- Promote a wide range of housing types and housing diversity to meet the needs of the diverse population and ensure that this housing is available throughout the community for people of all income levels and special needs.



# CAPACITY VS DENSITY

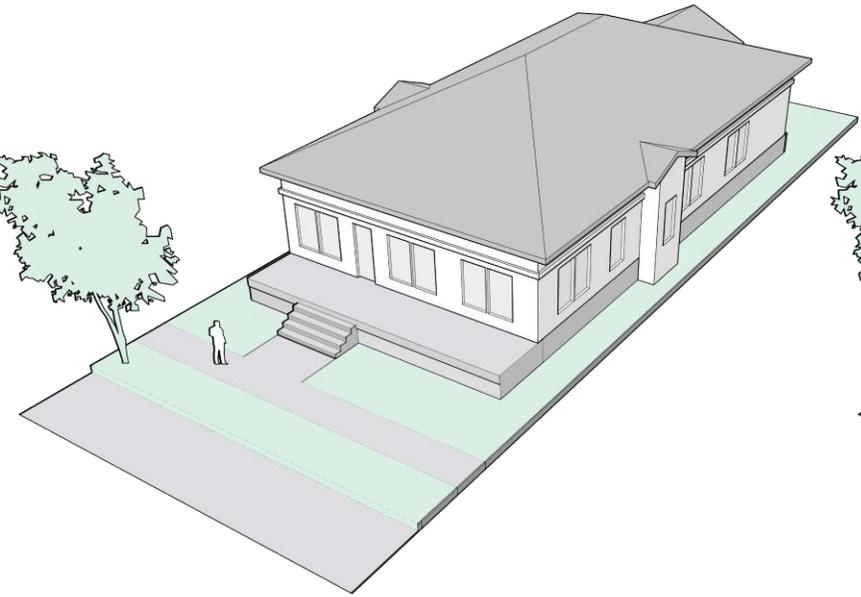
## Existing

- R1 allows detached and attached single-unit structures, cottage housing requires CU
- R2 allows detached and attached single-unit structures and duplexes, cottage housing requires CU
- Less regulation of the structure

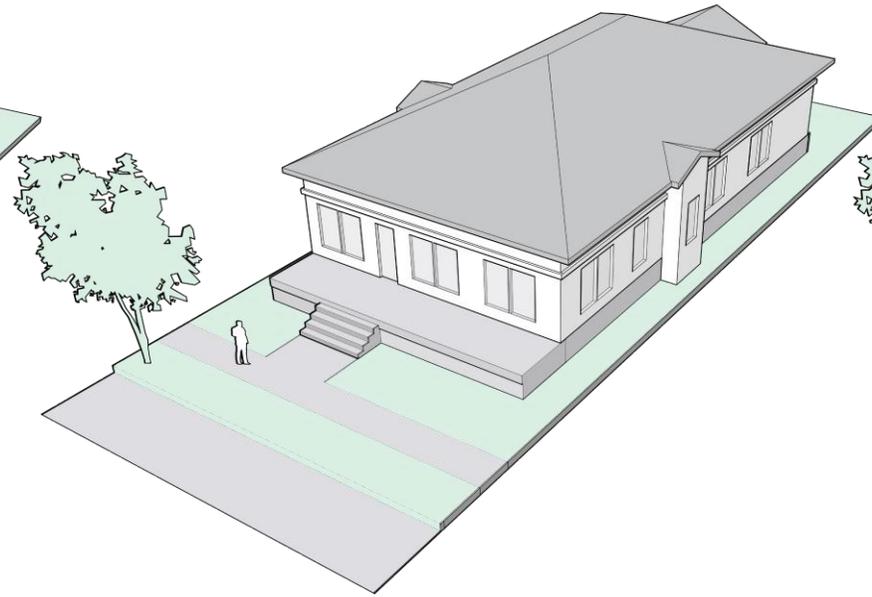
## Proposed

- Regulate the structure rather than number of units
- No longer disincentivizes smaller units
- Projects 2 acres or more must show consistency with density ranges found in the Comprehensive Plan

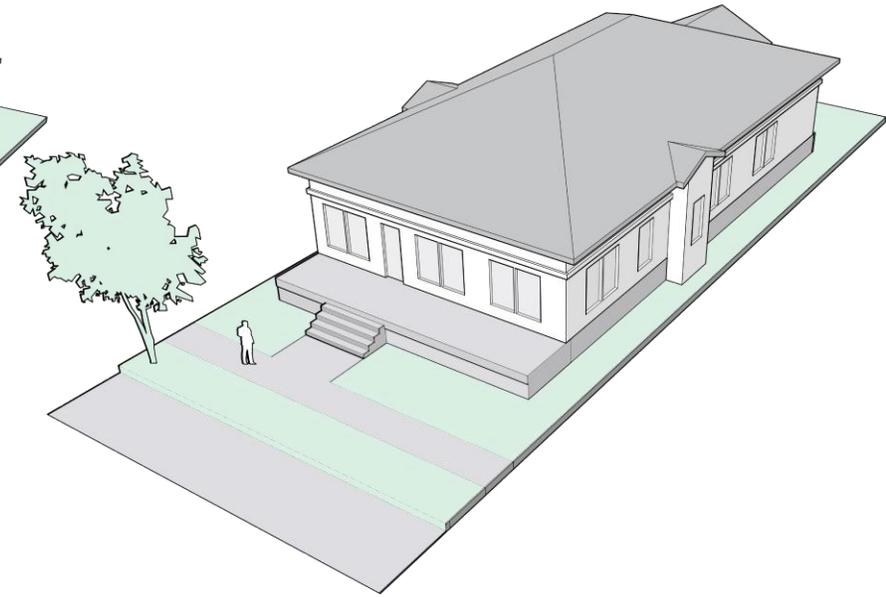




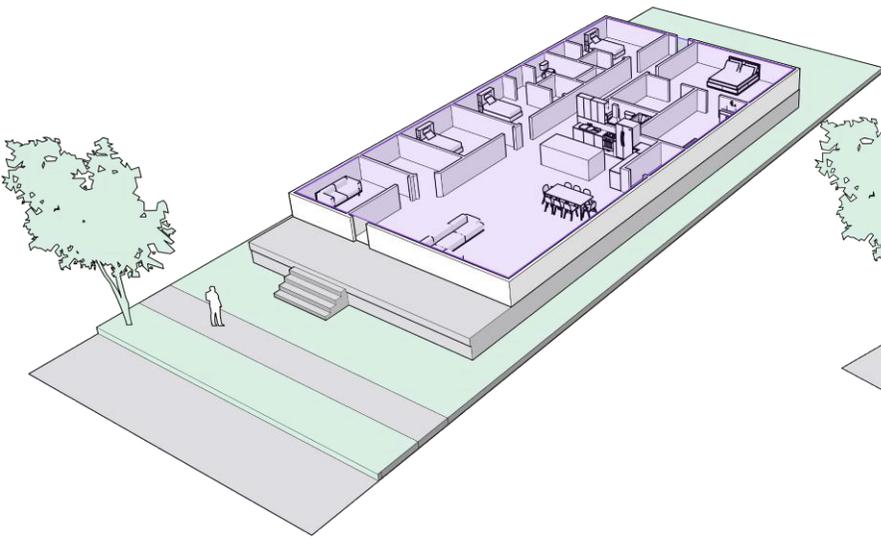
Single-Unit Detached Unit



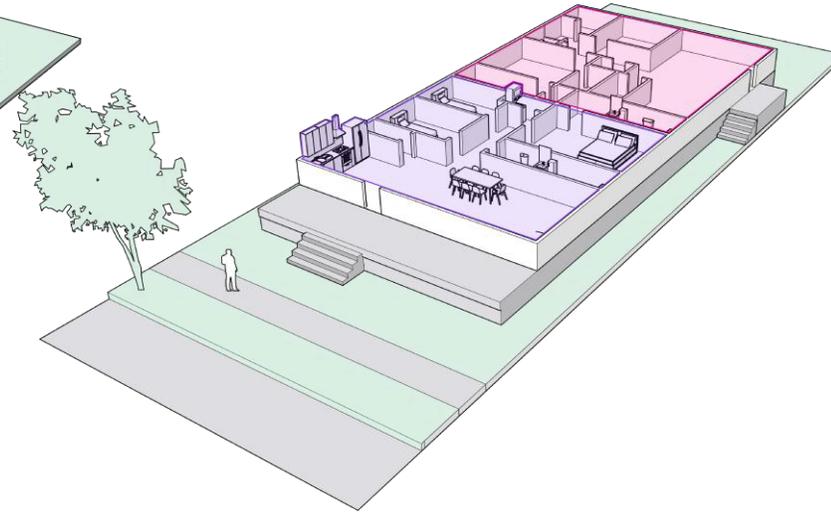
Duplex



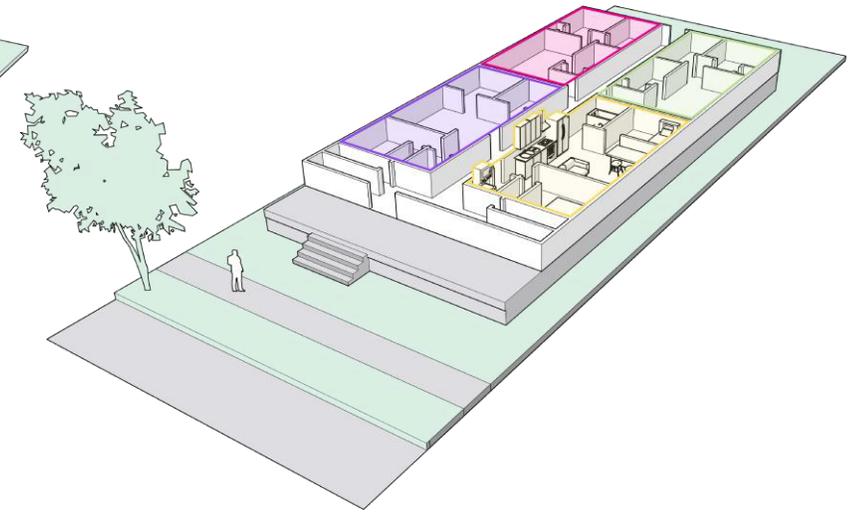
Fourplex



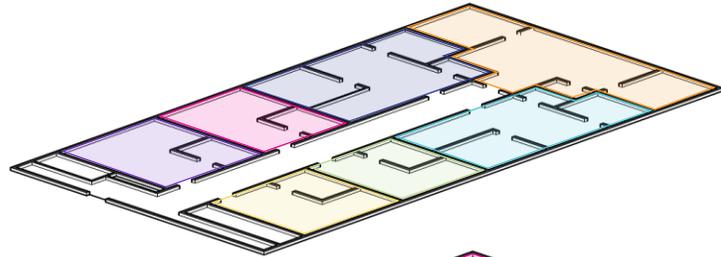
Single-Unit Detached Unit



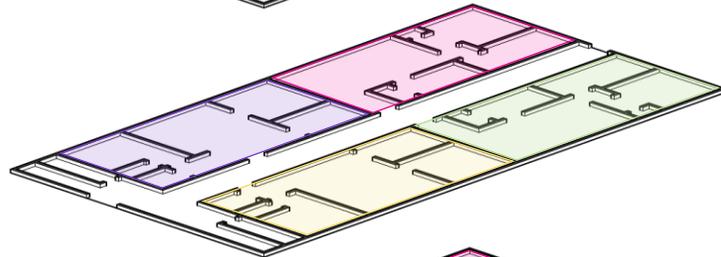
Duplex



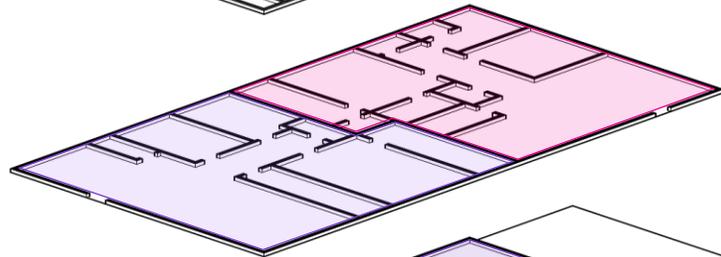
Fourplex



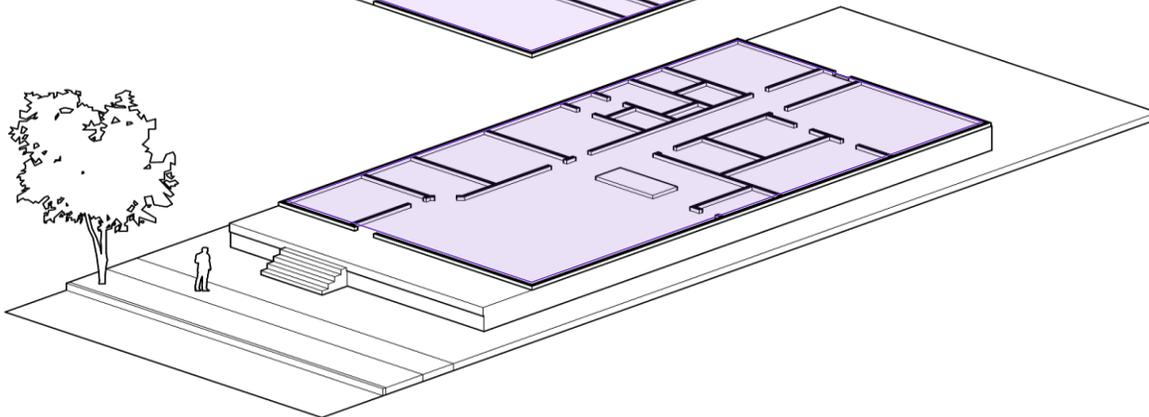
**7 Units – 3 1 bed, 4 studios**



**Fourplex – 2 bed, 1 bath**



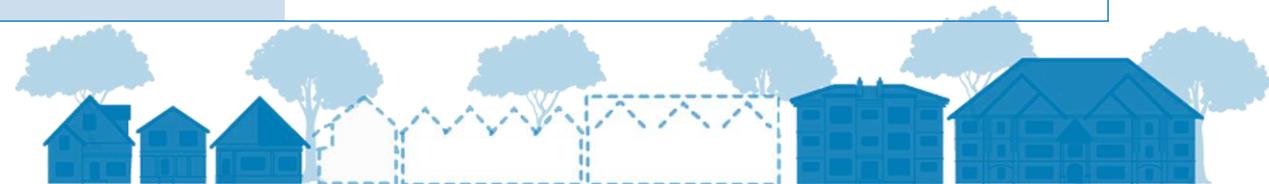
**Duplex – 3 bed, 2 bath**



**Single-Unit Detached - 4 bed, 3 bath**

# DIMENSIONAL STANDARDS – LOT

Regulation	Existing		Proposed	
	R1	R2	R1	R2
Minimum lot width	40 ft.	Curb Cut: 36 ft. No Curb Cut: 16 ft.	Curb Cut: 36 ft. No Curb Cut: 15 ft.	Curb Cut: 36 ft. No Curb Cut: 15 ft.
Minimum lot frontage (previously front lot line)	40 ft.	Same as lot width	Same as minimum lot width	Same as minimum lot width
Maximum Building Coverage*	Various calculations, approx. 50%		65%	80%
Maximum lot impervious coverage without stormwater drainage plan – not in ADC	N/A	N/A	60%	60%
Maximum lot impervious coverage without stormwater drainage plan – inside ADC	N/A	N/A	40%	40%



# DIMENSIONAL STANDARDS – BUILDING

Regulation	Existing		Proposed	
	R1	R2	R1	R2
Floor Area Ratio	0.5	0.5	Removed	Removed
Maximum building footprint per primary building – lot area 7,000 sq. ft. or less	N/A	N/A	2,450 sq. ft.	2,450 sq. ft.
Maximum building footprint per primary building – lot area more than 7,000 sq. ft.	N/A	N/A	35%	35%



# DIMENSIONAL STANDARDS – BUILDING

Regulation	Existing		Proposed	
	R1	R2	R1	R2
Building Height	35 ft.	35 ft.	40 ft.	40 ft.
Wall Height	25 ft.	25 ft.	N/A	N/A
Setbacks				
Front	15 ft.	15 ft.	10 ft.	10 ft.
Attached garage or carport entrance from street	20 ft.	20 ft.	20 ft.	20 ft.
Rear	25 ft.	15 ft.	15 ft.	15 ft.



# DIMENSIONAL STANDARDS – RELIGIOUS ORGANIZATIONS

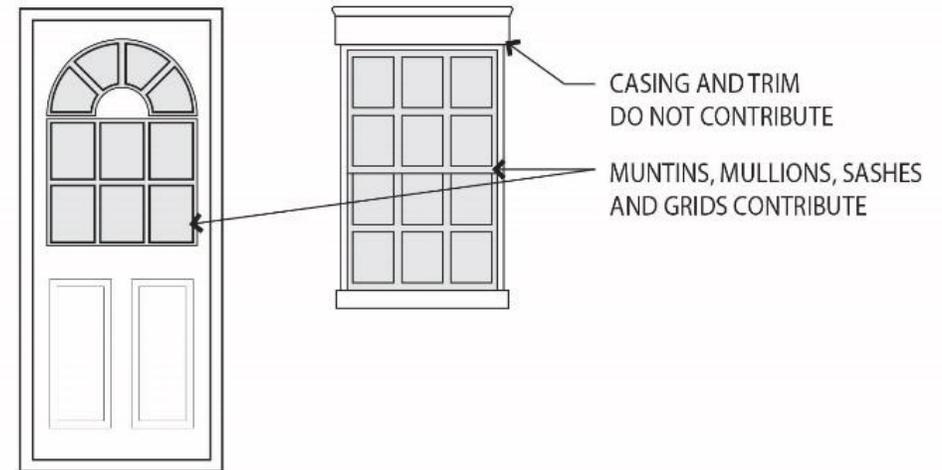
Regulation	RA	R1	R2	RMF	RHD
LOT COVERAGE					
Maximum total building coverage	N/A	80%	90%	100%	100%
PRIMARY BUILDINGS					
Floor area ratio	N/A	N/A	N/A	N/A	N/A
Maximum building footprint per primary building - lot area 7,000 sq. ft. or less	N/A	2,450 sq. ft.	2,450 sq. ft.	N/A	N/A
Maximum building footprint per primary building - lot area more than 7,000 sq. ft.	N/A	35%	35%	N/A	N/A



# DESIGN STANDARDS

## Window Coverage

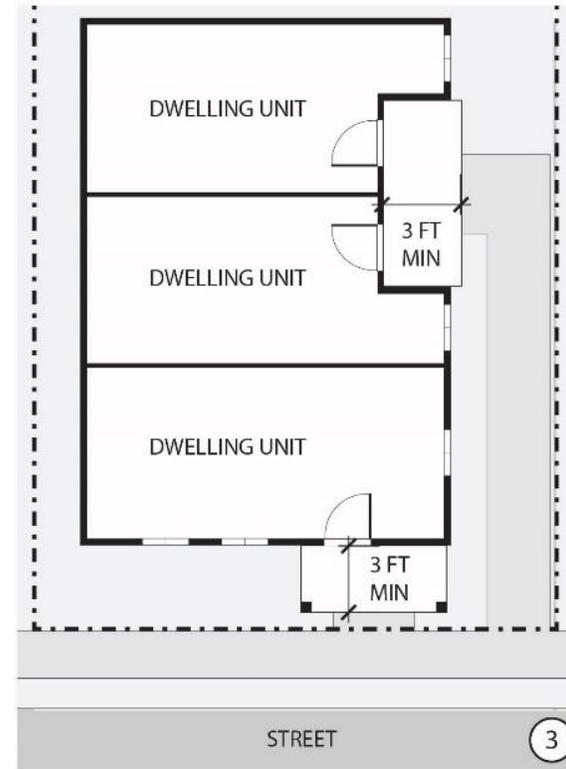
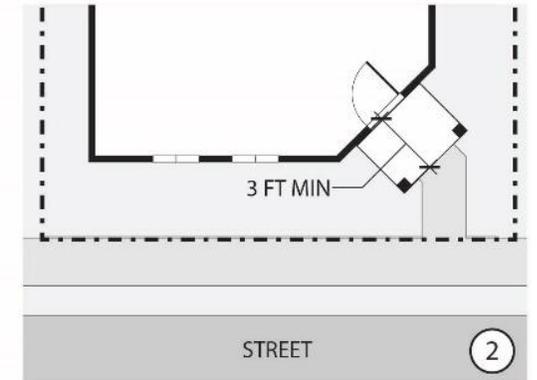
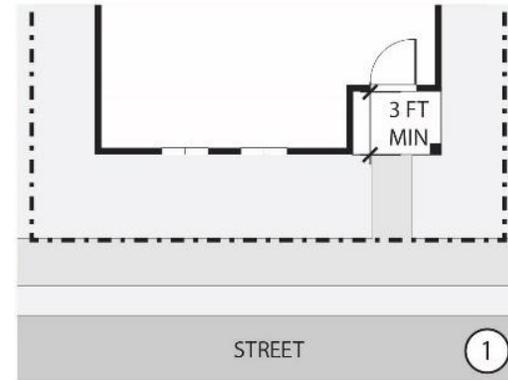
- Minimum 15% transparency of façade facing public or private streets (R)
- At least one decorative window feature on all street facing windows (R)



# DESIGN STANDARDS

## Building Entrances

- Each residential structure fronting a public or private street must have **at least one** main entrance facing or within a 45-degree angle of a street frontage (R)
- Each entry must have a porch or stoop cover that is at least 3-feet deep (P)
- Corner lots with multiple units encouraged to face both streets (C)



- ① ENTRANCE FACING THE STREET
  - ② ENTRANCE AT 45 DEGREE ANGLE FROM THE STREET
  - ③ MULTIPLE-ENTRY BUILDING WITH AT LEAST ONE ENTRANCE FACING THE STREET
- ALL ENTRIES HAVE A COVERED PORCH OR STOOP THAT IS AT LEAST 3 FT IN DEPTH.

# DESIGN STANDARDS

## Building Articulation

- Buildings must be modulated along the street at least every thirty feet by at least 4 feet (R)
- Horizontal street-facing facades longer than thirty feet must include at least four design features per façade (P)
- Detached housing 30' or less in width provide one or more features:  
(R)
  - Differing street setback
  - Differing height
  - Differing materials
  - Variation in roof

FIGURE 17C.110.325-A: Building Articulation for Long Facades

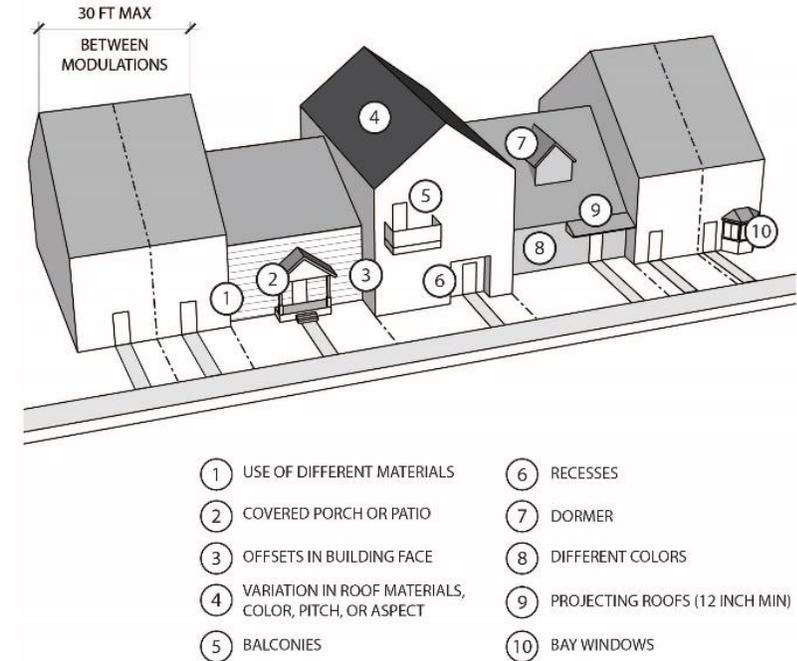
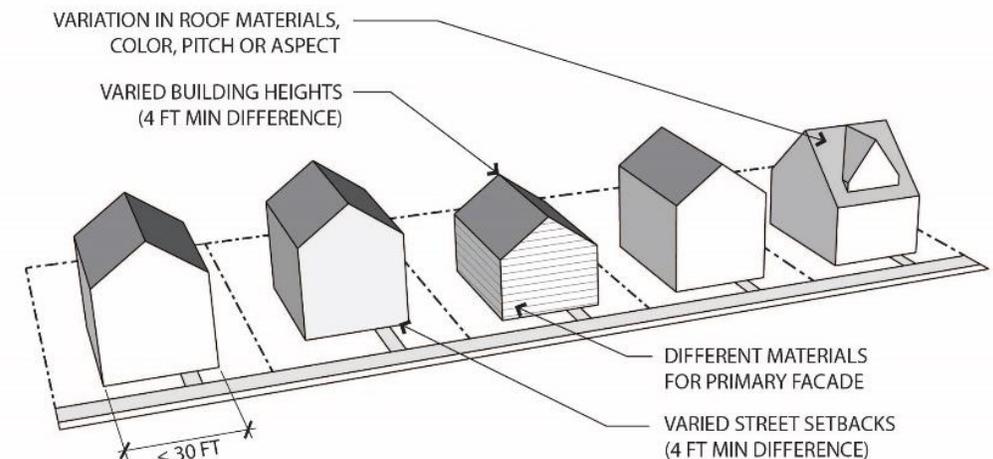


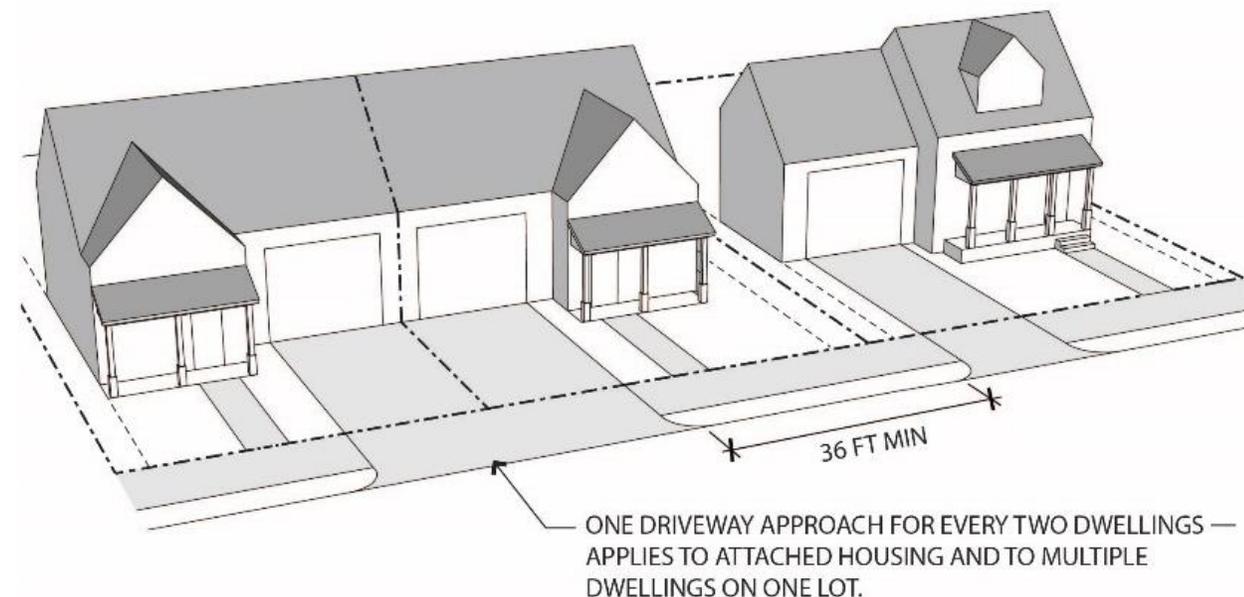
FIGURE 17C.110.325-B: Building Articulation for Narrow Facades



# DESIGN STANDARDS

## Parking Facilities

- Garage doors facing the street no more than 50% of façade (R)
- Street-facing garage walls set back at least 2' from façade (R)
- Alley access if available (R)
- One driveway approach for every 2 dwelling units (R)
- Driveway approaches separated minimum 36' feet (R)



**Discussion Item:** 36 ft. separation appropriate?

# DESIGN STANDARDS

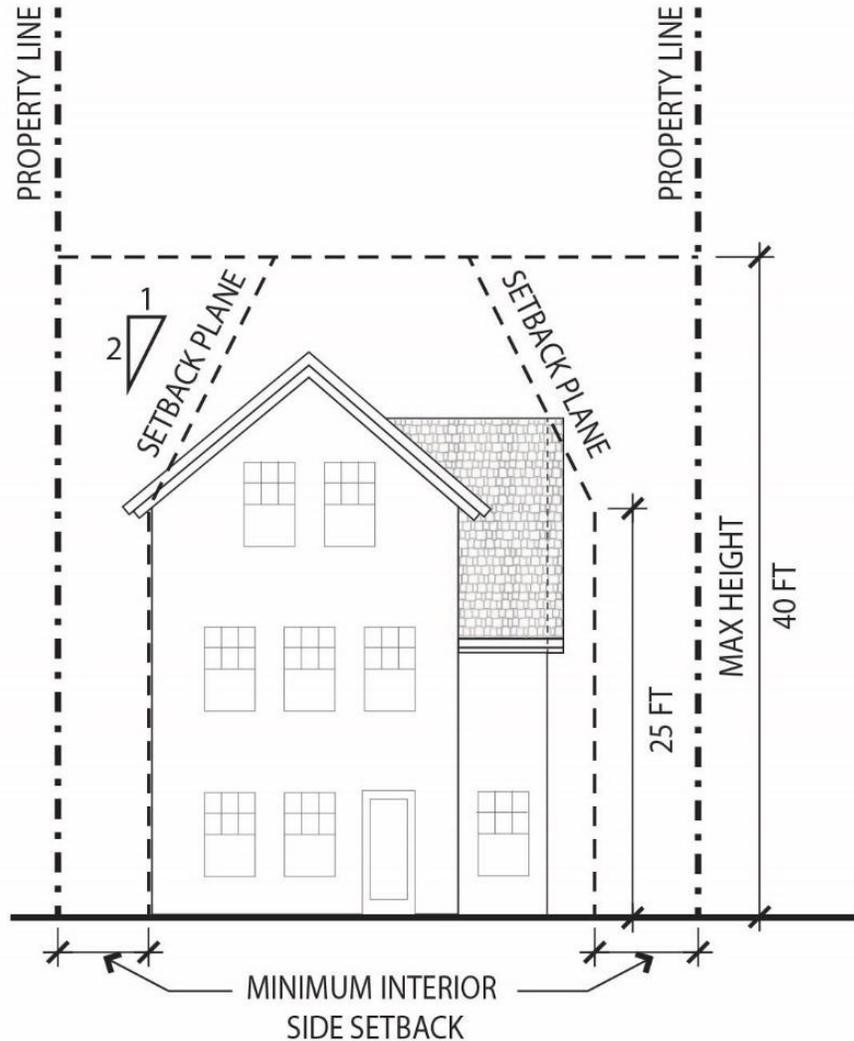
## Misc. Objective Design Standards

- Outdoor Areas
- Landscaping
- Screening



# ROOF SETBACK

2:1 setback starting at the minimum setback



ROOF SETBACK FROM SIDE LOT LINE ON LOTS IN R1 and R2 ZONES	
LOT WIDTHS 40 FT. OR LESS	
Height	Setback
25 ft.	3 ft.
27 ft.	4 ft.
29 ft.	5 ft.
31 ft.	6 ft.
33 ft.	7 ft.
35 ft.	8 ft.
40 ft.	10.5 ft.
LOT WIDTHS MORE THAN 40 FT.	
Height	Setback
25 ft.	5 ft.
27 ft.	6 ft.
29 ft.	7 ft.
31 ft.	8 ft.
33 ft.	9 ft.
35 ft.	10 ft.
40 ft.	12.5 ft.

# PARKING REGULATIONS

## Draft Code, HB 1110

- No parking is required for residential development on sites located within **one-half mile** of a **Major Transit Stop**
- For middle housing developed in the R1 and R2 zones:
  - On lots smaller than 6,000 square feet, only **one parking space per unit** is required regardless of bedroom count.
  - On lots 6,000 square feet and larger, each unit with 4 or more bedrooms must provide a **minimum of two** parking spaces.

## Interim Parking Ordinance

- No parking is required for residential developments on sites located within **one-half mile** walking distance of **transit stops**

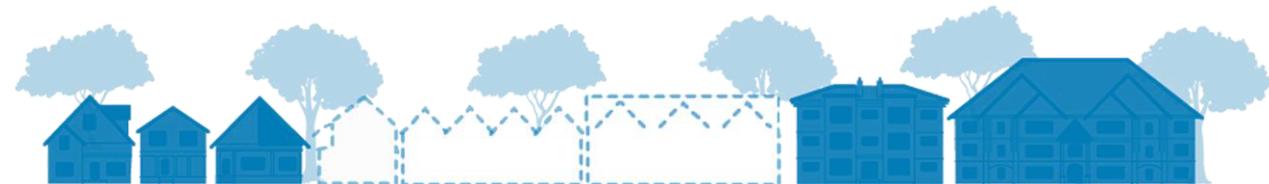
# PROCESS TEXT AMENDMENTS

## General Amendments to 17G (Administration and Procedures)

- Reorganization, 17G.060 replaced with 17G.061
- Updated/new decision criteria
- Expanded unit lot subdivision
- Allow Binding Site Plan on residential lots

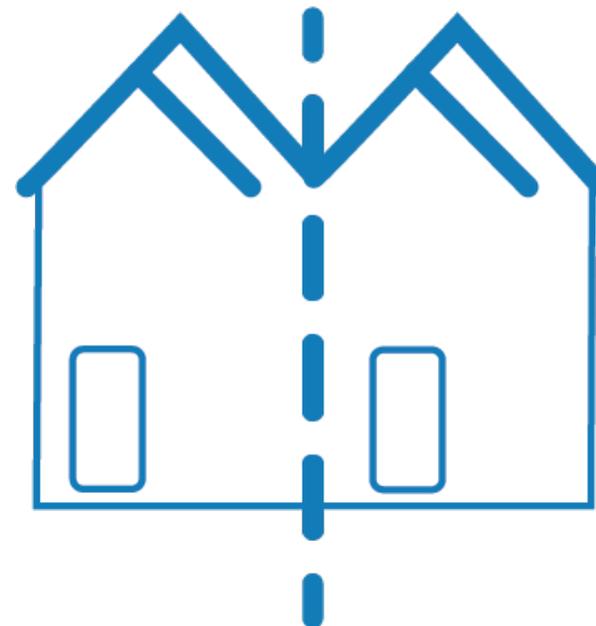
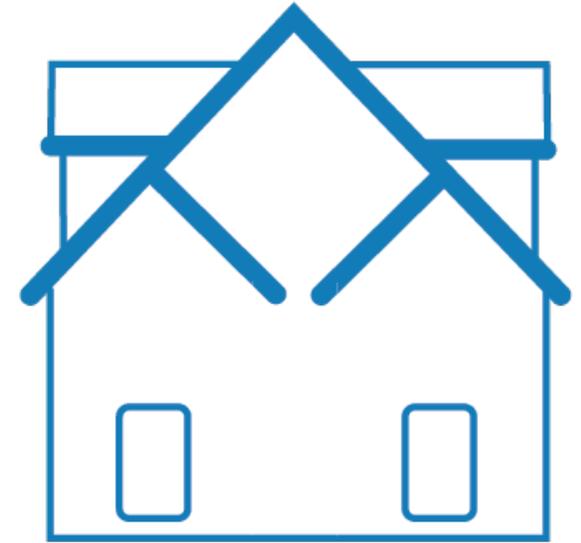
## Cottage Housing and Pocket Residential

- Repeal SMC Section 17C.110.350, Cottage Housing
- Repeal SMC Section 17C.110.360, Pocket Residential Development



# NEW SUBDIVISION REQUIREMENTS

- Middle Housing requirement applies to plats more than 2 acres in size
  - At least three housing types required
  - No more than 70% of units in a single housing type
  - Individual phases require at least two housing types and no more than 80% of a single housing type



# WHAT WE'VE DONE



## Building Opportunity for Housing

- Permanent changes to increase housing diversity
- Phase 1 passed by City Council July 31
- Phase 2 expected Q4

## Middle Housing Support Team

- Provides support for middle housing infill development
- Launched August 2023
- [MiddleHousing@spokanecity.org](mailto:MiddleHousing@spokanecity.org)
- [my.spokanecity.org/mhst](http://my.spokanecity.org/mhst)



# UPCOMING OPEN HOUSES

## September 19, 12-1 PM

- Central (downtown) Library, 906 W Main Ave
- Events Room B
- Presentation and Q&A

## September 21, 5:30-6:30 PM

- Virtual
- Microsoft Teams link on project webpage
- Presentation and Q&A
- Will be recorded



# How to Get Involved



Sign up for updates and news:

**[developmentcode@spokanecity.org](mailto:developmentcode@spokanecity.org)**

Visit the web for more information:

**[shapingspokanehousing.com](http://shapingspokanehousing.com)**

