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

Communicate Today’s Standards

Gather Input from Stakeholders

Identify Citywide Opportunities

Geographically Specific Opportunities

Communicate Standards - On Going...
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
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

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<th>Residential Zones</th>
<th>Commercial Zones</th>
<th>Center &amp; Corridor CC1-4</th>
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Key:
- ☑: Allowed
- ☒: Not Allowed
- ☒: Not Applicable
Pocket Residential Eligible Zones
Attached Housing / Duplex: Overview

Townhouse Style Units
Local Infill: Cottage Housing
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

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