



Infill Development Conversation Kickoff

Project Needs

The City of Spokane requests that your neighborhood council, or an appropriate neighborhood council committee, engage in a short discussion to help identify important issues or themes for Spokane’s Infill Development Project. The project is needed to assess current infill development tools and assess what further strategies might be recommended by a subcommittee of the City’s Plan Commission. The strategies should be designed to maintain and encourage attractive neighborhood character and be consistent with other adopted policy.

Project Goals

- Communicate and review today’s development standards and tools with descriptive graphics to illustrate implementation potential.
- Develop recommendations to increase clarity and effectiveness of existing residential infill regulations.
- Explore opportunities to better promote and encourage infill housing development in desired locations through potential changes in policies, code amendments, education and promotion strategies, and/or incentive programs.
- Evaluate what, if any, further changes are needed to implement the City’s Comprehensive Plan policies, and neighborhoods’ visions as reflected in adopted neighborhood and subarea plans, for development of vacant or underdeveloped lots and parcels within an already built-up area.
- Establish a system to monitor trends in permit counts and valuation by area, and evaluate performance relative to the economy.

Tentative Project Schedule

We will collect the neighborhood council discussion summaries, combine them with the comments received from the focus groups, and send to a steering committee for review in mid-July. Please see page 2 for a list of discussion questions and instructions for responding to this Conversation Kickoff. Below is a draft schedule.

May 6 – July 14, 2016	Opportunity to reach out to your neighborhood and kickoff the conversation on Infill Housing (discussion and response).
May 17 – June 30, 2016	City staff hosts focus group meetings with a variety of infill housing stakeholder representatives (see Public Participation Plan for more detail).
June 23, 2016	Send contact information to ngwinn@spokanecity.org for one designated Neighborhood Council representative to attend the June 30, 2016 focus group meeting.
June 30, 2016	City staff hosts focus group meeting for representatives selected by neighborhood councils. <i>The meeting will be held Thursday, June 30, 2016, from 5:30 to 7:30 PM in the City Council Briefing Center, Lower Level City Hall, 808 W. Spokane Blvd., Spokane, WA</i>
July 14, 2016	Neighborhood councils send requested Kickoff Conversation summaries to ngwinn@spokanecity.org
Late July, 2016	July Steering Committee Workshop
August, 2016	August Steering Committee Workshop
August, 2016	Open House
September, 2016	Steering Committee Recommendation Meeting
Late September – October, 2016	City Plan Commission & City Council Workshops & Public Hearings

Neighborhood Council Discussion Guide

Please use this discussion guide to participate in the Infill Development Conversation Kickoff.

Why: Understanding different neighborhood perspectives regarding infill housing will help to frame context-sensitive infill development tools and recommendations, as may be needed to maintain unique neighborhood character while implementing the City's Comprehensive Plan policies, and the neighborhoods' visions, as reflected in their adopted neighborhood and subarea plans.

Background: Infill development is development on vacant lots and parcels within an already built-up area. In addition to vacant sites, the Infill Development Project will consider infill development opportunities on some underdeveloped sites, such as surface parking lots.

Depending on what uses are allowed on the site, infill can take many forms—it could be a small, single home, or multiple attached or detached dwellings (such as a cluster of cottage housing), or a larger, mixed-use or commercial project. This development can help the city meet its goal of providing a variety of housing options and over time help neighborhoods attract investment. Existing and new commercial uses are supported through higher density near centers and new subdivisions that include services.

Questions: We have prepared a few questions to assist you in facilitating a discussion with your neighborhood council or committee:

1. What has been your neighborhood's experience with infill development, if any?
2. What do you see as opportunities for infill development in the neighborhood? Please be as specific as possible: –What type of development? (cottage housing, accessory dwellings, townhouses, multifamily, mixed use, etc.) –Where? –What form?
3. What are your concerns related to infill development?
4. What are the challenges that you see in encouraging infill development, as it is envisioned in your neighborhood?
5. Are there other opportunities, challenges, or concerns related to infill development that haven't been covered already in the discussion?
6. What are other communities doing to create good infill development that you would like to see in Spokane? What are some good examples you have seen around the city?

When: Final responses from each neighborhood council are requested by **Thursday, July 14th**. Check the project website or get on our email list for exact dates and notification of other opportunities to get involved. A draft schedule is shown on page 1 of this document.

How: Please send a brief summary of your discussion to Nathan Gwinn at ngwinn@spokanecity.org. For questions, please call 625-6893.

Resources:

- Project Web Page my.spokanecity.org/projects/infill-housing-strategies-infill-development/
- Infill Development Public Participation Program
- Spokane Infill Housing Toolkit Handouts (6)
Available online: my.spokanecity.org/business/residential/development-options/
- Spokane City Map: maps.spokanecity.org/

Thank you!