

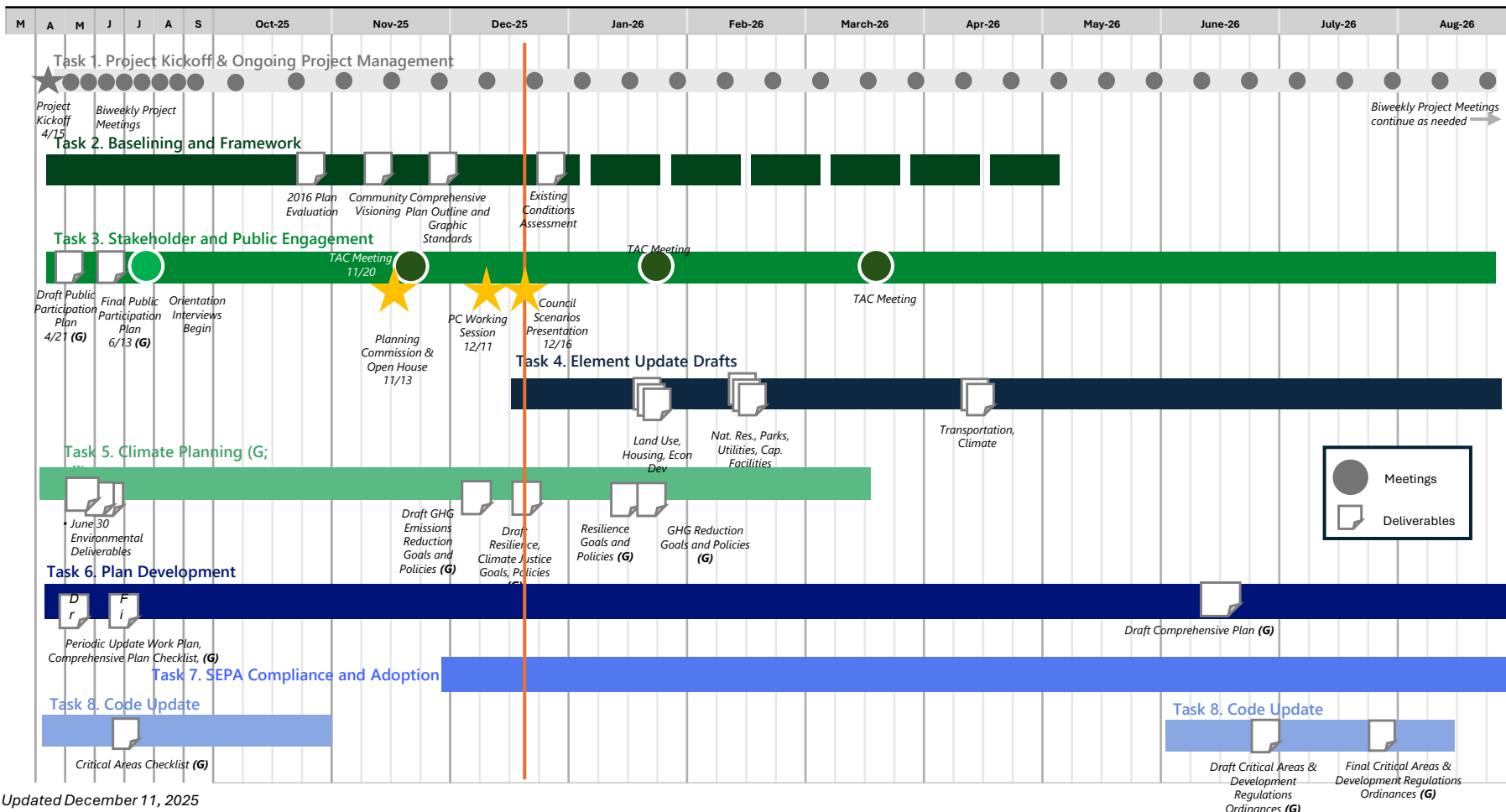


COMMUNITY ATTRIBUTES INC

WHAT WE DO

- Planning & economic development
- Economic research
- *CAI Live*, data & technology tools

Nationwide practice based in Seattle
with teams in Denver & Memphis.

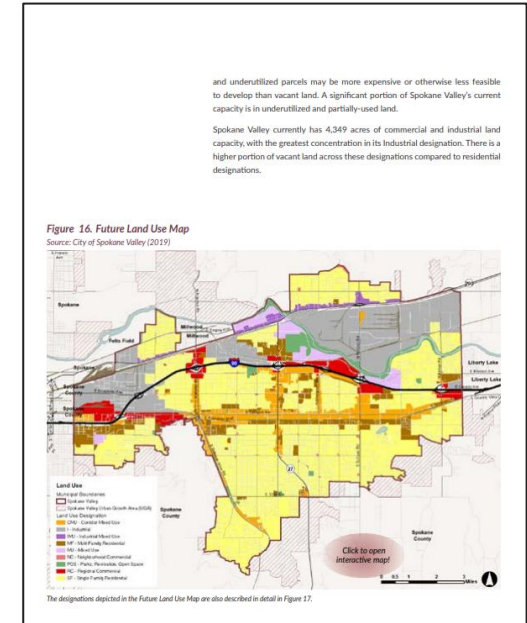


OVERVIEW

LAND USE

CONTEXT FOR LAND USE SCENARIOS: THE LAND USE ELEMENT

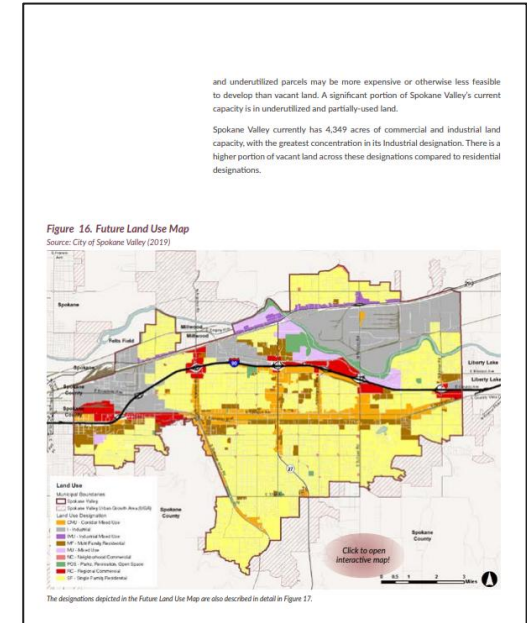
- Growth Management Act **requires** a land use element
- Element sets the **direction of future growth** in a community
- Element includes a **future land use map** that identifies the general location and intensity of land uses
- Future land use map is then implemented by the **official zoning map**
- Future zoning change(s) cannot be approved unless **consistent** with the future land use map
- Preliminary land use **scenarios** are a **precursor** to the future land use map
- The scenarios highlight **alternative approaches** to future growth



CONTEXT FOR LAND USE SCENARIOS: THE LAND USE ELEMENT

This element must also address issues including:

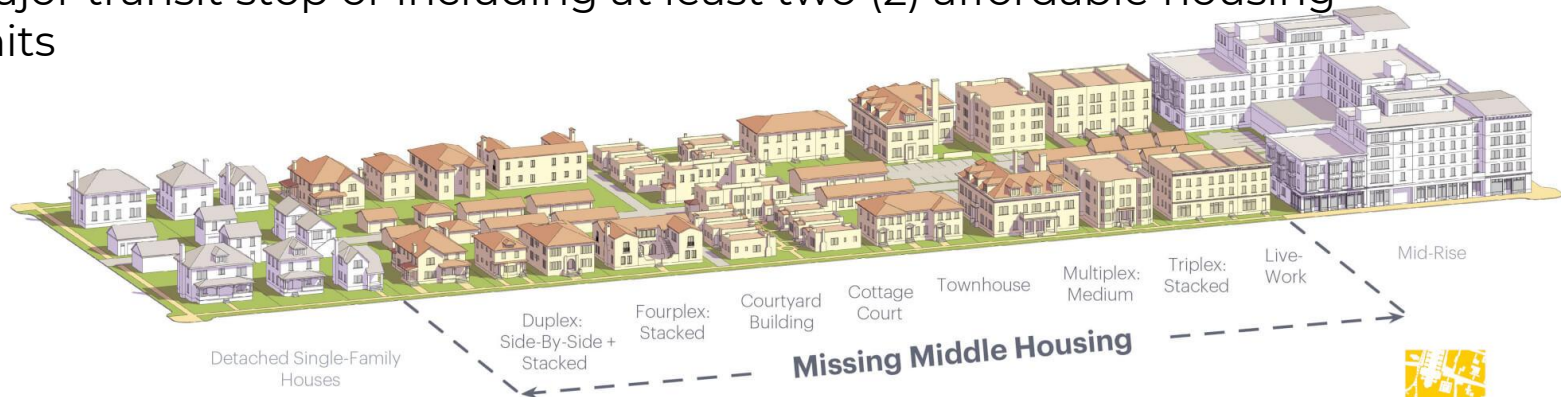
- Protection of **groundwater** used for public water supplies
- Consideration of **environmental justice**
- Planning approaches that promote **physical activity** and reduce **vehicle miles traveled**
- Disasters: drainage, **flooding**, and stormwater runoff; **wildfire risk**



CONTEXT FOR LAND USE SCENARIOS: NEW STATUTORY REQUIREMENTS

HB1110 – Middle Housing (2023)

- Addition of middle housing types as allowed uses in residential zones
- Minimum four (4) dwelling units per residential lot or six (6) if near a major transit stop or including at least two (2) affordable housing units



CONTEXT FOR LAND USE SCENARIOS: NEW STATUTORY REQUIREMENTS

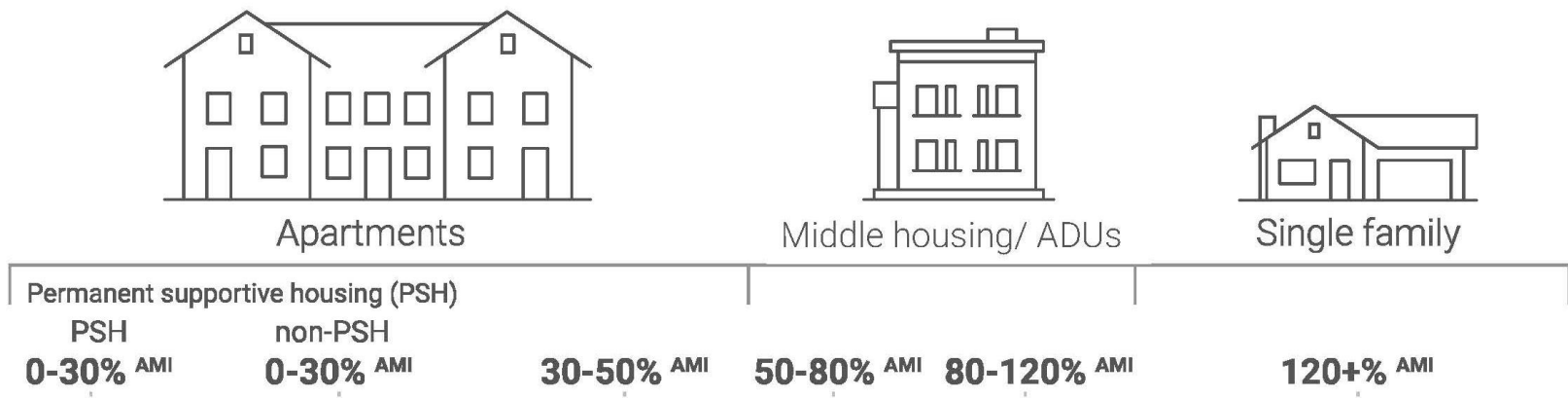
HB1220 – Planning for and Accommodating Housing Needs (2021)

- Housing allocations by income bracket, plus supportive and emergency housing
- Land capacity analysis to ensure sufficiency of land for identified housing needs
- Emergency housing allowed by right in zones that permit hotels

HB1337 – Accessory Dwelling Units (ADUs) (2023)

- Allows two (2) ADUs per lot; can be attached or detached

COMMERCE: HOUSING TYPES SERVE DIFFERENT INCOME LEVELS



CONTEXT FOR LAND USE SCENARIOS: OTHER FACTORS

Economic Opportunities

- Land availability for continued economic growth, including commercial and industrial uses
- Specific rezoning to support tourism and visitation



CONTEXT FOR LAND USE SCENARIOS: OTHER FACTORS

Original City of Spokane Valley Housing Allocation (per published LCA Analysis, February 2025)

Housing Units by Income Band	Area Median Income (AMI)	Spokane Valley Existing H.U. (Estimate)	Spokane Valley H.U. Allocation	
Emergency housing	N/A	0	733	733 Total Emergency Housing
Extremely low	0-30% PSH	0	1,380	
Extremely low	0-30% Non-PSH	1,265	4,806	
Very low	31-50%	6,515	3,289	
Low	51-80%	21,579	1,960	11,435 Total Low Income Housing Units
Moderate	81-100%	7,456	1,058	
High	101-120%	2,792	872	
Other	Above 120%	4,144	3,296	5,226 Total Moderate & High Income Housing Units
Total		43,751	16,661	

Capacity for **16,661** housing units needed.

CONTEXT FOR LAND USE SCENARIOS: APPROACH

Three distinct approaches:

No Action Scenario: Current state

Scenario A: Limited Rezone + Upzone

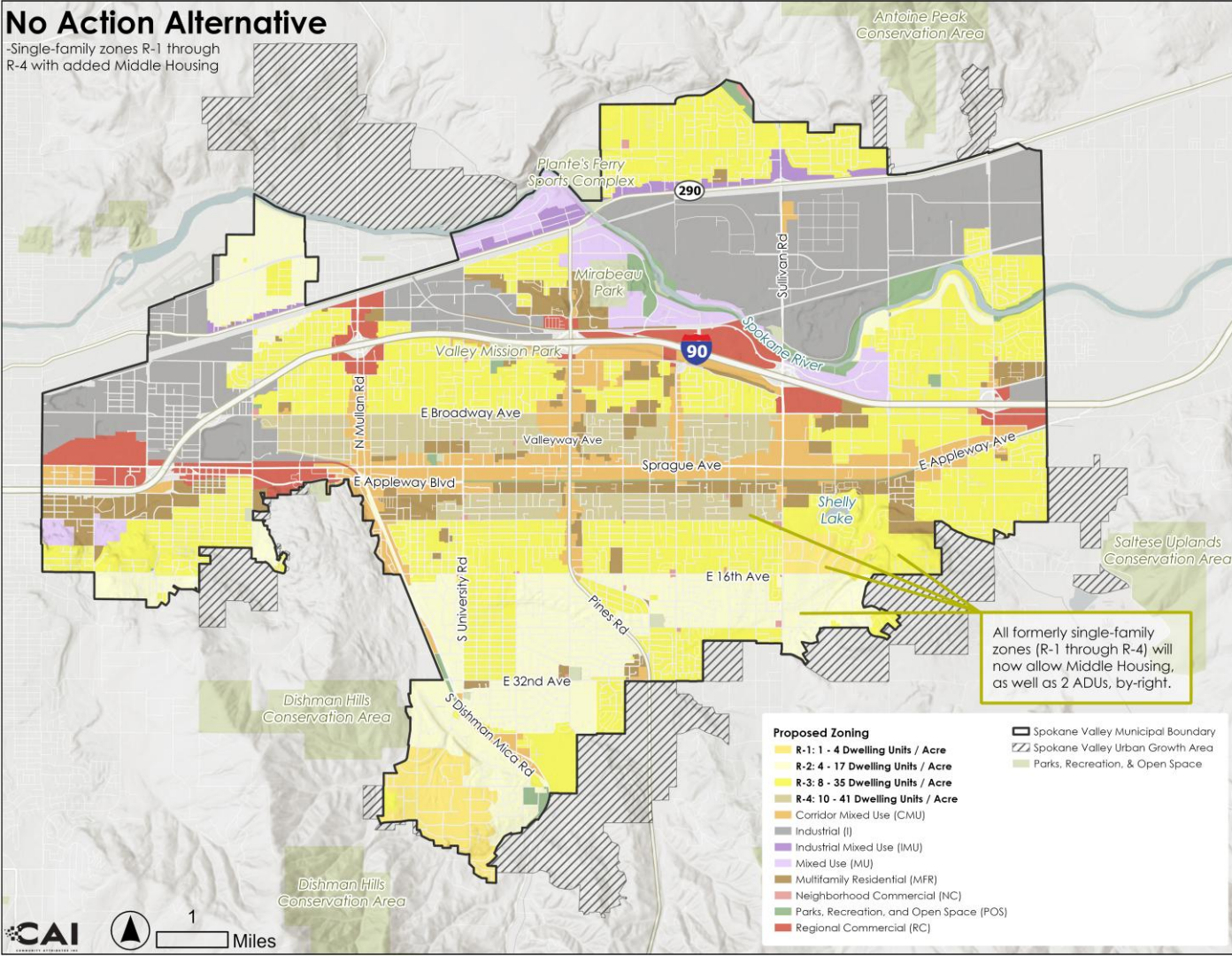
- Uses targeted rezoning and moderate upzoning to achieve required housing unit capacity
- Distributes density across a larger number of zones
- Requires less dramatic upzoning

Scenario B: No Rezone, Stronger Upzone

- Uses more significant upzoning in existing multifamily and mixed-use zoning designations
- Accommodates needed housing unit capacity in our existing multifamily and mixed-use corridors

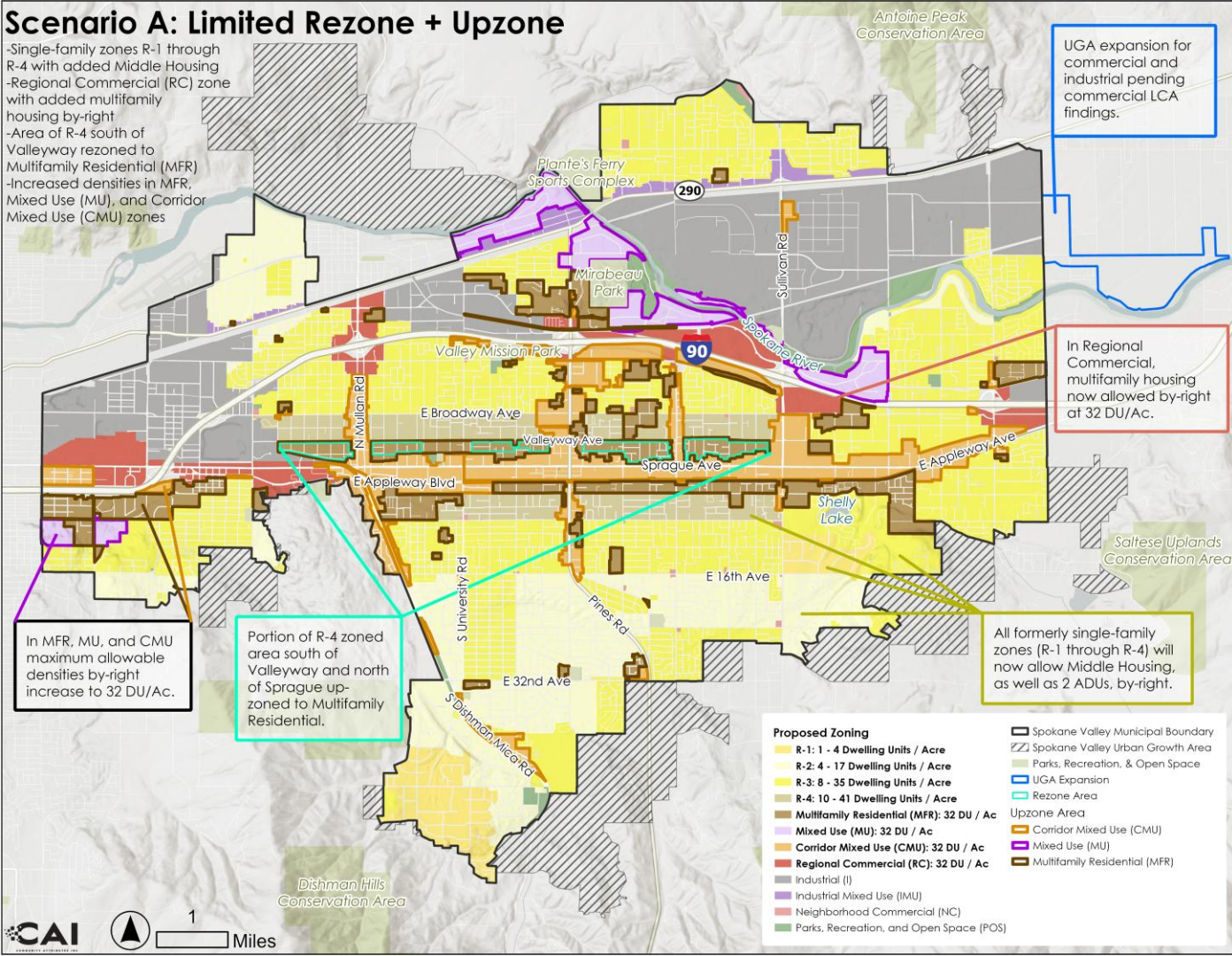
No Action Alternative

-Single-family zones R-1 through R-4 with added Middle Housing



Scenario A: Limited Rezone + Upzone

- Single-family zones R-1 through R-4 with added Middle Housing
- Regional Commercial (RC) zone with added multifamily housing by-right
- Area of R-4 south of Valleyway rezoned to Multifamily Residential (MFR)
- Increased densities in MFR, Mixed Use (MU), and Corridor Mixed Use (CMU) zones

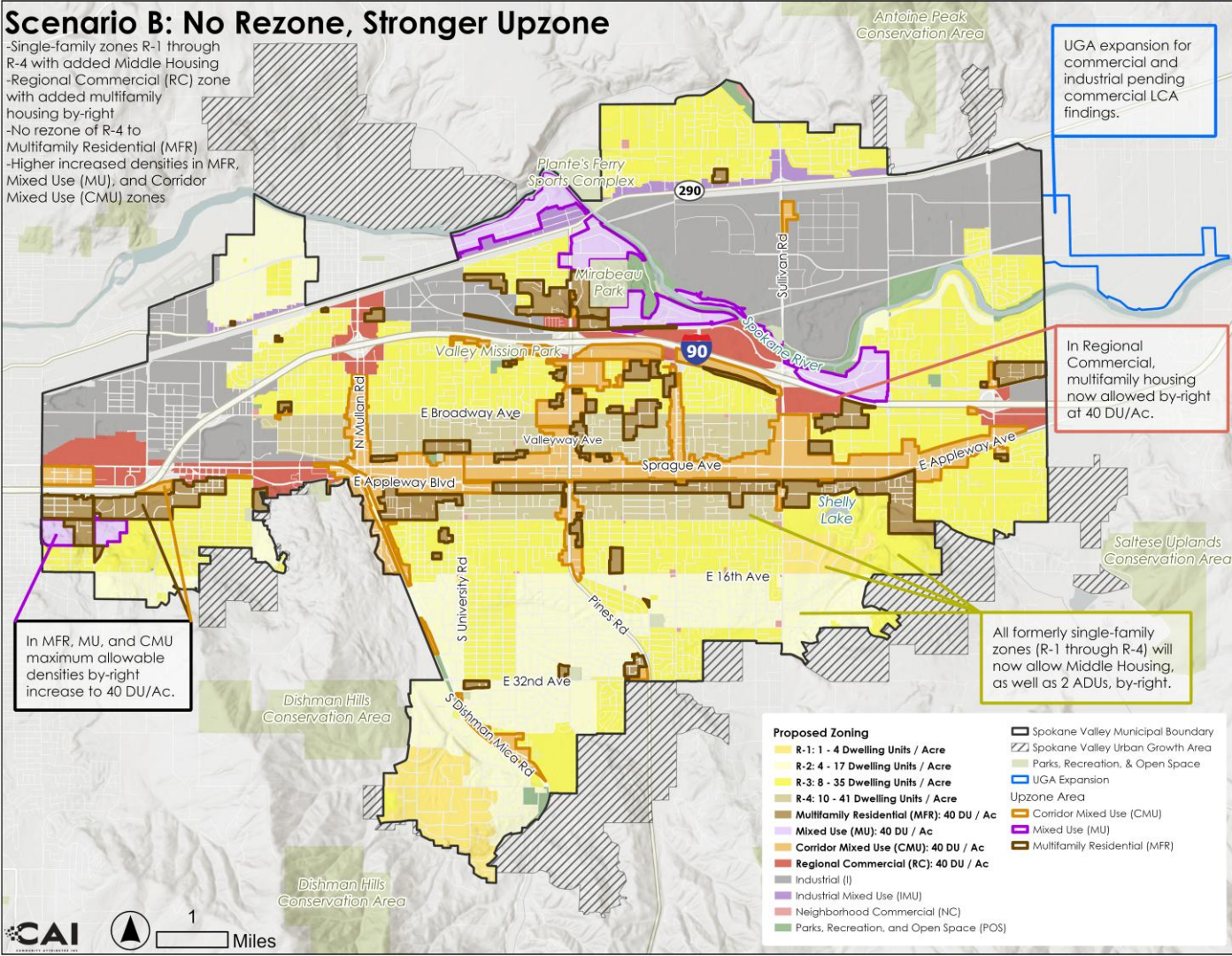


Scenario A

- Adds multifamily as a permitted use in RC zones
- Increases density limits for multifamily to 32 dwelling units per acre (du/ac)
- Allows middle housing and ADUs by-right in R1 – R4 zones
- Rezones R4 parcels west of Sullivan Rd., and between Sprague Ave. and Valleyway Ave. to MFR
- Expands UGA for commercial and industrial

Scenario B: No Rezone, Stronger Upzone

-Single-family zones R-1 through R-4 with added Middle Housing
 -Regional Commercial (RC) zone with added multifamily housing by-right
 -No rezone of R-4 to Multifamily Residential (MFR)
 -Higher increased densities in MFR, Mixed Use (MU), and Corridor Mixed Use (CMU) zones



Scenario B

- Adds multifamily as a permitted use in RC zones
- Increases density limits for multifamily to 40 dwelling units per acre (du/ac)
- Allows middle housing and ADUs by right in R1 – R4 zones
- Expands UGA for commercial and industrial



December 11, 2025