



Whipple Consulting Engineers, Inc.

December 15, 2021
WCE No. 21-3091

Parcel # 36081.9074

Spokane County Building & Planning
1026 W Broadway Avenue
Spokane, WA 99260-0500

Attn: Saegen Neiman, Associate Planner

Re: Hastings Road Comprehensive Plan Amendment (Cover Letter)
Change from Low Density Residential to Medium Density Residential
1121 E Hastings Road, Spokane County, WA

Dear Saegen:

Attached is the application, supporting documents, and the fee for the Hastings Rd Comprehensive Plan Amendment, to change the current land use designation of a parcel from Low Density Residential (LDR) to Medium Density Residential (MDR).

The submitted material includes:

- Annual Comprehensive Plan Amendment – Request to Initiate Amendment form
 - With owner authorization letter
- SEPA Checklist
- Property Information & Studies
 - i. Application Support Information Memo included in this letter
 - ii. Planning Level Trip Generation & Distribution Letter
- Fees

Narrative

With the recovery of the economy and the increase in demand for residential housing within Spokane County, there is also an increase in the need to develop properties to their highest and best use. The subject property is located on an Urban Principal Arterial within Spokane County and sits adjacent to a MDR zoned property near commercial land uses, making it an appropriate candidate for a Medium-Density Residential designation given the size of the property. The subject property is currently designated as Low Density Residential, an adjacent parcel to the west is designated as Medium Density Residential, and the remaining surrounding properties are designated as Low Density Residential. With a change from Low Density Residential to Medium Density Residential the 1.46 ac +/- parcel may be developed with 22 residential units within an apartment style of development.

The subject property is within a half mile of the Wandermere Shopping Center, there is adjacent sidewalk the length of Hastings Road. The subject property is also within a half mile of the Northwood Middle School and three-quarters of a mile from Farwell Elementary School.

Additionally, there is High Density Residential (HDR) zoned and built to the west along both sides of Hasting Road. So, the proposed designation while of a lesser density would allow any future project to match into the existing area.

Reasoning and Purpose

The reasoning and purpose of this comprehensive plan amendment request is ultimately to see this land within the Urban Growth Boundary be developed and used as intended by the Growth Management Act. The growth management act gives guidance and direction for development and relies upon the development community to fulfill the designations of the comprehensive plan. Reasons why the development has not occurred per the current designation, maybe due to the property not being for sale or that the focus of development is elsewhere at more ideal locations, such as closer to transport transit routes, such as air or rail lines.

In this case the property has not been for sale until recently, which prompted this request to change the land use designation and zoning from Low Density Residential (LDR) to Medium Density Residential (MDR). With this change comes many benefits that helps to preserve the available resources and land within the Urban Growth Boundary (UGB). We have attached a simplified comparison analysis that helps illustrate these benefits the following Table is an excerpt from the attached comparison.

Table 1 Spokane County Land use Comparison

LDR Equivalent to HDR				
22	Units	8 units/ac	2.74	ac
Zoning		MDR	LDR*	Difference
Density		22	22	0
Persons	#	37	59	-22
Traffic	AM	10	16	-6
	PM	12	22	-9
	ADT	160	207	-46
Water	ERU	13.80	21.90	-8.10
Irrigation	MGPY	2.97	12.27	-9.29
Negative indicates a reduction in resources				

ADT – Average Daily Trips
 ERU – Equivalent Residential Unit
 MGPY – Million Gallons Per Year

The comparison of Table 1 Illustrates what would be needed to meet the same number of Medium-Density Residential (MDR) units with Low Density Residential (LDR) units. The First difference would be the amount of land in order to support 22 residential units, 2.74 acres of land would be needed, this would be nearly 2 times the amount of land of the subject properties. The LDR units would be able to support 22 more persons, but affordability is a question. In terms of traffic the MDR units would actually contribute less trips to the transportation system during peak commute hours, thus reducing transportation system impacts. The MDR units would also require less usage of potable water. Some of the reason may be because there are less people, but another reason maybe, the use of potable water for the irrigation of green space. Where LDR unit developments typically have 55% of open space around the homes and within public spaces. Whereas MDR Unit developments only have about 25% of open space. The savings in potable water alone of 9 million gallons per year, means a reduction of cost in the pumping, treatment, and storage of water, for consumption.

APPLICATION SUPPORT INFORMATION

Spokane County Zoning Code

14.402.040 Criteria for Amendment

The County may amend the Zoning Code when one of the following is found to apply.

1. The amendment is consistent with or implements the Comprehensive Plan and is not detrimental to the public welfare.
2. A change in economic, technological, or land use conditions has occurred to warrant modification of the Zoning Code.
3. An amendment is necessary to correct an error in the Zoning Code.
4. An amendment is necessary to clarify the meaning or intent of the Zoning Code.
5. An amendment is necessary to provide for a use(s) that was not previously addressed by the Zoning Code.
6. An amendment is deemed necessary by the Commission and/or Board as being in the public interest.

We believe that the criteria for amendment has been meet under item 1 as the proposed amendment is consistent with the goals and policies of the comprehensive plan as well as under item 2 with the recent development of Amazon and supporting industrial uses in the west plains.

1. What Comprehensive Plan Goals and Policies support, encourage, or are consistent with the proposal? List specific goals and policies.

Listed below are the Comprehensive Plan Goals and Policies that support, encourage or are consistent with the proposal to change an area of low density residential to medium-density residential.

Urban Land Use

General Goals

UL.1a Provide a healthful, safe and sustainable urban environment that offers a variety of opportunities for affordable housing and employment.

The proposed amendment is for an area that is currently growing with new residential land uses and new commercial and industrial employment opportunities. The subject property is designated as low density residential within the urban area of Spokane County between the Wandermere shopping center the North-south Corridor and Highway 2. With the proposed change the property would be allowed to be developed at a greater residential density with affordable housing to answer the future needs of this area.

UL.1b Create a future rich in cultural and ethnic diversity that embraces family and community values and recognizes the interests of the whole community.

A proposed compact development under the medium-density residential land use allows for a mixture of peoples from multiple backgrounds to live and interact within a community.

Urban Character and Design

Goals

UL.2 Maintain and enhance the quality of life in Spokane County through urban design standards.

Policies

Multifamily Residential

UL.2.16 Encourage the location of medium and high-density residential categories near commercial areas and public open spaces and on sites with good access to major arterials.

Amending the zoning of the site as proposed. provides additional medium-density residential zoning with access to Division Street, Highway 395. The north-south corridor highway and Highway 2 as well as other collectors and arterials that connect directly with the Industrial and commercial zones of North Spokane

UL.2.17 Site multifamily homes throughout the Urban Growth Area as follows:
a) Integrated into or next to neighborhood, community or urban activity centers.

The proposed medium-density residential zoning would be blended into the adjacent medium-density residential zone and use to the west of the property, to the east via landscaping and fencing and to the north there is Farwell Road and an increase in elevation that provides additional separation.

b) Integrated into small, scattered parcels throughout existing residential areas. New multi-family homes should be built to the scale and design of the community or neighborhood, while contributing to an area-wide density that supports transit and allows for a range of housing choices.

A proposed multi-family residential development located within the proposed MDR zoning would provide housing with the various projected development types in the area.

UL.2.18 Establish development requirements that encourage quality design within multifamily development areas.

Any proposed projects in the amended zoning would be developed per current County Development Standards. Whether they are multifamily apartments townhomes or other compact residential development

UL.2.19 Develop standards that prescribe maximum building heights and other building design features to give a residential scale and identity to multifamily developments.

Any proposed projects in the amended zoning would be developed per current County Development Standards. Whether they are multifamily apartments townhomes or other compact residential development

Viewscapes

Goals

UL.5 Provide for an aesthetically pleasing urban environment and encourage the maintenance and enhancement of natural and cultural views.

Policies

Utilities

UL.5.7 Encourage placing power and telecommunication lines underground, at the rear of properties or in alleyways.

Power and telecommunication lines are anticipated to be kept underground for an apartment complex or other residential development.

UL.5.8 Encourage joint planning of linear infrastructure such as transportation, water, sewer, power, and telecommunications.

With the development of the property, coordination with the surrounding utility companies are anticipated.

Residential Land Use

Residential land use ranges from low-density, single-family neighborhoods to group homes and medium-density multifamily apartments. The challenge to the community is to provide for this range of uses and affordable housing consistent with goals for protection of neighborhood character. Community involvement in design and a greater level of planning detail within the Comprehensive Plan are methods to achieve these objectives. Additionally, subarea and neighborhood planning can offer further opportunities for achieving residential goals.

Residential Land Use

Goals

UL.7 Guide efficient development patterns by locating residential development in areas where facilities and services can be provided in a cost-effective and timely fashion.

Policies

UL.7.1 Identify and designate land areas for residential use, including

categories for low-, medium- and high-density areas.

This proposed amendment will provide additional residential density within the urban area.

- UL.7.2 Coordinate housing and economic development strategies to ensure that sufficient land is provided for affordable housing in locations readily accessible to employment centers.

The area is currently being developed with multiple economic employers on land that is zoned as Mixed Use, and Regional Commercial that is in proximity to Highway 2 and the North-south corridor highway. We understand that the development of these lands will need workers, workers primarily live near their work as a matter of convenience. With the location of the property within a mile or two of these economic employers residential housing will be needed, and especially affordable housing which in Spokane County is typically an apartment townhouse or duplex. Thus, making residential units that is affordable within proximity of the economic employers.

- UL.7.3 New urban development must be located within the Urban Growth Area (UGA) boundary.

The proposed amendment is for land that is currently zoned within the UGA as low density residential.

- UL.7.5 Provide for bonus densities, zero lot line housing, auxiliary structures, accessory dwellings or similar methods to promote infill development, where appropriate.

The proposal would facilitate this standard, as a denser apartment, townhouse or compact development is desired, and would be an infill to the adject developed land.

- UL.7.6 Develop regulations and incentives to encourage cluster development of residential lands so open space, view, watersheds and critical areas are permanently protected. (See also, "Exemplary Design - Planned Unit Developments," in the Urban Character and Design Section.)

The proposal would facilitate this standard, as residences would be grouped and density would be increased, thus reducing impacts. Additionally, apartments provide open space and other recreational amenities. There are no known critical areas on the properties.

- UL.7.7 Home occupations may be allowed, provided they will not:
- a) Disrupt residential amenities concerning sight, sound, smell and similar factors; or
 - b) Create traffic which exceeds road design or which develops traffic hazards within the neighborhood.

The proposal would facilitate this standard, where applicable.

UL.7.8 Promote and facilitate the development and location of home-based child-care.

The proposal would facilitate this standard, where applicable.

UL.7.9 Encourage businesses to provide opportunities for employees to work at home.

The proposal would facilitate this standard, where applicable with anticipated telecommuter connections which is an increasing trend among employers with the recent pandemic.

UL.7.10 Phasing of land development shall be consistent with established levels of service for the provision of public facilities and services within UGAs.

The area of the amendment is within the UGA and as new development projects are proposed, they will go through the review process per the standards in effect at the time to determine that there are adequate public facilities to service the proposal.

UL.7.11 Establish zoning and subdivision regulations that require residential developments to provide the following improvements:

- a) Paved streets (and alleys if appropriate), curbs and sidewalks, paths and internal walkways, when appropriate;
- b) Adequate parking consistent with local transit levels;
- c) Street lighting;
- d) Storm water control;
- e) Public water supply;
- f) Public sewers.

Current development standards require or allow for these elements and as such any proposed projects in the amended zoning would be developed per those standards. Public Water and Public Sewer are on the subject properties.

UL.7.12 New development within the UGA shall be connected to public sewer, consistent with requirements for concurrency. Developer-financed extensions of public sewer may be allowed within any area of the UGA provided capacity and infrastructure needs are adequately addressed.

As with the current zoning, any new projects proposed under the amended zoning will be required to connect public sewer. There is public sewer within Hastings Road.

Housing Variety

Goals

UL.8 Create urban areas with a variety of housing types and prices, including manufactured home parks, multifamily development, townhouses and single-family development.

Policies

- UL.8.1 Provide for mixed-income development in residential areas and encourage opportunities for co-housing and shared community resources, where appropriate.

Medium-density residential development has the capability of providing mixed-income development by providing a variety of unit sizes with a mixture of amenities to facilitate housing for different income levels.

Residential Density

Goals

- UL.9b Create efficient use of land and resources by reducing the conversion of land to sprawling, low density development.

The proposal would facilitate this standard, where applicable.

Policies

- UL.9.1 Establish low, medium, and high density residential categories to achieve population and economic growth objectives. Low density residential areas shall range from 1 to and including 6 dwelling units per acre, medium density residential shall range from greater than 6 to and including 15 dwelling units per acre and high density residential shall be greater than 15.0 residential units per acre. Mixed residential densities may be established through community-based neighborhood planning, subarea planning, or approval of traditional neighborhood developments.

Approval of this proposal would allow a medium-density residential area north of low density residential that is readily accessible to the transportation system and within proximity of economic development within Mixed use and Regional Commercial zone around Highway 2.

- UL.9.2 Spokane County shall seek to achieve an average residential density in new development of at least 4 dwelling units per net acre in the Urban Growth Area through a mix of densities and housing types.

Approval of this proposal for amending the site to medium-density residential would result in densities up to 15 dwelling units per acre.

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Hastings Road CPA Cover Letter
December 15, 2021
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If you have any question or comments, please feel free to contact me at (509) 893-2617.

Sincerely,
WHIPPLE CONSULTING ENGINEERS, INC.

A handwritten signature in black ink, appearing to read "Ben Goodmansen", with a long horizontal flourish extending to the right.

Ben Goodmansen, E.I.T.
BNG/bng

Property Size
1.46 ac

Development Guideline	
Spokane County Zoning Code	

WCE Worksheet
Date 12/15/2021
Proj. # 21-3091

	Percentage	(ac)	Percentage	(ac)	Percentage	(ac)
Open Green Space	55%	0.80	25%	0.37	20%	0.29
Roads+ Storm rooftops	25%	0.37	40%	0.58	45%	0.66
	20%	0.29	35%	0.51	35%	0.51

Percentages Based Upon Project Averages.

	LDR			MDR			HDR		
	Rate	Value	Rate	Value	Rate	Value	Rate	Value	
Density	8 units/ ac	12	15 units/ ac	22	30 units/ac	44			
Persons #	2.7 p/unit	32	1.7 p/unit	37	1.7 p/unit	74			
Traffic	0.74 trips/unit	9	0.46 trips/unit	10	0.46 trips/unit	20			
	0.99 trips/unit	12	0.56 trips/unit	12	0.56 trips/unit	25			
	9.44 ADT/unit	110	7.32 ADT/unit	160	7.32 ADT/unit	321			
WA/SS	1.00	11.68	0.63	13.80	0.63	27.59			
Rate=	1 in/sf/week		with a	30 wk growing season					
Irrigation	654,188.76 gal/year		297,358.53 gal/year	237,886.82 gal/year					
	6.54 MGPY		2.97 MGPY	2.38 MGPY					

ITE Trip Generation
10th Edition
Average Rate Only

Note: All calculations are planning level based, See project folder for specific project information.

LDR Equivalent to MDR			
22 Units	8 units/ac	2.74 ac	
Zoning	MDR	LDR*	Difference
Density	22	22	0
Persons #	37	59	-22
Traffic	10	16	-6
	12	22	-9
	160	207	-46
Water	13.80	21.90	-8.10
Irrigation	2.97	12.27	-9.29

Negative indicates a reduction in resources

LDR Equivalent to HDR			
44 Units	8 units/ac	5.48 ac	
Zoning	HDR	LDR*	Difference
Density	44	44	0
Persons #	74	118	-44
Traffic	20	32	-12
	25	43	-19
	321	413	-93
Water	27.59	43.80	-16.21
Irrigation	2.38	24.53	-22.15

Negative indicates a reduction in resources

Irrigation Area (sf)		34,979
Duration (wks/yr)	Apr-Oct	30
Rate	1 in/sf/week	
	0.0833 ft/sf/week	
Volume		
Area*Rate = Volume/Time		
	2,914.89 cf/week	
vol/time* duration = Total volume		
	87,446.70 cf/yr	
cf to gal	7.481	
	654,188.76 gal/yr	

Irrigation Area (sf)		15,899
Duration (wks/yr)	Apr-Oct	30
Rate	1 in/sf/week	
	0.0833 ft/sf/week	
Volume		
Area*Rate = Volume/Time		
	1,324.95 cf/week	
vol/time* duration = Total volume		
	39,748.50 cf/yr	
cf to gal	7.481	
	297,358.53 gal/yr	

Irrigation Area (sf)		12,720
Duration (wks/yr)	Apr-Oct	30
Rate	1 in/sf/week	
	0.0833 ft/sf/week	
Volume		
Area*Rate = Volume/Time		
	1,059.96 cf/week	
vol/time* duration = Total volume		
	31,798.80 cf/yr	
cf to gal	7.481	
	237,886.82 gal/yr	

LDR Equivalent to MDR		
Irrigation Area (sf)		65,585
Duration (wks/yr)	Apr-Oct	30
Rate	1 in/sf/week	
	0.0833 ft/sf/week	
Volume		
Area*Rate = Volume/Time		
	5,465.42 cf/week	
vol/time* duration = Total volume		
	163,962.56 cf/yr	
cf to gal	7.481	
	1,226,603.93 gal/yr	
	12.27 MGPY	

LDR Equivalent to HDR		
Irrigation Area (sf)		131,170
Duration (wks/yr)	Apr-Oct	30
Rate	1 in/sf/week	
	0.0833 ft/sf/week	
Volume		
Area*Rate = Volume/Time		
	10,930.84 cf/week	
vol/time* duration = Total volume		
	327,925.13 cf/yr	
cf to gal	7.481	
	2,453,207.86 gal/yr	
	24.53 MGPY	