



1. List the provisions of the land use code that allows the proposal.
see attached

2. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property.
see attached

3. Please explain how the proposal meets the concurrency requirements of SMC Chapter 17D.010.
see attached

4. If approval of a site plan is required, demonstrate how the property is suitable for the proposed use and site plan. Consider the following: physical characteristics of the property, including but not limited to size, shape, location, topography, soils, slope, drainage characteristics, the existence of ground or surface water and the existence of natural, historic or cultural features.
see attached

5. Please explain any significant adverse impact on the environment or the surrounding properties the proposal will have and any necessary conditions that can be placed on the proposal to avoid significant effects or interference with the use of neighboring property or the surrounding area, considering the design and intensity of the proposed use.
see attached

6. Demonstrate how the proposed subdivision makes appropriate (in terms of capacity and concurrence) provisions for:
 - a. public health, safety and welfare
 - b. open spaces
 - c. drainage ways
 - d. streets, roads, alleys and other public ways
 - e. transit stops
 - f. potable water supplies
 - g. sanitary wastes
 - h. parks, recreation and playgrounds
 - i. schools and school grounds
 - j. sidewalks, pathways and other features that assure safe walking conditions
see attached

1. List the provisions of the land use code that allows the proposal.

The short plat creates less than 9 parcels, and the application complies with SMC 17G.080.020 and .030.

The proposed short plat was reviewed at a Predevelopment conference on 1/6/2011 with no exception taken.

2. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property.

The short plat creates eight residential townhouse lots intended to be built as row houses suitable to live-work. The row house is a natural building block of a successful city street that is notably lacking in Spokane's downtown core. Conceived as an interpretation of the classic townhouse, this development expresses our longstanding commitment to urban livability, quality design, and sustainability.

The short plat's parameters comply with the 2010 Downtown Design Guidelines. The developed property will:

- Relate to the neighborhood context (Guideline B);
- Promote the pedestrian environment (Guideline C);
- Enhance the streetscape (Guideline D); and
- Minimize adverse impacts (Guideline E).

The short plat complies with the City of Spokane's Comprehensive Plan designations and goals. Specific areas of compliance include:

- A. The GMA Section 2.2 goals for urban growth, sprawl reduction, housing, and economic development.
- B. Land Use Section 3.3's vision and values "for managed growth that fit, support and enhance Spokane's neighborhoods...sustain the downtown area and broaden the economic base of the community."
- C. The plan's transportation goals including: reducing vehicle trips through downtown housing (TR2); promoting walking as a viable alternative (TR2.6); incorporating new safe sidewalks (TR2.7 and TR2.8); providing downtown housing to promote a healthy street life (TR7.2); and planting street trees (TR7.3).
- D. Housing Section 6.3's vision and values emphasis on rehabilitating the existing (Carnegie Square) neighborhood. The short plat creates a new residential development where community and human public services and facilities are available (H1.4). The urban townhouse concept adds to the distribution and diversity of housing types – currently lacking in Spokane (H2.1).
- E. The plan's economic development goals by: revitalizing an older commercial district (ED2.2); and providing live-work compatible residences in a mixed use district (ED2.4 & 3.7).
- F. Urban Design Section 3.3's vision and values by adding a unique townhouse development to the downtown. The townhouses will be of a type, scale, and design that maintains or improves the character, aesthetic quality, and livability of the neighborhood (DP1.4); will be compatible with the neighboring properties by complying zoning standards, design guidelines and the Design Review process (DP2.1, 2.2, 2.3 and 2.4). This pedestrian oriented project also fulfills the goal for infill development (DP3.8); creates a more viable and livable downtown (PD5.1 & 5.2); and offers access to more housing choices and variety of forms (DP6.2 & 6.3).
- G. The Social Health goals by contributing to a mixture of housing types in the neighborhood (SH4.1); and enhancing safety through design (SH6.1), surveillance (SH6.3), and territorial reinforcement (SH6.4).
- H. The ability of this townhouse development short plat to promote downtown Spokane as an economic and cultural center of the region, and improve its viability as a desirable neighborhood in which to live and conduct business (N1 & N1.1).

3. Please explain how the proposal meets the concurrency requirements of SMC Chapter 17D.010

The short plat layout and development plan was presented at the Predevelopment conference on 1/6/2011. At that time, the City Departments did not note any concurrency concerns, and affirmed that existing services were capable of serving the developed property.

4. If approval of a site plan is required, demonstrate how the property is suitable for the proposed use and site plan.

Both the short plat plan and the property development plan (reviewed at the Predevelopment conference) show the project is suited to this relatively flat and vacant downtown property with well-drained soils. No exception was taken by City officials at the conference.

5. Please explain any significant adverse impact on the environment or the surrounding properties the proposal will have and any necessary conditions that can be placed on the proposal to avoid significant effects or interference with the use of neighboring property or the surrounding area, considering the design and intensity of the proposed use

The 1/6/2011 Predevelopment conference established that there were no notable adverse impacts.

6. Demonstrate how the proposed subdivision makes appropriate (in terms of capacity and concurrence) provisions for:

- a. public health, safety and welfare
- b. open spaces
- c. drainage ways
- d. streets, roads, alleys and other public ways
- e. transit stops
- f. potable water supplies
- g. sanitary wastes
- h. parks, recreation and playgrounds
- i. schools and school grounds
- j. sidewalks, pathways and other features that assure safe walking condition

The project development plan reviewed by City officials at the 1/6/2011 Predevelopment conference established that the proposed subdivision makes appropriate provision for the items listed..