



Housing People in Transportation-Efficient Communities

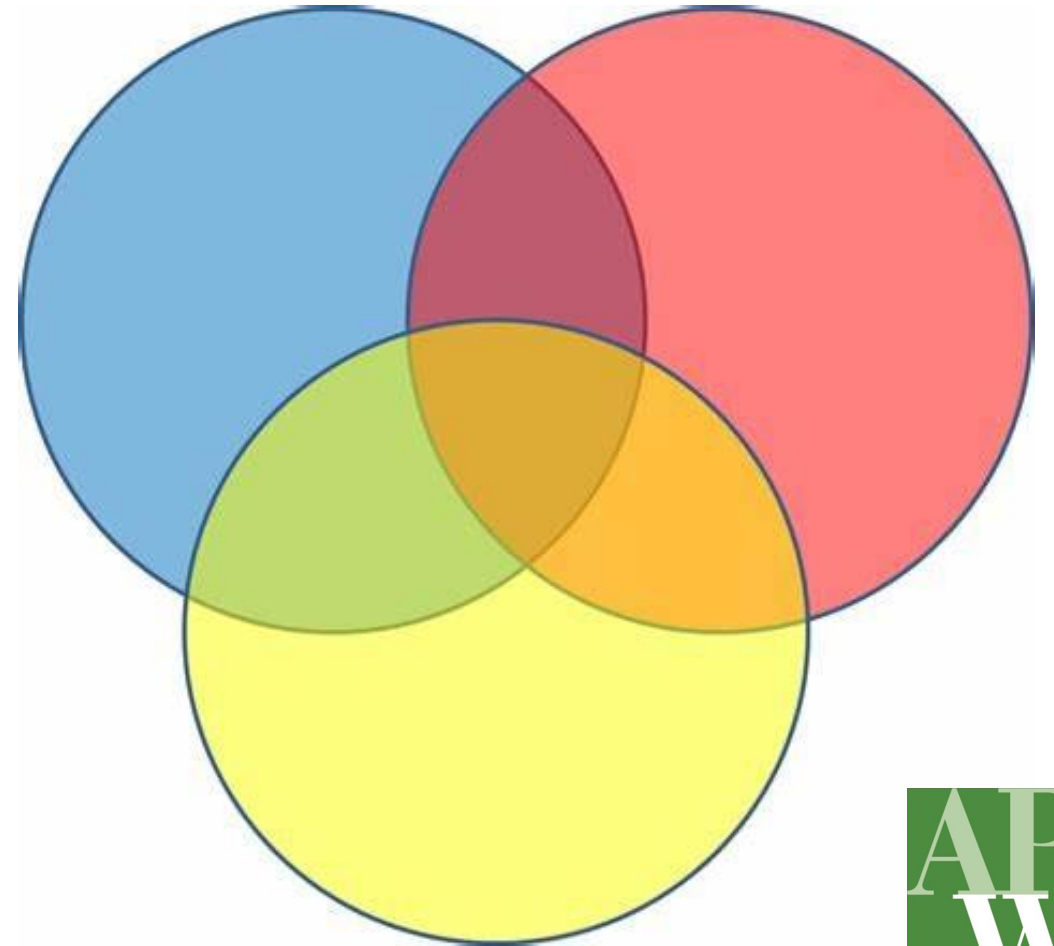
APA Washington Allied Professions Panel

Statewide Planning Conference, Spokane, WA

October 11-13, 2023

APA Washington Allied Professions

- Land Use-Transportation Planning
- Engineering-Infrastructure
- Public Transit & Mobility
- Affordable Housing
- Building Industry
- Architecture & Design
- Historic Preservation
- Environmental Protection
- Others



What do we mean by “Transportation-Efficient Communities?”

They have gone by many names over the course of time

- Street car neighborhoods
- Row houses/Attached housing
- New urbanism mixed use
- Urban Villages/Centers
- Transit-oriented development
- 15-minute neighborhoods



What are the benefits “Transportation-Efficient Communities?”

- House more people on less land
- Offers more mobility options
- Promote less driving; reduce VMT
- Benefits public health, natural systems, and climate; reduce GHG
- Cost less tax-payer dollars to serve with sewer, water, & transportation infrastructure
- Buffer between busy arterial streets and quiet residential neighborhoods



Today's Allied Professions Panelists



Michelle Pappas,
Futurewise

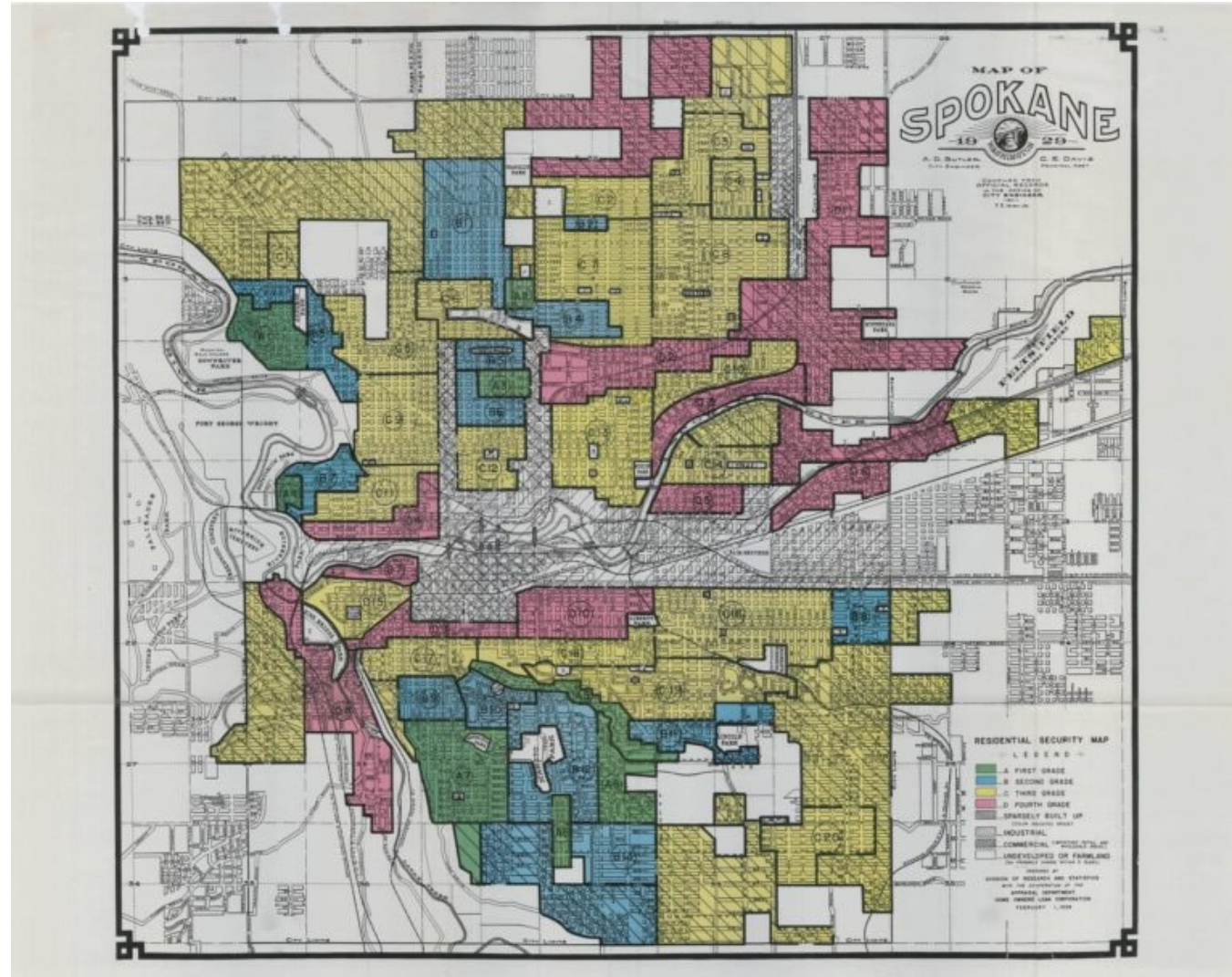


Brian Jennings
Spokane Transit Authority



Dave Andersen, AICP
WA Dept of Commerce

Historical Context



4 Principals of Effective Relationship Building

- Time Investment
- Authentic and Vulnerable Sharing



4 Principals of Effective Relationship Building

- Shed your expectations
- Recovery



Shaping Spokane Together



Transit Oriented Development

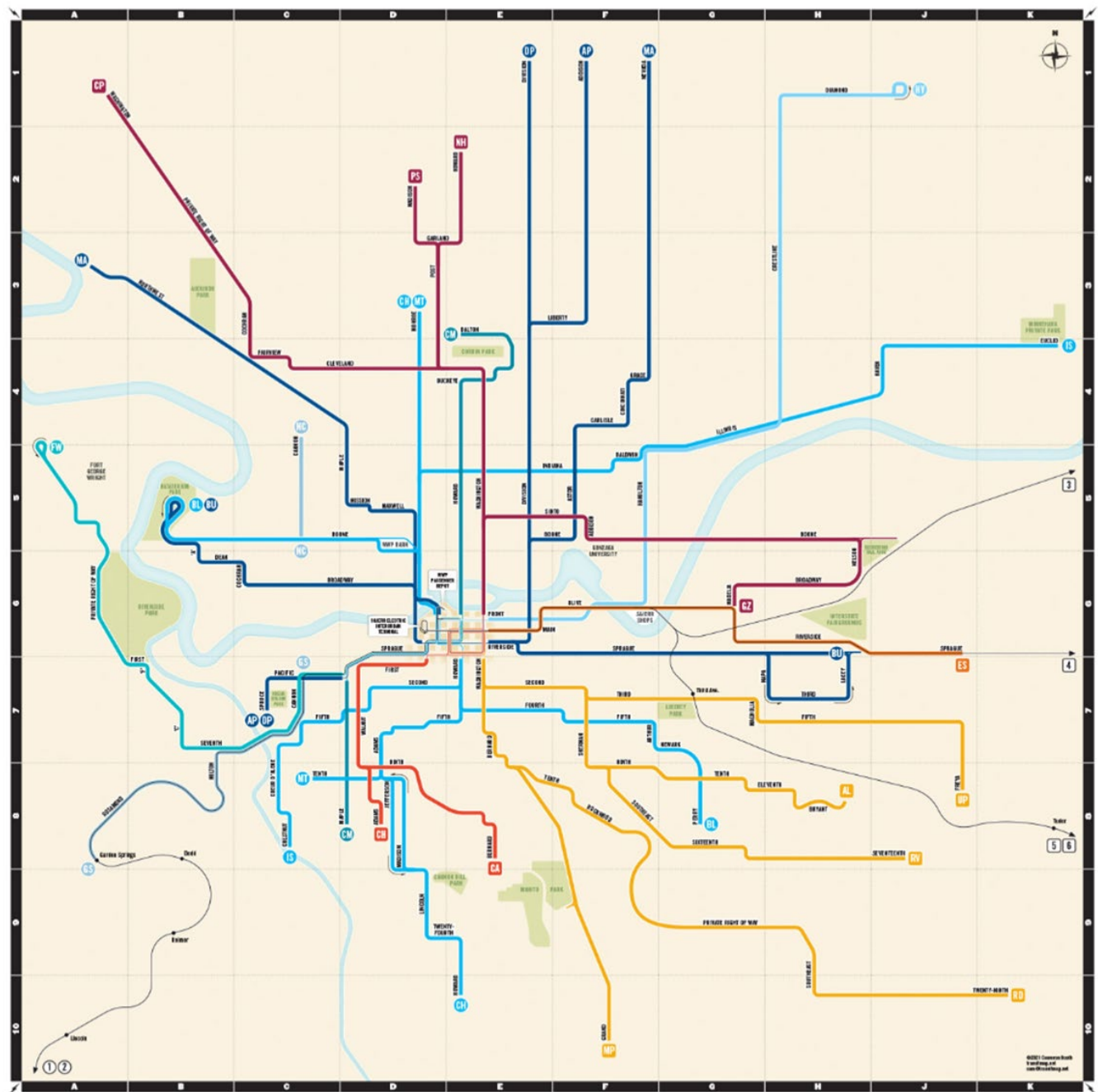


Spokane: Built for Transit-Oriented- Development

1912 - Streetcar Network

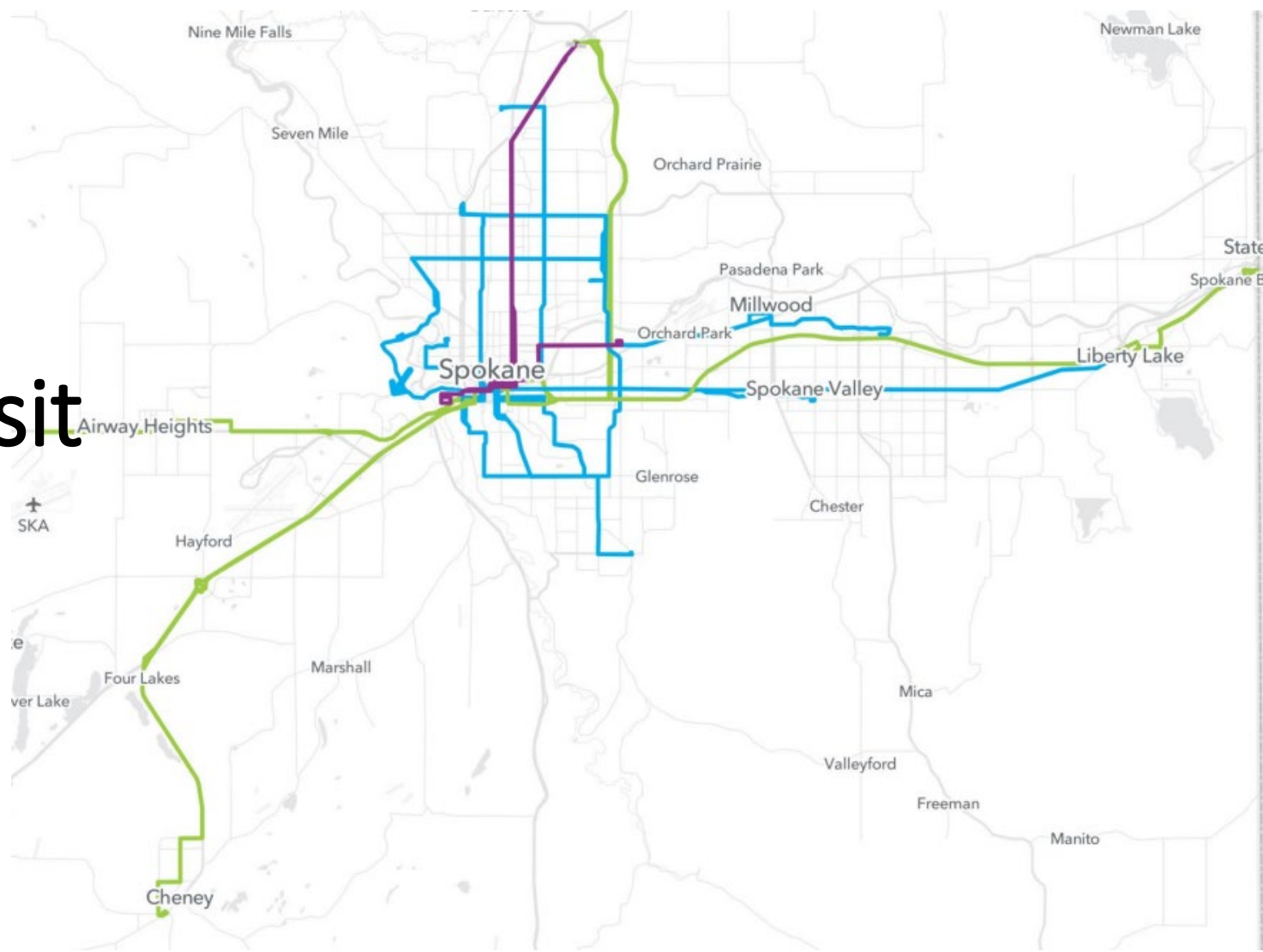
Source: Cameron Booth, transitmap.net

[Transit Maps: Project: A Map of Electric Rail Service in Spokane, Washington in 1912](#)





May 2022 High Performance Transit Network



STA Initiatives

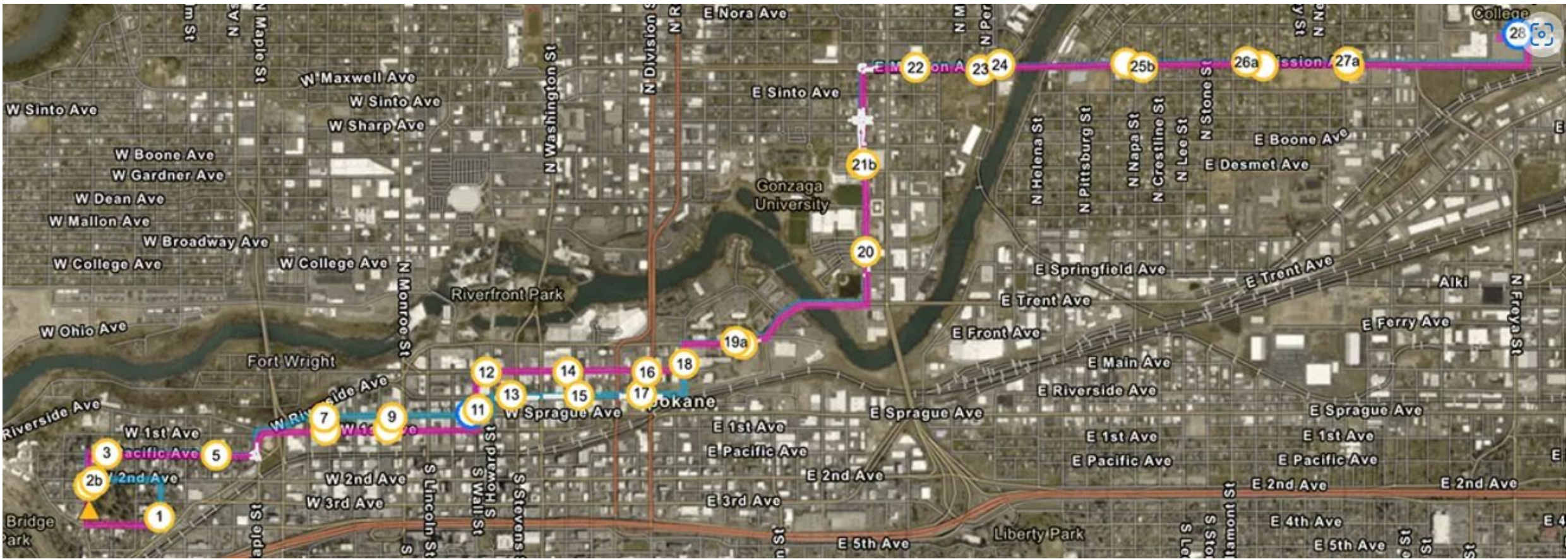
Bus Rapid Transit Investments

- City Line-Completed July 2023
- Division BRT

High Performance Transit Corridors

- Elevated branding
- Wayfinding investments






City Line-July 2023



GRAND & 14TH

10:33 AM  73° TUE AUG 15

ROUTE	DESTINATION	DEPARTING
4 	Northbound (Five Mile)	10:46 AM
4 	Northbound (Downtown Only)	6:22 PM
4 	Northbound (Five Mile)	6:38 PM

4  Detour on Route 4 NORTHBOUND from Moran Station P&R Bay 2 to Regal @ 53rd due to emergency personnel.



Visit SpokaneTransit.com for



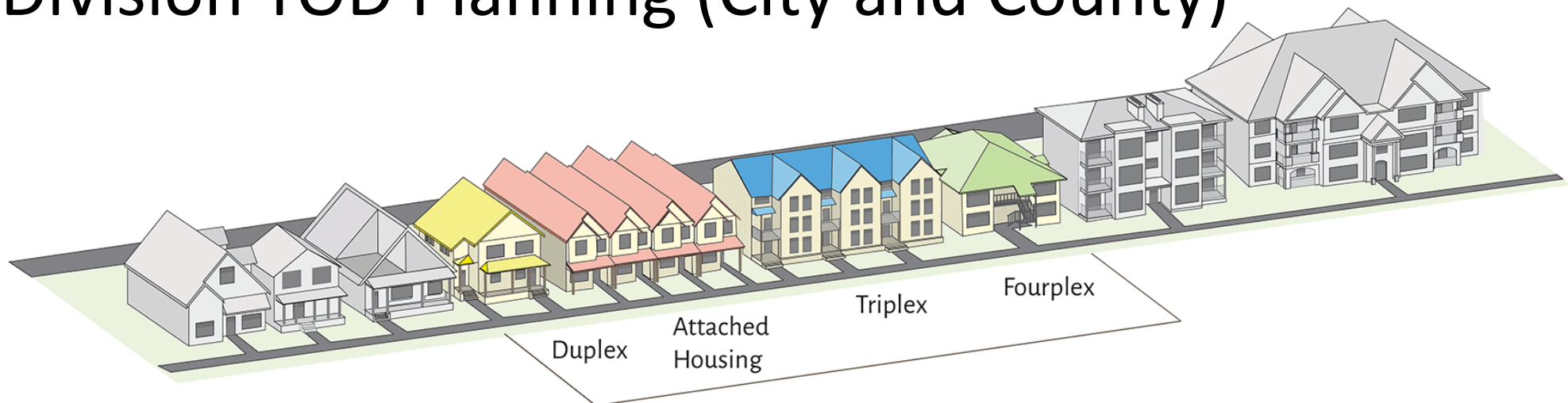
STA+TOD Early Objectives

- Maximize
- Integrate
- Leverage
- Improve
- Education



Jurisdictional Initiatives

- City of Spokane
 - Middle Housing Initiative
 - Removal of Parking Minimums
 - South Logan TOD Planning
 - Division TOD Planning (City and County)





The Future is a Policy Choice



- Suggestions
 - 10 Minutes
 - MFTE
 - Zoning
 - Parking & Density Bonuses
 - High quality infrastructure
 - Focus Infrastructure Investments
 - Regional Approach

GMA's Creation Story



*"I was stuck in traffic on a state highway. I looked over on my right-hand side and here were a couple hundred new apartment units going in. I like apartments, I like higher density. But I wondered, who coordinated all this? **I looked into it and clearly there wasn't any coordination. There weren't different people who were individually worrying about the impact of this growth. So that was really the impetus for growth management.**"*

-Representative Joe King

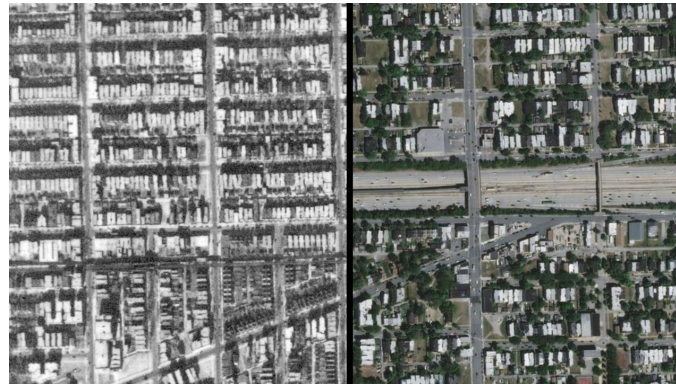


Transportation policy is housing policy.

Streetcar Suburb



Freeway Suburb



Displacement
& Destruction

Transit Oriented
Development

What Standards Drive the Connection?

- **Housing Type**
- **Infrastructure Supply**
- **Impact Fee & Demand Assessment Practices**
- **Mix Of Uses And Densities**
- **Parking Standards**
- **Transit Connectivity**
- **Walkability**

HB 1337 (2023) Accessory Dwelling Units



Local governments must, by **6 months after the periodic update due date:**

- Allow **two ADUs per lot in all GMA urban growth areas.**
- May not require the owner to occupy the property.
- May not prohibit sale as independent units.
- Must allow an ADU of at least 1,000 square feet and adjust zoning to be consistent with HB 1337
- Must set consistent parking requirements based on distance from transit and lot size
- May not charge more than 50% of impact fees charged for the principal unit



HB 1110 Middle Housing (certain cities)

“**Middle housing**” means buildings that are **compatible in scale, form, and character with single-family houses** and contain two or more attached, stacked, or clustered homes including duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apartments, and cottage housing RCW 36.70A.030(21) HB 1110



Duplex



Fourplex



Courtyard Apartments



Cottage Housing

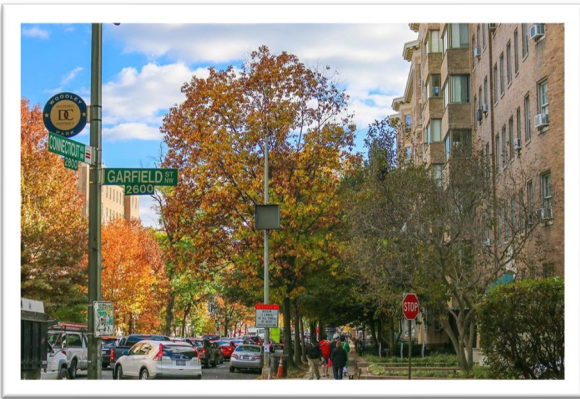


Townhouses

So is all this going to work?



It's the only thing that's worked before.



Question/Answer/Discussion/Contacts



For More Information on Each Presentation:

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