



# Housing People in Transportation-Efficient Communities

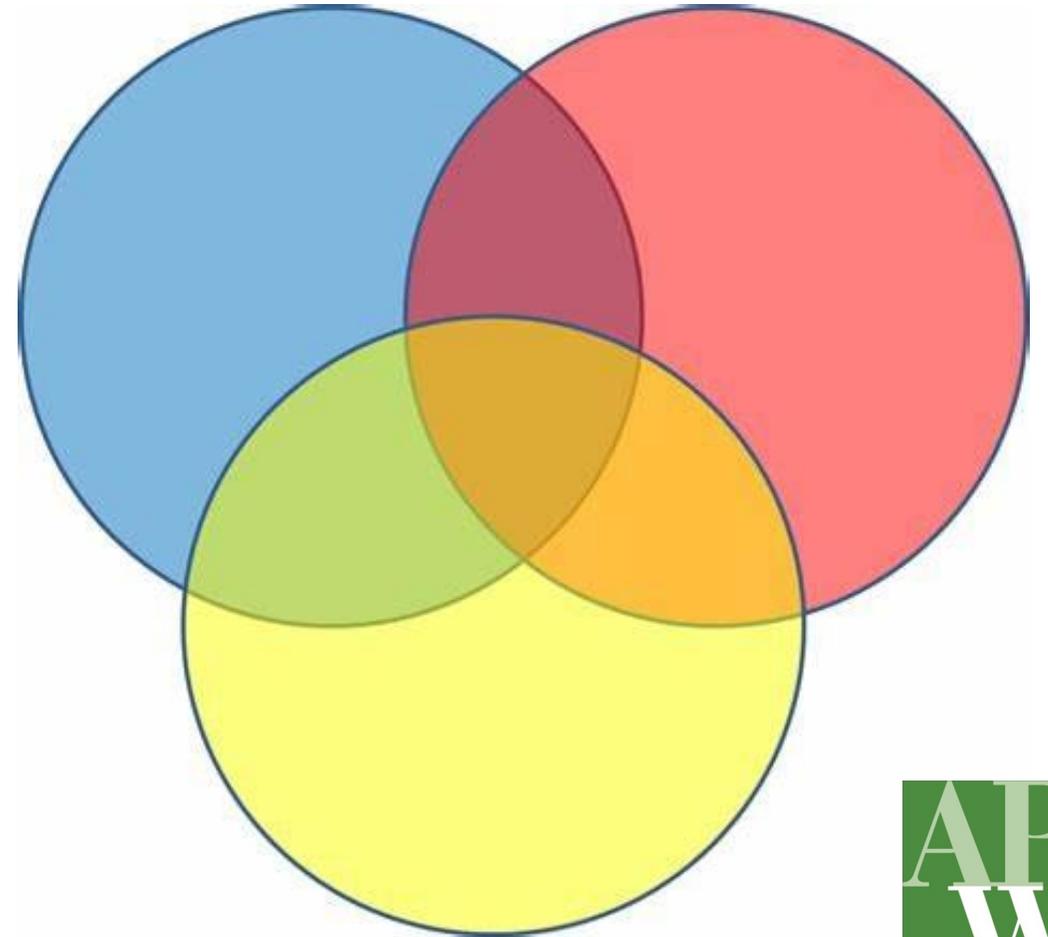
**APA Washington Allied Professions Panel**

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**

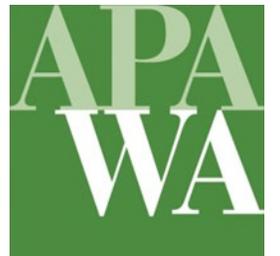
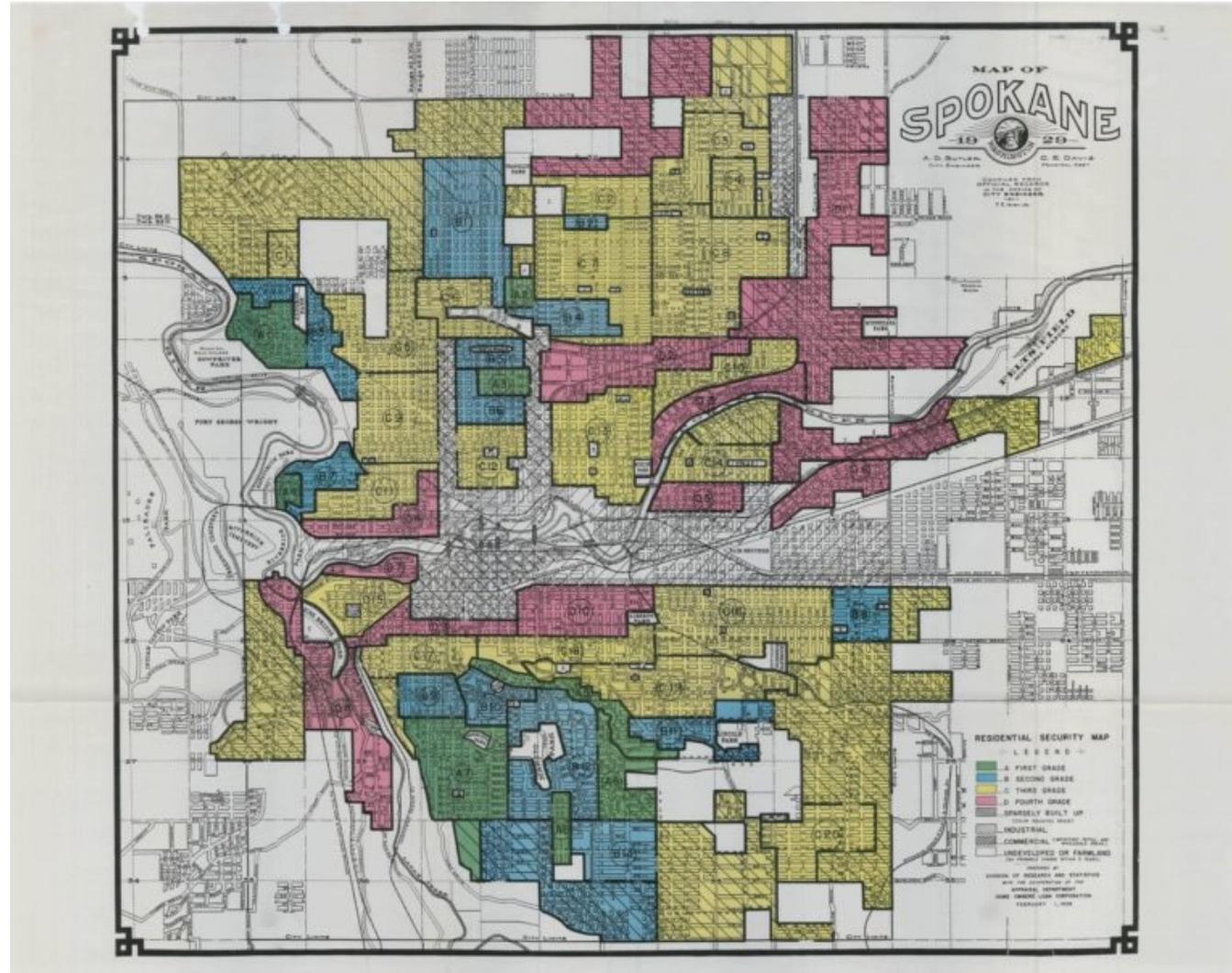


**Brian Jennings**  
**Spokane Transit Authority**



**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



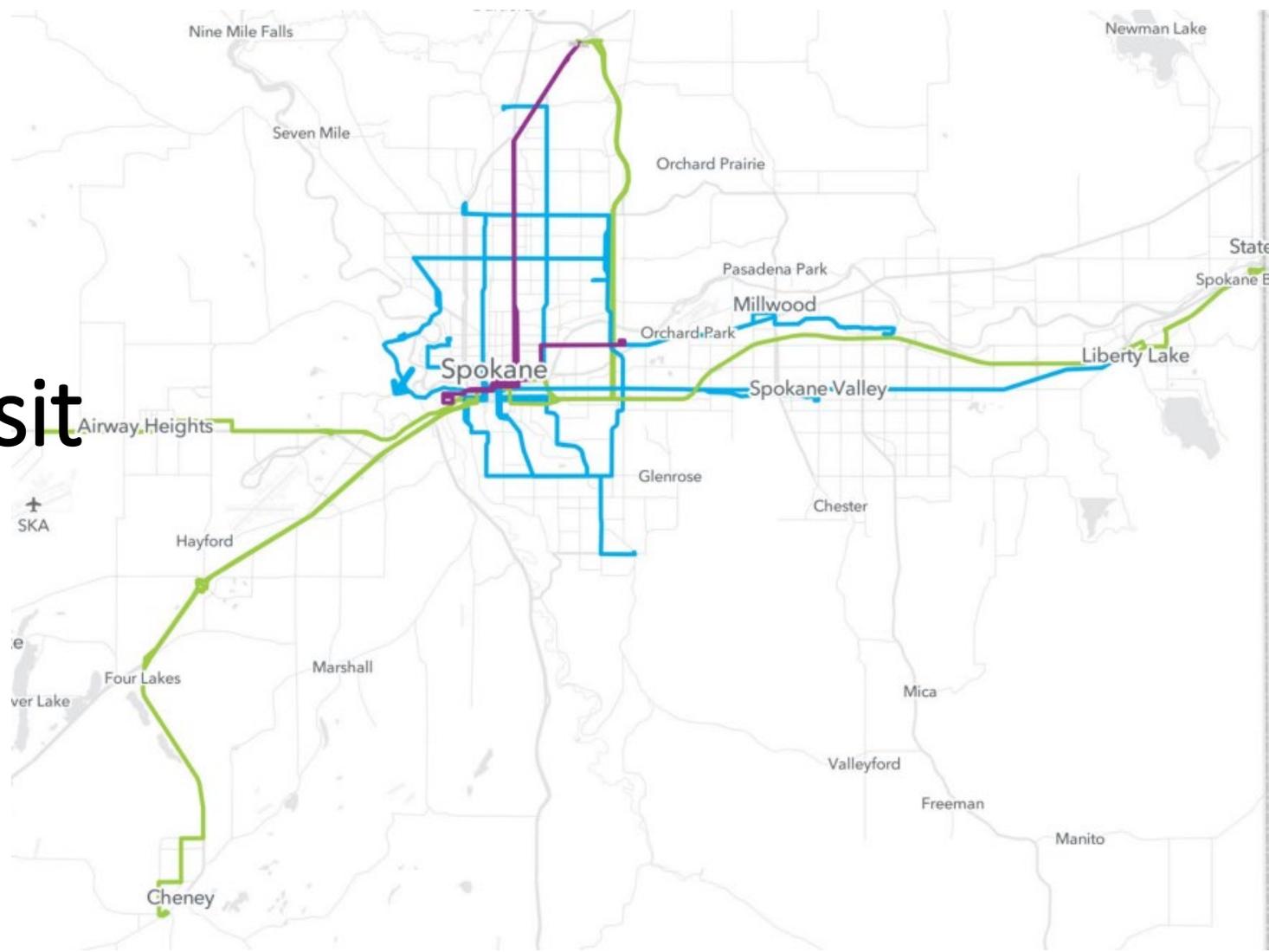
# Transit Oriented Development







# May 2022 High Performance Transit Network



# STA Initiatives

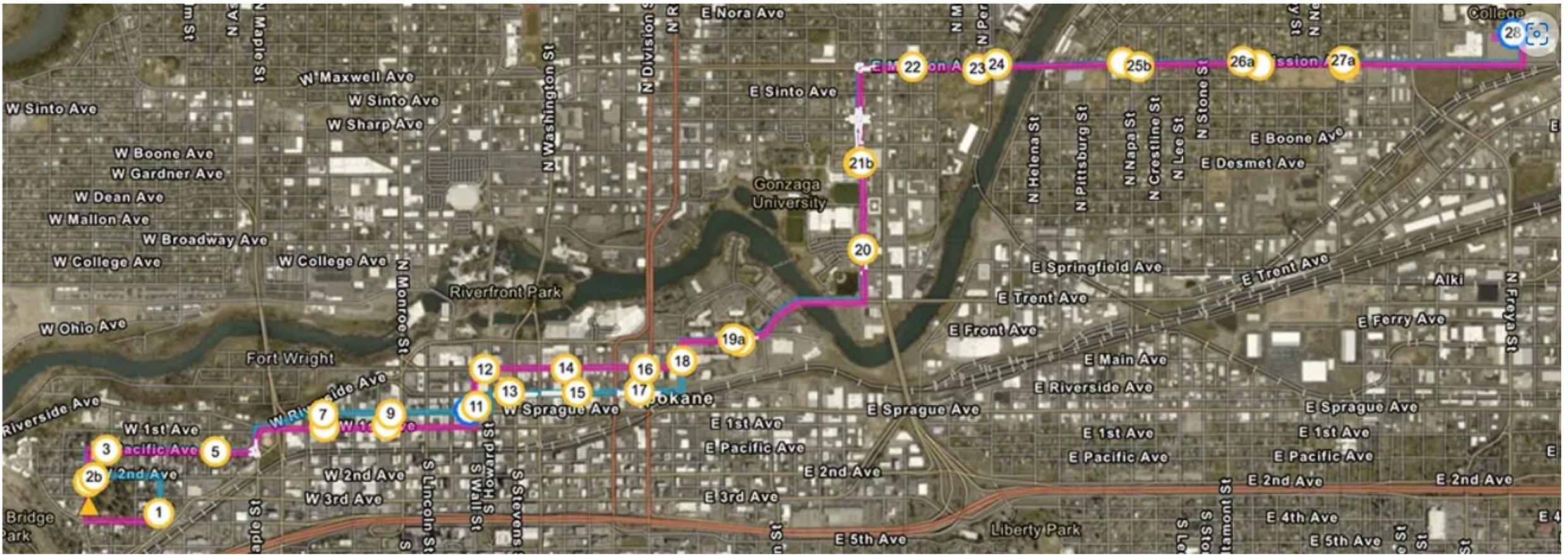
## Bus Rapid Transit Investments

- 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

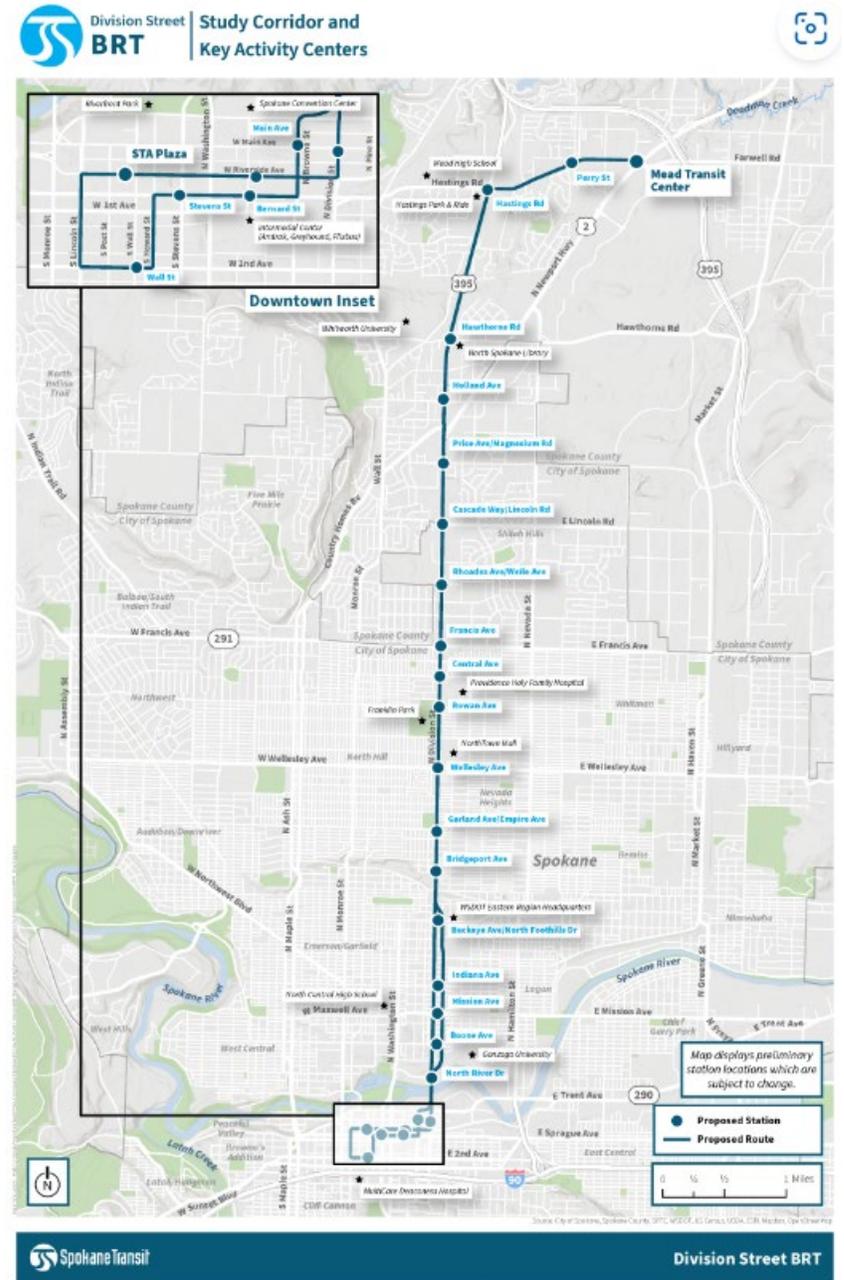
4  Detour on Route 4 NORTHBOUND from Moran Station P&R Bay 2 to Regal @ 53rd due to emergency personnel.



Visit [SpokaneTransit.com](http://SpokaneTransit.com) for



# Division BRT – 2029 (In tandem with NSC)



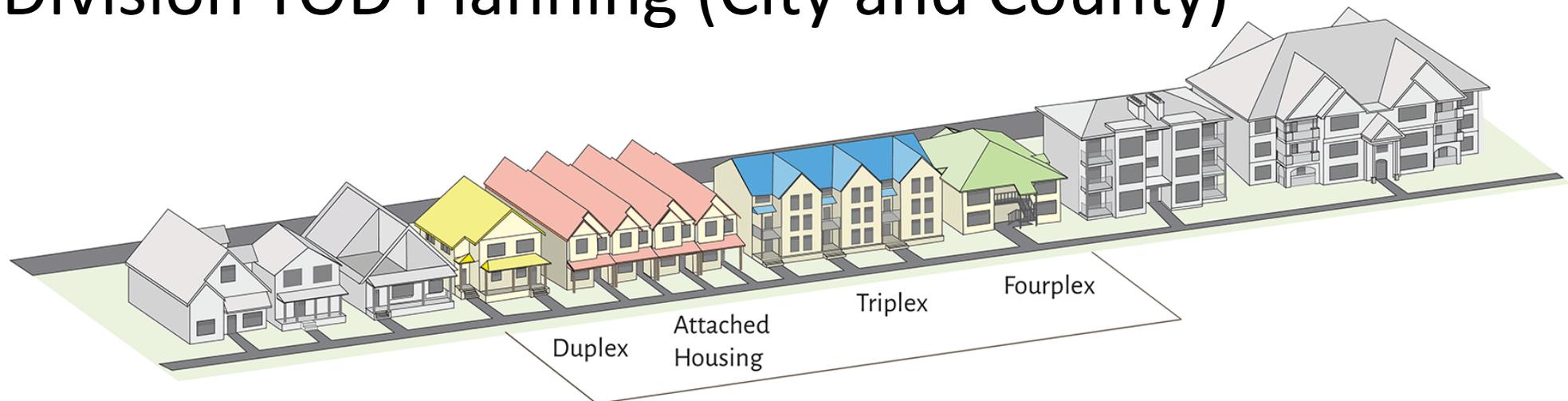
# STA+TOD Early Objectives

- 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



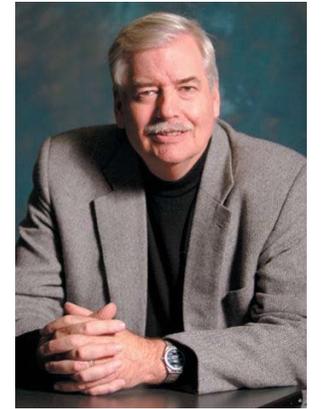
- Suggestions
  - 10 Minutes
  - MFTE
  - Zoning
  - Parking & Density Bonuses
  - High quality infrastructure
  - Focus Infrastructure Investments
  - Regional Approach

# 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

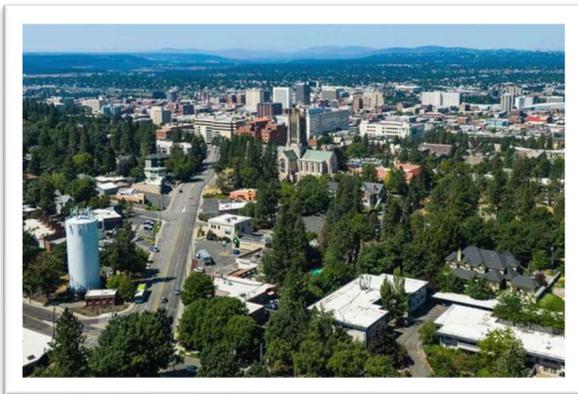


Townhouses

# 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:**

## **Panelists:**

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**Dave Andersen, AICP Growth Management Services Director, WA Department of Commerce**  
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## **Moderator:**

**Chris Comeau, FAICP-CTP, Allied Profession Liaison APA WA; Senior Transportation Planner, Transpo Group**  
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