

# Clean and Green

## John Schram

Comstock Clean and Green



# Free Clean and Green Disposal





# Dates for Clean and Green 2016



Curbside Pickup Tuesday 10-11-2016  
Clean and Green Saturday 10-29-2016



# Comstock Neighborhood Council

## Spring 2016

### FREE Extra Curbside Pickup

**WHEN:** Tuesday, October 11th

**WHERE:** Comstock Neighborhood

**HOW:** City garbage trucks will pick up trash at CURBSIDE ONLY. No alley pickups and no city assistance on hauling items. Residential waste only! No Clean & Green.

**TIME:** Trash must be at curbside by 7:00 AM

Household items must be in standard 32 gallon cans, automated carts, boxes, bags, or bundles. Any receptacles other than 32 gallon cans or automated carts will be disposed of and not replaced. Weight of any receptacle or item must not exceed 85 lbs. No Clean & Green. The City of Spokane reserves the right to refuse to haul anything improperly bagged or considered dangerous/hazardous. Other options are Craigslist.com or a charity.

*Contact John Schram for any additional information at 328-5627*

### Free Clean and Green Disposal

*Volunteers needed- contact John Schram at 328-5627*

**WHEN:** Saturday, October 29th- 7:30AM-1 PM

**WHERE:** Sacajawea Middle School parking lot- enter on 33rd Ave only- be prepared to help unload. Bags must be emptied and taken away. No loads larger than a pickup truck size.

**WHO:** Comstock Neighborhood residents ONLY- Proof of residency required.

**Accepted:** Leaves, grass clippings, sod less than 2" thick, pine needles, pinecones, brush, limbs less than 3" in diameter and less than 4 feet long

**NOT accepting:** Animal waste, previously composted material, stumps, dirt, rocks, lumber

\*\*\*\*\*Metal recycling dumpster on site as well\*\*\*\*\*

**Hazardous waste accepted if clearly marked:** Oil based paint only (latex should be dried and put to trash), unbroken CFL bulbs (no tubes), oil, batteries, antifreeze, pest & vegetation chemicals

<http://comstock.spokaneneighborhoods.org/>

**Neighborhood Chair- Elaine Thorne**

[Elainethorne1967@gmail.com](mailto:Elainethorne1967@gmail.com)

**Vice Chair- Roger Waller**

**Community Assembly Rep.- Tim Williams**

[Timwill789@gmail.com](mailto:Timwill789@gmail.com)

**CA Alternate- John Stolz**

**Clean and Green Chair - John Schram**

[John.Schram@LPL.com](mailto:John.Schram@LPL.com)

**Pedestrian, Traffic, Transportation Chair -**

**Whitney Welch** [whit@jumpylegs.com](mailto:whit@jumpylegs.com)

**Safety Committee Chair - Linda Beal**

**Secretary- Victoria Lamp**

**Neighborhood Conditions Officer**

**Tim Ottmar**

[copse@spokanepolice.org](mailto:copse@spokanepolice.org)

**Neighborhood Council Meetings:**

**3rd Wednesday @ 6 PM**

**Sacajawea Middle School cafeteria**

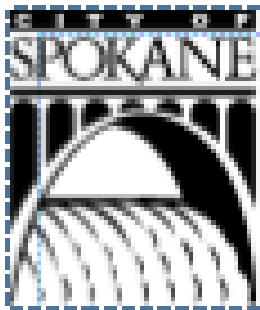
**April 20, May 18, no meeting June-Aug**

**Sept 21, Oct 18, Nov 16**

**- no meeting Dec**

**See meeting agenda posts on <https://>**

**[Nextdoor.com](https://Nextdoor.com)**



Community and Neighborhood Services

808 W. Spokane Falls Blvd.

Spokane, WA 99201

for Comstock Neighborhood

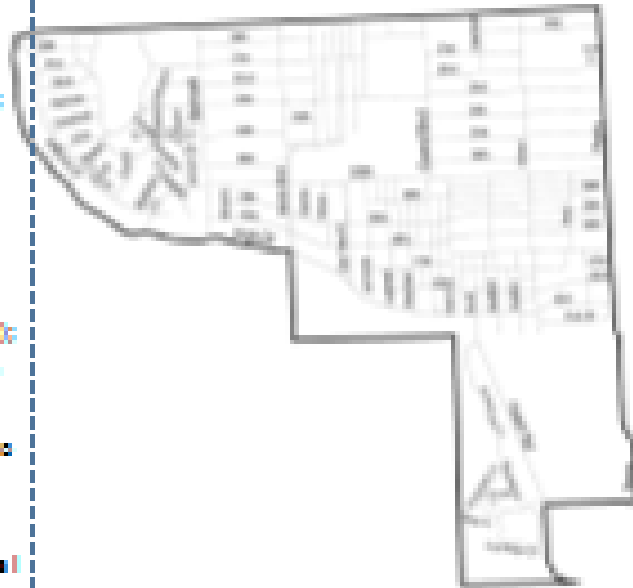
PSRT STD

U.S. Postage

**PAID**

Spokane, WA  
Permit No. 722

The boundaries of the Comstock Neighborhood are: North: South side of 28th Avenue to Perry Street; East: West side of Perry Street from 28th Avenue to 32nd Avenue; from Perry to Hatch; Hatch south to 37th; South: 37th Avenue (north boundary of Hangman Park); West: High Drive from 28th Avenue to Main to Boulevard; the bluff south to 37th Avenue (map south to the northern border of The Creek at Quilchan Municipal Golf Course, east to Main to Golf Club, and south to 37th Avenue.)



Your Name  
Your Address

[Comstock.spokaneneighborhoods.org](http://Comstock.spokaneneighborhoods.org)

# Summer Parkways



**Tuesday, June 21, 6-9 PM**



# SUMMER PARKWAYS

- Inspired by an event in Bogota, Colombia called Ciclovía (meaning “bike path” )





Physical fitness activities like yoga, Zumba, hula hoops, gymnastics, tai chi, fencing, dancing, Pilates, self defense, jump rope, hacky sack, and martial arts will be offered **free** along the course everyone.





- Focus is on recreation, fitness, and community
- Close streets to automobiles and open up the streets to bikes, pedestrians, skaters, and other human-powered transportation.



# COMMUNITY ASSEMBLY REPORT



# COMSTOCK NEIGHBORHOOD COMMUNITY ASSEMBLY GRANT REQUEST SUBMITTED

7

Neighborhood Clean-Up Signs		\$120
Printing Documents/brochures		\$40
Clean and Green Signs		\$100
Safety Flags		\$60
Event Canopy/Pavilion		\$120
Games and Prizes events		\$60
TOTAL REQUESTED		\$500

¶

**Category – Education**

- o Temporary Signage – Clean Up Day, Neighborhood Meeting times, Events - \$120¶
- o Mailings – Postage or postcards - \$
- o Printing – Brochures or flyers - \$40¶
- o Training – For residents - \$
- o Newsletters – \$
- o Other – Explain \$

**Category- Capacity Building** (Neighborhood Council membership & participation)

- o Child Care – must be licensed and insured for activity - \$
- o Printing – Brochures or flyers - \$
- o Training – For Council members - \$
- o Newsletters – \$
- o Other – Explain \$

**Category – Event** (Community Building or Improvement)

- o Temporary Signage – Clean Up Day, Neighborhood Meeting times, Events - \$100¶
- o Space Rental - \$
- o Neighborhood Clean Up – examples dump passes or dumpster rental - \$
- o Special Event or Block Party Permit Fees - \$
- o Entertainment for a Special Event or Block Party (examples – movie rental for outdoor movie or band/performer) - \$

¶

- o Safety or Security For Special Event or Block Party – barricades, fencing rentals \$60-safety-flags¶
- o Equipment Rental – sound system, tents, bouncy castle - \$120¶
- o Other – Explain Purchase Canopy for Clean and Green, Summer Parkways, Labor Day Concert \$

**Category – Materials**

- o Craft supplies - \$
- o Office Supplies - \$
- o Other – Explain Games and children's Prizes of Summer Parkways, Labor Day, Community Fair booth \$60¶





# Comstock



## Comstock - Days of Yore

It likely began with the streetcars. In 1888, the Montrose Electric Company or “Cook’s Line” started downtown and ended at the car house near 37th and Grand. Streetcars also ran to 33rd along Division. The streetcar era ended in 1936. But during that time, homes, schools and businesses were built in the vicinity of the north-south rails at Division and Grand while other parts of Comstock remained un-platted or undeveloped.



In 1906, Spokane College, a four year liberal arts school that included a law school, was built in the area that is now Manito Shopping Center. Amenities across the street included a library and drug store. Jefferson Elementary began as a two-room school house at 38th Avenue and Hatch Street in 1908 before moving to the two-story brick building at Grand and 37th in 1909.





Manito Boulevard was built in 1907 as part of Manito Addition (between 14th and 33rd and Division and Hatch). The boulevard stretched from Manito Park to approximately 35th Avenue where the developers had sold 50 acres to the Spokane Country Club in 1903, expecting that the presence of the golf course would help promote home sales in the surrounding area. The club built a clubhouse on the site, but the facility burned down in 1908 and the club moved in 1910. Next, Manito Golf & Country Club was founded on the same site in 1917. Then in 1922, the Club permanently moved to its current location, between 44th and 53rd. In 1925, Lewis & Clark's Principal Hart secured the Hart Field property for the school and community.



In their 1913 report to the Spokane Park Board, the Olmsted Brothers recommended building High Drive Parkway and extending Manito Boulevard from 35th directly south to High Drive. These were among several roads recommended for the purpose of “pleasure driving and walking” and to connect parks.



By the second quarter of the twentieth century, residential development began to boom south of 35th Avenue (east of Bernard) and in post war 1947, the Manito Boulevard Extension was completed, curving west along 35th then south at Division to High Drive. To serve the growing neighborhood, an addition to Jefferson Elementary was made in 1948





Evenings and weekends might include a stop at Rocket Market to stock up for a picnic at Comstock or Manito Park, take a wine tasting class, or enjoy outdoor live music in the summer. For those seeking exercise or outdoor recreation there are private fitness centers, a private golf and country club, or community amenities. Comstock Park has a pool large enough for lap swimmers as well as tennis and basketball courts. Scenic High Drive overlooking the Latah Valley is a great place to bike, share a sunset, catch a lightning storm, walk close to nature, or simply take in some fresh air. The drive was recently upgraded to include dedicated bike lanes and just off High Drive, hikers and mountain bikers can enjoy breathtaking views while exploring 25 miles of South Hill Bluff Trails. Tree lined Manito Boulevard has been called a “walker’s haven” and the neighborhood takes pride in the fact that the street pavement is shared with people using all modes of transportation including bicycles, strollers, and wheelchairs. In the winter, cross country skiers make tracks through the boulevard from Hart Field to Manito Park.



- *“There were two ‘penny candy’ stores, one at 37th & Grand across from Sigman’s Grocery and one on Grand just south of 29th, before Manito Shopping Center was developed.*
- *“There was a gas station near the current post office on Grand that rented tandem bikes for 50 cents an hour.*
- *“Learning to swim at Comstock Swimming Pool.”*

-M. Wittstruck

# What Is Infill Development?

- Development of vacant lots and parcels within an already built up area.
- There is no single technique to implement infill development.



*Cottage-style courtyard development,  
Kendall Yards*



## Project Needs

The City of Spokane requests that your neighborhood council, or an appropriate neighborhood council committee, engage in a short discussion to help identify important issues or themes for Spokane's Infill Development Project. The project is needed to assess current infill development tools and assess what further strategies might be recommended by a subcommittee of the City's Plan Commission. The strategies should be designed to maintain and encourage attractive neighborhood character and be consistent with other adopted policy.

## Project Goals

- Communicate and review today's development standards and tools with descriptive graphics to illustrate implementation potential.
- Develop recommendations to increase clarity and effectiveness of existing residential infill regulations.
- Explore opportunities to better promote and encourage infill housing development in desired locations through potential changes in policies, code amendments, education and promotion strategies, and/or incentive programs.
- Evaluate what, if any, further changes are needed to implement the City's Comprehensive Plan policies, and neighborhoods' visions as reflected in adopted neighborhood and subarea plans, for development of vacant or underdeveloped lots and parcels within an already built-up area.
- Establish a system to monitor trends in permit counts and valuation by area, and evaluate performance relative to the economy.

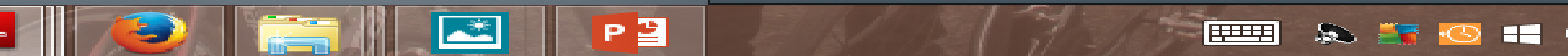
## Tentative Project Schedule

We will collect the neighborhood council discussion summaries, combine them with the comments received from the focus groups, and send to a steering committee for review in mid-July. Please see page 2 for a list of discussion questions and instructions for responding to this Conversation Kickoff. Below is a draft schedule.

May 6 – July 14, 2016	Opportunity to reach out to your neighborhood and kickoff the conversation on Infill Housing (discussion and response).
May 17 – June 30, 2016	City staff hosts focus group meetings with a variety of infill housing stakeholder representatives (see Public Participation Plan for more detail).
June 23, 2016	Send contact information to <a href="mailto:ngwinn@spokanecity.org">ngwinn@spokanecity.org</a> for one designated Neighborhood Council representative to attend the June 30, 2016 focus group meeting.
June 30, 2016	City staff hosts focus group meeting for representatives selected by neighborhood councils. <i>The meeting will be held Thursday, June 30, 2016, from 5:30 to 7:30 PM in the City Council Briefing Center, Lower Level City Hall, 808 W. Spokane Blvd., Spokane, WA</i>

0:00 / 0:00

Playlist



# Discussion

## 1/ Land Use—Infill Discussion- Handouts

**A/ What has been the impact of Infill Development on Comstock Neighborhood?**

**B/ Are there opportunities for Infill Development in Comstock Neighborhood?**

**C/ Do you have concerns about Infill Development?**

**D/. What are the challenges of an Infill Project in Comstock?**

**E/ Are there any other concerns about Infill Development?**

**F/ What are other communities doing to create good infill development that we would like to have in Spokane?**

## **Desired Communication Outcomes**

- Produce useful documents to describe today's development standards and tools.
- Increase public awareness of the infill tools and allowable development products.
- Dialogue with stakeholders that results in productive recommendations to increase opportunities for development and new housing on vacant or underdeveloped sites in built-up areas.
- Develop an easy-to-follow report and recommendations for future action based on the project's findings.
- Develop a plan for monitoring the effectiveness of infill development strategies developed through this process.



## Create a Steering Committee

A steering committee that includes Plan Commission members and identified stakeholder representatives will be established to participate in multiple focus group meetings and workshops. Members of the committee will include:

<b>Plan Commission Members</b>	Patricia Kienholz, Commissioner
	Michael Baker, Commissioner
<b>City Council Members</b>	Ben Stuckart, Council President
	Lori Kinnear, District 2, Liaison to Plan Commission
<b>Finance/Real Estate</b>	Mike Ekins, Interface Commercial Capital
<b>Development (non-profit)</b>	Cindy Algeo, Spokane Low Income Housing Consortium
	Darryl Reber, Inland Empire Residential Resources
<b>Development (for-profit)</b>	Michael Cathcart, Spokane Home Builders Association
	Asher Ernst, Infill Developer
	Evan Verduin, Make Architecture & Design
<b>Community Organizations/ Neighbors</b>	Kathryn Burk-Hise, Spokane Preservation Advocates
	Greg Francis, Plan Commission Community Assembly Liaison
	Kitty Klitzke, Futurewise
	Gail Prosser, Business Owner, Neighborhood Resident
	Andrew Rolwes, Downtown Spokane Partnership
	Patrick Rooks, Community Assembly Representative
<b>Project Staff (non-voting)</b>	

## Meet with Stakeholder Focus Groups

Infill housing stakeholders will be invited to engage in a discussion of infill development centered on perspectives of four subgroups. These meetings are intended to be small to maintain focus. In addition to including all steering committee members, emphasis in each of the focus group meetings will be on a greater number of participants from the various stakeholder groups.

1. Finance/Real Estate

- Representatives of lending entities and real estate agents

2. Architecture/Development

Includes two subgroups: Not-for-profit developers and for-profit developers

- Development community
- Design and construction consultants
- Large property owners

3. Community Groups

- Community organizations
- Public agencies
- Other interested members of the public

4. Tiny Housing

- Developers of tiny housing
- Manufactured housing communities/manufactured housing representatives

5. Neighborhood Council Representatives

- Representatives from each neighborhood council

## Public Open House

After the steering committee has completed its stakeholder focus subgroup meetings, it will hold an open house meeting session, and participants will be asked to provide input on preliminary recommendations. Widespread public notice will be provided before the meeting. Draft documents that are being discussed by the steering committee will be available before the meeting. The steering committee will consider the public input during subsequent meetings as the committee develops a final report and recommendation.

## Distribute Public Notices and Information

The City of Spokane will use a variety of methods to inform the public about public meetings, availability of draft reports, and important project milestones.

- **Internet**

An interactive webpage with a broad range of capabilities to share information, facilitate public involvement online, and document project outcomes will be set up on the City of Spokane's project webpage at <http://my.spokanecity.org/projects>.

The webpage will be capable of disseminating information such as news posts, event notices, documents, and meeting notes. Interactive maps and online engagement elements may be included. An intuitive user interface and search tools will be incorporated to help citizens locate relevant information quickly.

Social media channels, including Twitter and Facebook, will be integrated into the webpage to allow for easy sharing of articles and project updates. The webpage will use the City's webpage format template with a mobile phone interface that allows the project team to share information and updates with demographics whose primary access to the Internet is via their Smartphone.



## Spokane Infill Development Staff Contacts

<b>Lisa Key, Project Lead</b> Planning and Development	625-6187	<a href="mailto:lkey@spokanecity.org">lkey@spokanecity.org</a>
<b>Nathan Gwinn, Project Manager</b> Planning and Development	625-6893	<a href="mailto:ngwinn@spokanecity.org">ngwinn@spokanecity.org</a>
<b>Omar Akkari</b> Planning and Development	625-6146	<a href="mailto:oakkari@spokanecity.org">oakkari@spokanecity.org</a>
<b>Kris Becker</b> Development Services Center	625-6392	<a href="mailto:kbecker@spokanecity.org">kbecker@spokanecity.org</a>
<b>Rob Crow</b> Community, Housing and Human Services	625-6814	<a href="mailto:rcrow@spokanecity.org">rcrow@spokanecity.org</a>
<b>Julie Happy</b> Communications	625-7773	<a href="mailto:jhappy@spokanecity.org">jhappy@spokanecity.org</a>
<b>Pradeep Hatcher</b> Communications	625-6749	<a href="mailto:phatcher@spokanecity.org">phatcher@spokanecity.org</a>
<b>Melissa Owen</b> Planning and Development	625-6063	<a href="mailto:mowen@spokanecity.org">mowen@spokanecity.org</a>
<b>Heather Trautman</b> Neighborhood Services and Code Enforcement	625-6854	<a href="mailto:htrautman@spokanecity.org">htrautman@spokanecity.org</a>



# Residential Zoning: Overview

Planning & Development Services | P: 509.625.6300 | E: [bdinfo@spokanecity.org](mailto:bdinfo@spokanecity.org)

Spokane Municipal Code (SMC) § 17C.110.030

(Text) — Hyperlink

The residential zones—**RA, RSF, RSF-C, RTE, RMF, and RHD**—allow a wide range of residential building types. Below is a general summary of some of the basic regulatory parameters governing the intensity and scale of development allowed in each residential zone. [Characteristics of Residential Zones SMC § 17C.110.030]

The images are examples of projects in each zone—the upper images highlighting development at the upper limit of allowed building scale and the lower images showing projects at the lower end of intended development intensity.



## RA | Residential Agricultural

Allowed Density (1)	
Max:	1 unit per 4,350 sq. ft. or 10 units per acre
Min:	1 unit per 11,000 sq. ft. or 4 units per acre
Min. Lot Size:	7,200 sq. ft.
Max. Building Height:	35 ft.
Minimum Building Setbacks (2):	
Front / Side:	15 ft. / 5 ft.
Rear:	25 ft.
Building Coverage (3):	40%
Outdoor Area Per Unit:	250 sq. ft.
Min. dimension:	12 ft. x 12 ft.

## RSF / RSF-C | Residential Single-Family

Allowed Density (1)	
Max:	1 unit per 4,350 sq. ft. or 10 units per acre
Min:	1 unit per 11,000 sq. ft. or 4 units per acre
Min. Lot Size:	4,350 sq. ft. / RSF-C 3,000 sq. ft.
Max. Building Height:	35 ft.
Minimum Building Setbacks (2):	
Front / Side:	15 ft. / 5 ft.
Rear:	15 ft.
Building Coverage (3):	2,250 sq. ft. + 35% for portion of lot over 5,000 sq. ft.
Outdoor Area Per Unit:	250 sq. ft.
Min. dimension:	12 ft. x 12 ft.

## RTE | Residential Two-Family

Allowed Density (1)	
Max:	1 unit per 2,100 sq. ft. or 20 units per acre
Min:	1 unit per 4,350 sq. ft. or 10 units per acre
Min. Lot Size:	Varies
Max. Building Height:	35 ft.
Minimum Building Setbacks (2):	
Front / Side:	15 ft. / 5 ft.
Rear:	15 ft.
Building Coverage (3):	2,250 sq. ft. + 35% for portion of lot over 5,000 sq. ft.
Outdoor Area Per Unit:	200 sq. ft.
Min. dimension:	12 ft. x 12 ft.

## RMF | Residential Multi-Family

Allowed Density (1)	
Max:	1 unit per 1,450 sq. ft. or 30 units per acre
Min:	1 unit per 2,900 sq. ft. or 15 units per acre
Min. Lot Size:	Varies
Max. Building Height:	35 ft. Typ.
Minimum Building Setbacks (2):	
Front / Side:	15 ft. / 5 ft.
Rear:	10 ft.
Building Coverage (3):	50%
Outdoor Area Per Unit:	200 sq. ft.
Min. dimension:	10 ft. x 10 ft.

## RHD | Residential High Density

Allowed Density (1)	
Max:	No Maximum
Min:	1 unit per 2,900 sq. ft. or 15 units per acre
Min. Lot Size:	Varies
Max. Building Height:	35 ft. Typ.
Minimum Building Setbacks (2):	
Front / Side:	15 ft. / 5 ft.
Rear:	10 ft.
Building Coverage (3):	60%
Outdoor Area Per Unit:	48 sq. ft.
Min. dimension:	7 ft. x 7 ft.

(1) Accessory Dwelling Units (ADUs) and [Transitional] Sites can exceed the maximum allowed density.

(2) Minimum required side setback for sites with less than a 40 ft. lot width: 3 ft. Minimum Garage setback: 20 ft.

(3) Minimum building coverage for small lots: Lots 3,000 - 4,999 sq. ft. = 1,580 sq. ft. + 37.5% for portion of lot over 3,000 sq. ft. | Lots less than 3,000 sq. ft. = 50%

[Development Standards Table SMC § 17C.110.030]

General standards are shown. Refer to the Land Use Code for exceptions and specific regulations.





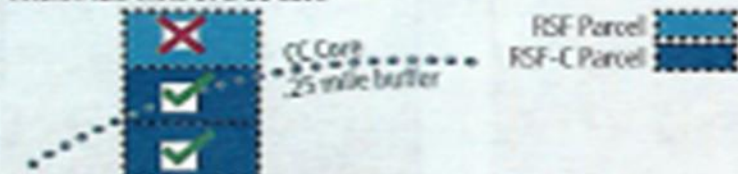
## Purpose

The purpose of Residential Single-family Compact (RSF-C) is to: Allow somewhat smaller lots in appropriate locations and to allow new development flexibility in achieving the maximum density of the residential 4-10 land use designation. This zone also allows Pocket Residential Development.

## Where can this zoning be used?

Areas that are designated residential 4-10 on the land use plan map of the comprehensive plan and satisfy one of the conditions listed below. (Land Use Map)

Within .25 mile of a CC Core



Adjacent to or Across from a Higher Density Use



## What housing types are allowed?

One- and two-story attached and detached single-family residences. (Housing Types Allowed Table)

## How to I apply for RSF-C Zoning?

1. Attend a Predevelopment Conference.
  2. Conduct a community meeting regarding the proposed application.
  3. Submit a Type III Land Use Application and fees.
  4. Attend Public Hearing with the Hearing Examiner.
- (Please Procedure for Type III Land Use Applications / Please Application)

## Density

Min. Lot Size: 3000 sq. ft.

Min. Density: 4 Units/Acre Max. Density: 10 Units/Acre

Density Calculation:

$$\text{Density} = \left( \frac{\text{Number of Units}}{\text{Gross Development Area}} \right)$$

## Site Development Standards

Max. Roof Height: 35 ft. Max. Wall Height: 25 ft.

Floor Area Ratio (FAR): 0.5

FAR Attached Housing Development: 0.65

Max. Building Coverage:

Lots ≥ 5,000 sq. ft.	2,250 sq. ft. + 35% for portion of lot over 5,000 sq. ft.
Lots 3,000 - 4,999 sq. ft.	1,500 sq. ft. + 37.5% for portion of lot over 3,000 sq. ft.
Lots < 3,000 sq. ft.	50%

Example Site Setbacks:



## Design Standards

Some development within the RSF-C Zoning must adhere to design standards relating to: Entrances, Building Facades, Building Form, and Landscaping. (RSF-C Design Standards)



▲ Small Lot Detached Home | Kendall Ranch - Spokane, WA



▲ Attached Dwelling | Washo Park - Spokane, WA

## References:

- Spokane Municipal Code (SMC)
- Lot Size Requirements - SMC § 17C.110.030
- Characteristics of Residential Zones - SMC § 17C.110.030
- Design Inspiration
- (Portland - Urban Design Toolkit)

General standards are shown. Please refer to the Land Use Code for exceptions and specific regulations. Generally, all points of the building reviewed under the Residential building code will be required to be within 150 feet of a curb for the access, or will require the suppression sprinklers.

[Text] — Hyperlink





## Definition

**Attached Housing:** Two or more dwelling units that are single-family residences on individual lots attached by a common wall at a shared property line. These include townhouses, row houses, and other similar structures.

**Duplex:** A building that contains two primary dwelling units on one lot. The units must share a common wall or common floor/ceiling.

## What zones can these tools be used in?

Zoning	RA	RSF	RSF-C	RTF	RMF	RHD
Attached Housing	✓	✓	✓	✓	✓	✓
Duplex	✗	✗	✗	✓	✓	✓

(Housing Types Allowed Table)

## Lot Development Standards

Each house must be on a lot that complies with the lot development standards in the base zone as provided in [SMC Table 17C.110.3-3].

## Development Standards

Number of Attached Units:

**RA, RSF and RSF-C Zones**

>2 Requires a PUD



**RTF Zone**

>8 Requires a PUD



**RMF and RHD Zones**

No limit to the number of attached houses that may have common walls.



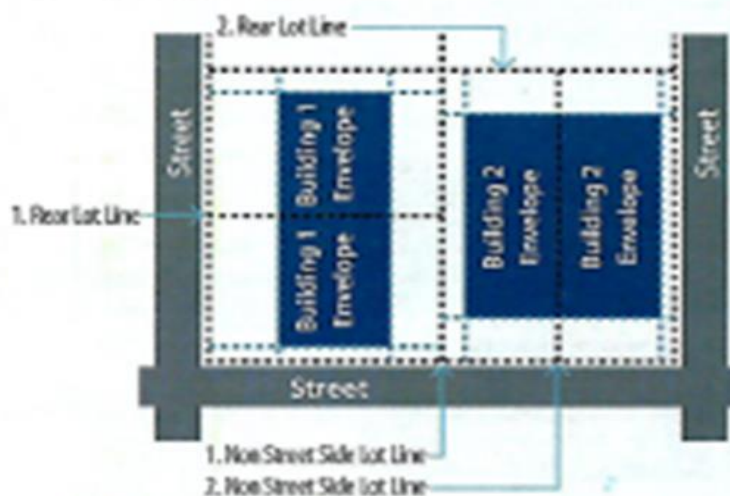
## Development Standards Continued

**Setbacks:**

**Interior lots** – The side building setback on the side containing the common wall is reduced to zero. The side-building setbacks on the side opposite the common wall must be double the side setback standard of the base zone.

**Corner lots** – Either the rear setback or non-street side setback may be reduced to zero. However, the remaining street side lot line setback must comply with the requirements for a standard side or rear setback.

Example Site Setbacks:



## Design Standards

**Attached Housing and Duplexes:** Attached Housing and Duplexes are subject to the design standards of [SMC § 17C.110.310].

**Multi-family:** Multi-family residential buildings containing three or more units are subject to the design standards of [SMC 17C.110.400-465].



▲ Shown's Addition Townhouse Style Units | Spokane, WA



▲ Krell's North Townhouse Style Units | Spokane, WA

## References:

Spokane Municipal Code (SMC)

(Attached Housing, Detached Houses on Lots Less Than Forty Feet Wide, and Duplexes SMC § 17C.110.310)

Design Inspiration

(Portland - Infill Design Toolkit)

(Portland Courtyard Housing Design Competition)

General standards are shown. Please refer to the Land Use Code for exceptions and specific regulations. Generally, all points of the building reviewed under the Residential building code will be required to be within 150 feet of a curb for fire access, or will require fire suppression sprinklers.

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## Purpose

The purpose of Pocket Residential Development (PRD) is to:

- Stimulate new compact infill housing that is comparable in scale and character to established surrounding residential areas.
- Create a broad range of building forms for residential development and allow for frontage on to a private drive or walkway.

## What zones can this tool be used in?

Zoning	RA	RSF	RSF-C, RTF, RMF, RHD, O, OR, CC, CA, NR, CB, and GC
PRD	✗	✗	✓

(Zoning Map)

Minimum Development Size:

RSF-C Zone: 8,700 sq. ft. RTF Zone: 4,200 sq. ft.

RMF and RHD Zones: 2,900 sq. ft.

O, OR, CC, NR, CB, and GC Zones: No minimum

Maximum Development Size: 1-1/2 acres

PRDs over one and a half acres must be approved as a planned unit development

## What housing types are allowed?

The housing types allowed in a PRD are those allowed in the underlying zone. (Housing Types Allowed Table)

## How do I apply for a PRD?

- Attend a Predevelopment Conference (Pre-Development Guidelines) / (Pre-development Conference Application)
- Follow the processes outlined in the Predevelopment Conference to achieve your specific development goals.

## Density

Min. and Max. Density: As allowed in the underlying zone.  
 Development Density Calculation:

$$\text{Density} = \left( \frac{\text{Number of Units}}{\text{Gross Development Area}} \right)$$

## Development Standards

Min. Lot Size Within Development: No minimum lot size.

Max. Building Height: As allowed in the underlying zone.

Max. Building Coverage:

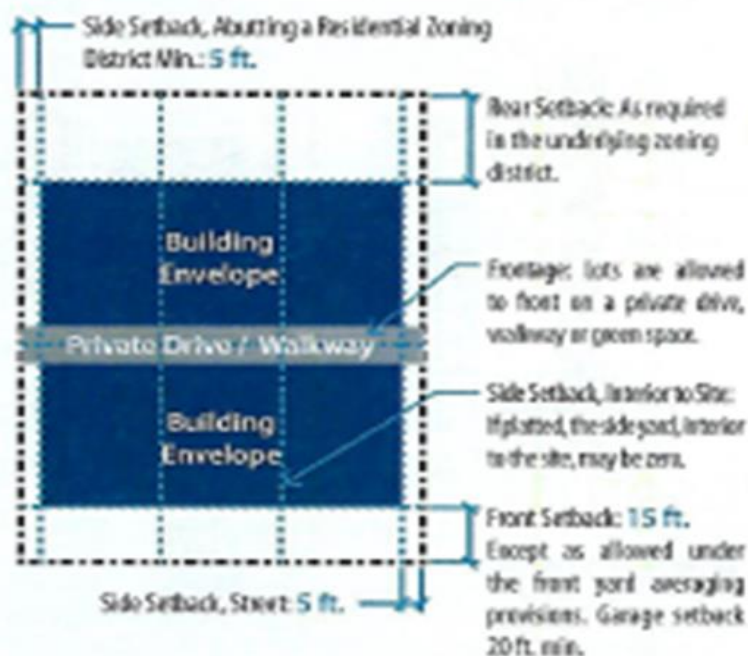
RSF-C and RTF: 40% RMF: 50% RHD: 60%

O, OR, CC, NR, CB, and GC: Unlimited

Required Outdoor Area:

PRDs shall comply with the required outdoor area standards as required by the underlying zone. (Development Standards Table)

Example Development Setbacks:



## Design Standards

PRDs must adhere to design standards relating to: Ground Level Access, Parking Lots, Lighting, Fencing, and Residential Building Design. (PRD Design Standards)



▲ Detached Residents with Private Drives (Rendall Road - Spokane, WA)



▲ Attached Residents (Rendall Road - Spokane, WA)

## References:

Spokane Municipal Code (SMC)

(Lot Size Requirements - SMC 5.17C.110.200)

(Pocket Residential Development - SMC 5.17C.110.360)

Design Inspiration

(Portland - Infill Design Toolkit)

(Portland Courtyard Housing Design Competition)

General standards are shown. Please refer to the Land Use Code for exceptions and specific regulations. Generally, all points of the building reviewed under the Residential building code will be required to be within 750 feet of a curb for fire access, or will require fire suppression specialists.

(Text) — Hyperlink





## Definition

**Cottage Housing:** A grouping of small, single family dwelling units clustered around a common outdoor space and developed with a coherent plan for the entire site. [\[Link to Full Definition\]](#)

## What zones can this tool be used in?

Zoning	RA	RSF	RSF-C	RTF	RMF	RHD
Cottage Housing						

In addition, cottage housing development lot sizes must be 1/2 acre or larger.

## What housing types are allowed?

One- and two-story detached single-family residences.

Cottage housing shall be developed on a single site either as rentals or as condominiums.

## How do I apply for Cottage Housing?

Cottage housing is allowed by **Type II Conditional Use Permit** in the RA and RSF zones, subject to compliance with the Site Development Standards and Building Design Standards. [\[Type II Conditional Use Permit Procedures\]](#) / [\[Conditional Use Permit\]](#)

## Density

Min. Lot Density: 6 Units Per Lot

Max. Lot Density: 12 Units Per Acre

Density Calculation:

$$\text{Density} = \left( \frac{\text{Number of Units}}{\text{Gross Development Area}} \right)$$

## Design Standards

Cottage Housing developments must adhere to Design Standards relating to: **Entrances, Building Facades, Building Form, and Porches.** [\[Cottage Housing Design Standards\]](#)

## Site Development Standards

Min. Lot Size: 1/2 acre

Max Unit Floor Area: 1,000 sf

Max. First Floor Size: > 50% of Units should be ≤ 650 sf.  
< 50% of Units should be ≤ 1,000 sf.

Max. Building Coverage: 40%

Max. Building Height: 18 ft.\*

\*Pitched Roofs may extend to 25 ft. with min. slope of 6:12.

Areas not included in the total floor area calculation:

- Unheated storage space under the main floor
- Architectural projections, such as bay windows, fireplaces;
- Utility closets no greater than 18 in. in depth or 6 ft. in width
- Attached roof porches (unenclosed)
- Detached garages or carports
- Spaces with ceiling height of 6 ft. or less measured to the exterior walls

Example Site Setbacks:



**Pedestrian Connectivity:** All buildings and common spaces shall be served by a pedestrian circulation system that connects to an existing or planned sidewalk, public sidewalk or trail system.

**Other Site Development Standards:** Cottage Housing developments must adhere to Site Development Standards relating to **Landscaping, Open Space, Fences, and Parking.** [\[Site Development Standards\]](#)



▲ The Cottage Company | *Conover Commons Homes - Andover, MA*



▲ The Cottage Company | *Greenwood Avenue Cottages - Shoreline, WA*

## References:

Spokane Municipal Code (SMC)

[\[Cottage Housing SMC § 17C.110.350\]](#)

[\[Land Use Application Procedures SMC § 17B.060.070\]](#)

## Design Inspiration

[\[City of Portland - JoAn Design Toolkit | Courtyard Housing\]](#)

[\[The Cottage Company Website\]](#)

General standards are shown. Please refer to the Land Use Code for exceptions and specific regulations. Generally, all points of the building reviewed under the Residential building code will be required to be within 150 feet of a curb for the access, or will require fire suppression grinders.

[\[Text\]](#) = Hyperlink





## Definition

**Accessory Dwelling Unit (ADU):** A separate additional living unit, including separate kitchen, sleeping, and bathroom facilities, attached or detached from the primary residential unit, on a single-family lot. ADUs are known variously as: "Mother-in-law apartments," "Accessory apartments," or "Second units."

## What zones can this tool be used in?

Zoning	RA	RSF	RSF-C	RTF	RMF	RHD
Accessory Dwelling Unit	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

## What housing types are allowed?

Attached and detached accessory dwelling units are permitted with the following limitations:

- Only one ADU is allowed per lot as an accessory use to a single-family home.
- A detached ADU must either be combined with a garage or shall be the only detached structure in the rear yard setback area.

## How do I apply for an ADU?

- Submit an ADU application and fee.
- Receive an ADU application approval letter.
- Submit this letter to be recorded at the County Auditor's Office as a deed restriction.
- Submit a conformed copy of the recorded letter to the City's Planning Dept. prior to the issuance of a building permit or safety inspection.
- Obtain a building permit and certificate of occupancy.

*(Complete ADU Application Procedures)*

## Development Standards

**Min. Lot Size:** 5,000 sq. ft.

**Bulk Limitations:** The ADU cannot be larger than the primary dwelling unit. The building coverage of all detached accessory structures may not exceed 15% of total lot area.

## Development Standards Continued

### ADU Size Requirements:

	Min. Size	Max. Size
Internal ADU*	250 sq. ft.	800 sq. ft.
Detached ADU	N/A	600 sq. ft.

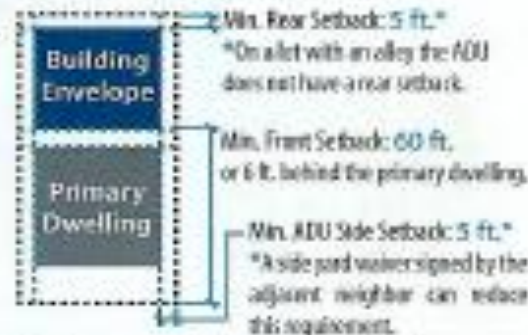
\*The footprint of the principal structure, excluding an attached garage, must be not less than 800 sq. ft. Internal ADUs may not exceed 50% of the total square footage of the principal structure's building footprint.

### Max. Building Height:

	Max. Wall Height	Max. Roof Height
Detached ADU	10 ft.	20 ft.
Detached ADU Over Accessory Building	16 ft.	23 ft.

**Parking:** ADUs require one additional parking space. Existing required parking for the house (one space) must be maintained or replaced on-site.

### Setbacks:



**Occupancy:** The owner of the property shall occupy one of the units as their principal residence and must occupy the dwelling unit for more than six months of each year. *(Occupancy Requirement)*

**Other Development Standards:** ADUs must adhere to Site Development Standards relating to Conversion of Existing Detached Structures, Windows, Floor Area Ratio,



▲ Detached ADU | Courtesy of [accessorydwellings.org](http://accessorydwellings.org)



▲ Detached ADU Over Accessory Building | Canyon Neighborhood - Spokane, WA

## References:

Spokane Municipal Code (SMC)  
 Accessory Dwelling Units SMC § 17C.300  
 Accessory Structures SMC § 17C.110.225

## Design Inspiration

*(City of Seattle - A Guide to Building a Backyard Cottage)*  
[AccessoryDwellings.org](http://AccessoryDwellings.org)

General standards are shown. Please refer to the Land Use Code for exceptions and specific regulations. Generally, all points of the building reviewed under the Residential Building Code will be required to be within 150 feet of a curb for fire access, or will require the suppression sprinklers.

*(Text) = Hyperlink*

Creating a Stronger Comstock Neighborhood-  
May 17 13:30 South Hill Library

29<sup>th</sup> and Grand to 33<sup>rd</sup> and Grand Blvd Corridor -  
Traffic Calming submitted in 2015-Feasibility Study

Infill Questionnaire –Infill Types discussion



**Meetings– Representatives from Comstock –you will join with 28 other neighborhoods to discuss and work on issues for the following:**

**Building Stronger Neighborhoods (BSN) to** provide training and resources to neighborhoods to increase participation, identify and meet neighborhood needs and build capacity. Meets 4<sup>th</sup> Monday 12 noon Sinto Senior Center 1124 W Sinto.

Contact: E.J. Ianelli [buildingstrongerneighborhoods@gmail.com](mailto:buildingstrongerneighborhoods@gmail.com)

**Land Use Committee-** works with the City of Spokane Planning and Neighborhood Services to seek opportunities to interact with the Neighborhood Council, citizen's groups, and individuals- The committee serves as a resource to land use resolutions which proposes changes to policies, regulations, actions and plans that affect the Community Assembly. Meetings 4<sup>th</sup> Thursday 5PM West Central Community Center, 1603 N. Belt

Contacts: Kelly Cruz [kpc2112@yahoo.com](mailto:kpc2112@yahoo.com) Patricia Hanse [patricia@pahansen.com](mailto:patricia@pahansen.com)

**Public Safety-** Works to build awareness and solutions regarding neighborhood Safety Meets 2<sup>nd</sup> Tuesday at 3:30 PM City Hall-Office of Neighborhood services- Contact Julia Banks [Jbanks@ymcaspokane.org](mailto:Jbanks@ymcaspokane.org)

# **Comstock Neighborhood Council Officers 2016**

<b>☐ Comstock NC Chair</b>	<b>Elaine Thorne</b>
<b>☐ Comstock NC Vice Chair</b>	<b>Roger Waller</b>
<b>☐ Comstock Community Assembly Rep</b>	<b>Tim Williams</b>
<b>☐ Comstock Community Assembly Alternate</b>	<b>John Stolz</b>
<b>☐ Comstock Neighborhood Clean and Green Chair</b>	<b>John Schram</b>
<b>☐ Comstock Pedestrian Traffic and Transportation Chair</b>	<b>Whitney Welch</b>
<b>☐ Comstock Neighborhood Safety Chair</b>	<b>Linda Beal</b>
<b>☐ Comstock Neighborhood Land Use Chair</b>	<b>VACANT</b>
<b>☐ Comstock Neighborhood Secretary</b>	<b>Victoria Lamp</b>

## **\*\*\*Open Forum for Neighborhood Members**

The spirit of the Open Forum is that it be a space for neighborhood members to voice a concern/opinion on a topic not already on the agenda. Please keep your presentation to less than 3 minutes.



- HAVE A SAFE TRIP HOME-
- SEE YOU NEXT MEETING
- The next meeting will be in September this was the last meeting before Summer Break

Other issues/reference slides continued

## Citywide Pedestrian Demand (Pedestrian Demand Score)

Where People are More Likely to Walk

0 - 20 (Lowest)

21 - 35 (Low)

36 - 45 (Moderate)

46 - 55 (High)

56 - 100 (Highest)

Spokane Transit Authority

High Performance Transit Network

• High Usage Transit Stop

### Center and Corridor

Corridor

District Center

Employment Center

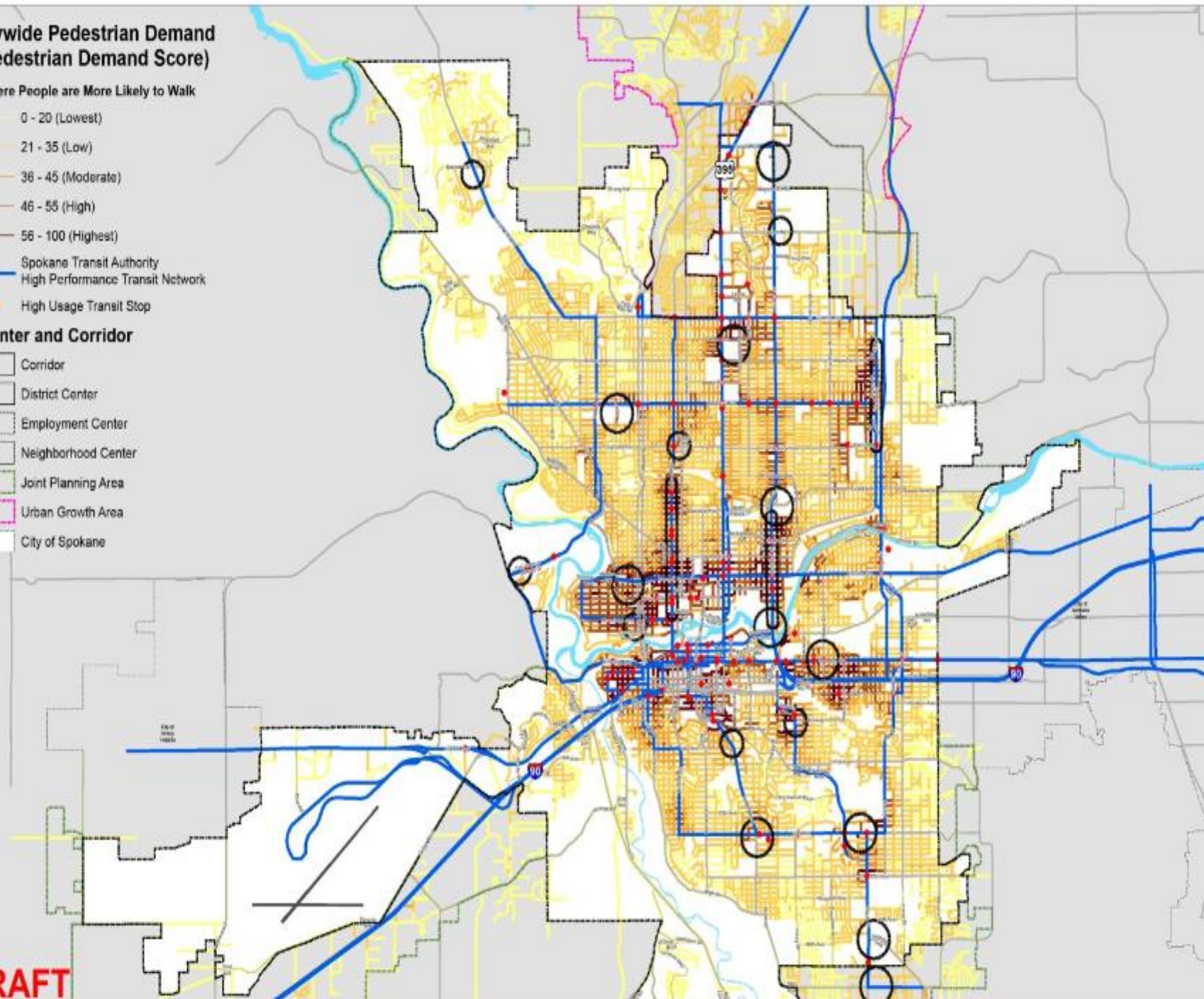
Neighborhood Center

Joint Planning Area

Urban Growth Area

City of Spokane

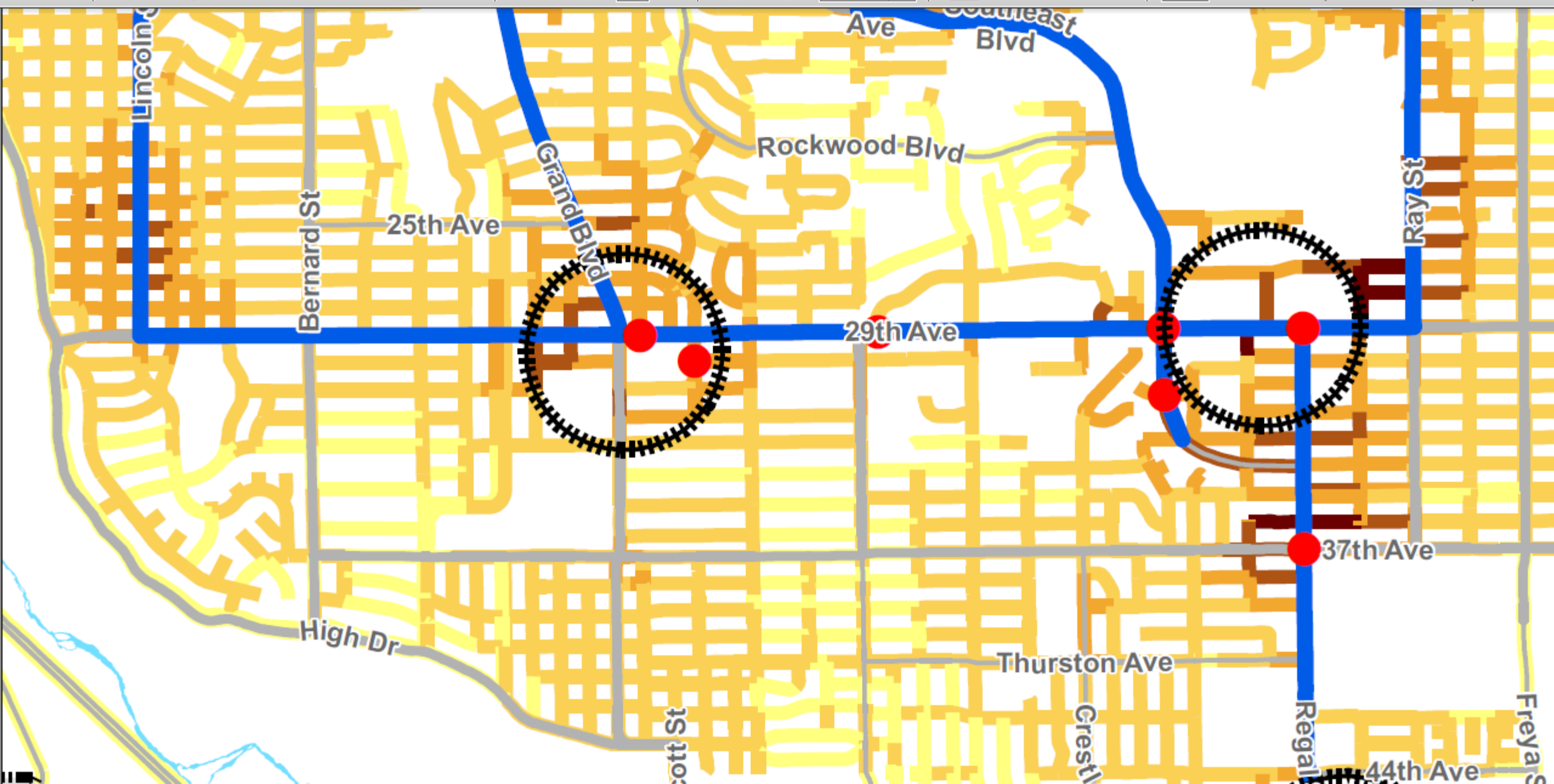
DRAFT

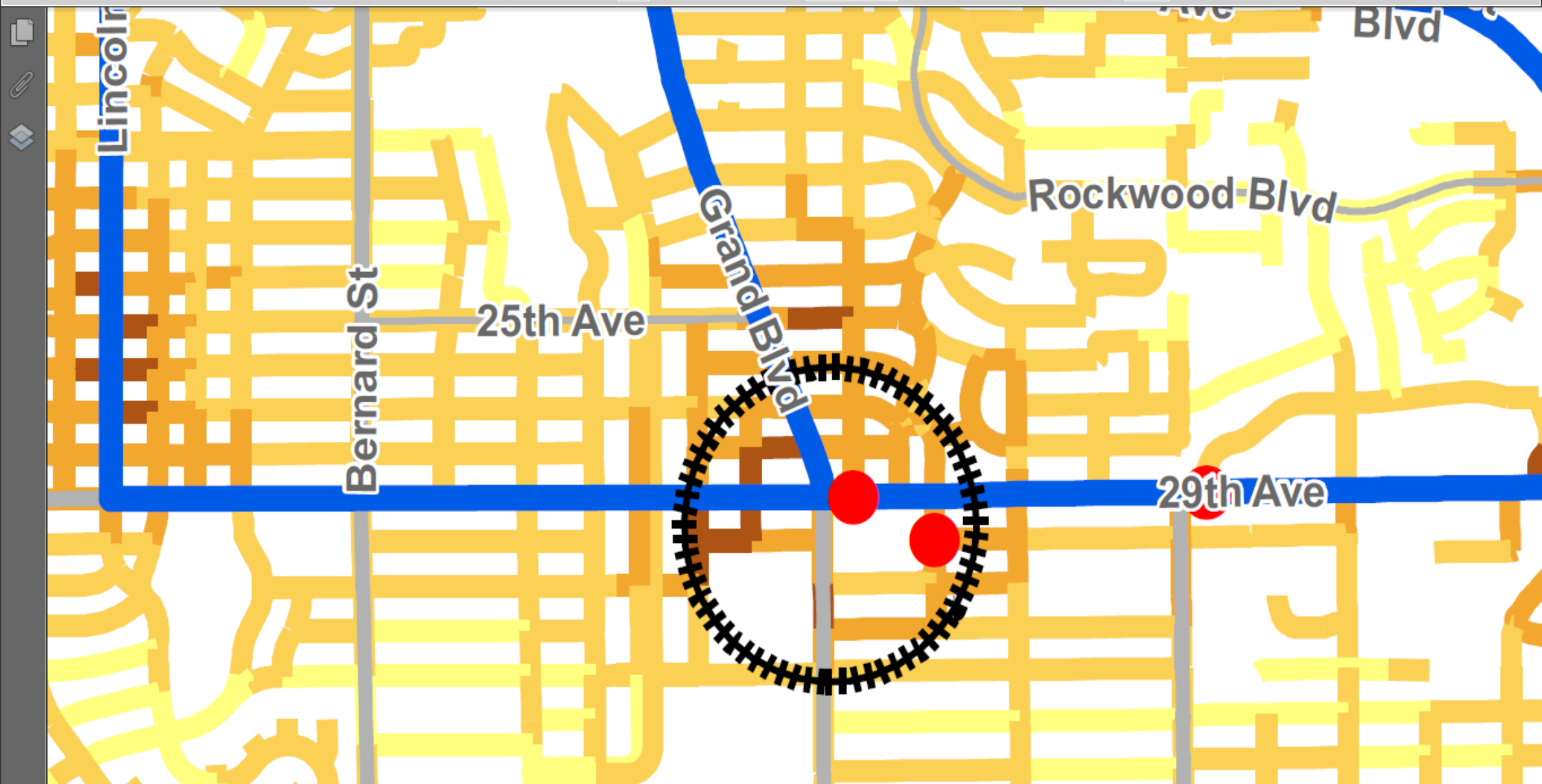






125%





CONTINUING SIDEWALK  
ISSUE- SPOKANE SIDEWALK-  
COMSTOCK NEIGHBORHOOD



<https://www.google.com/maps/@47.6204233,-117.3995369,15z>

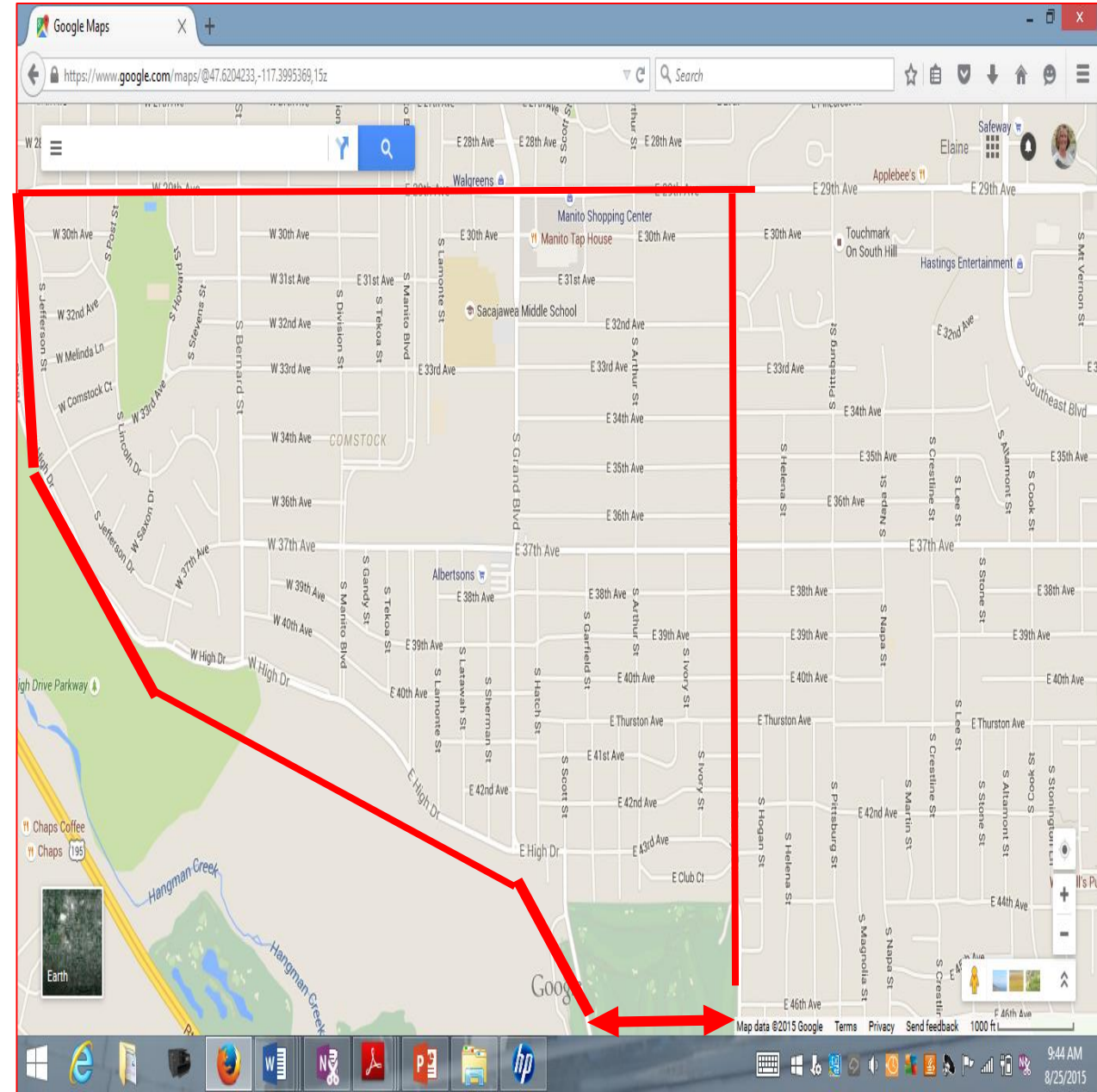
## Comstock Sidewalk Mapping project

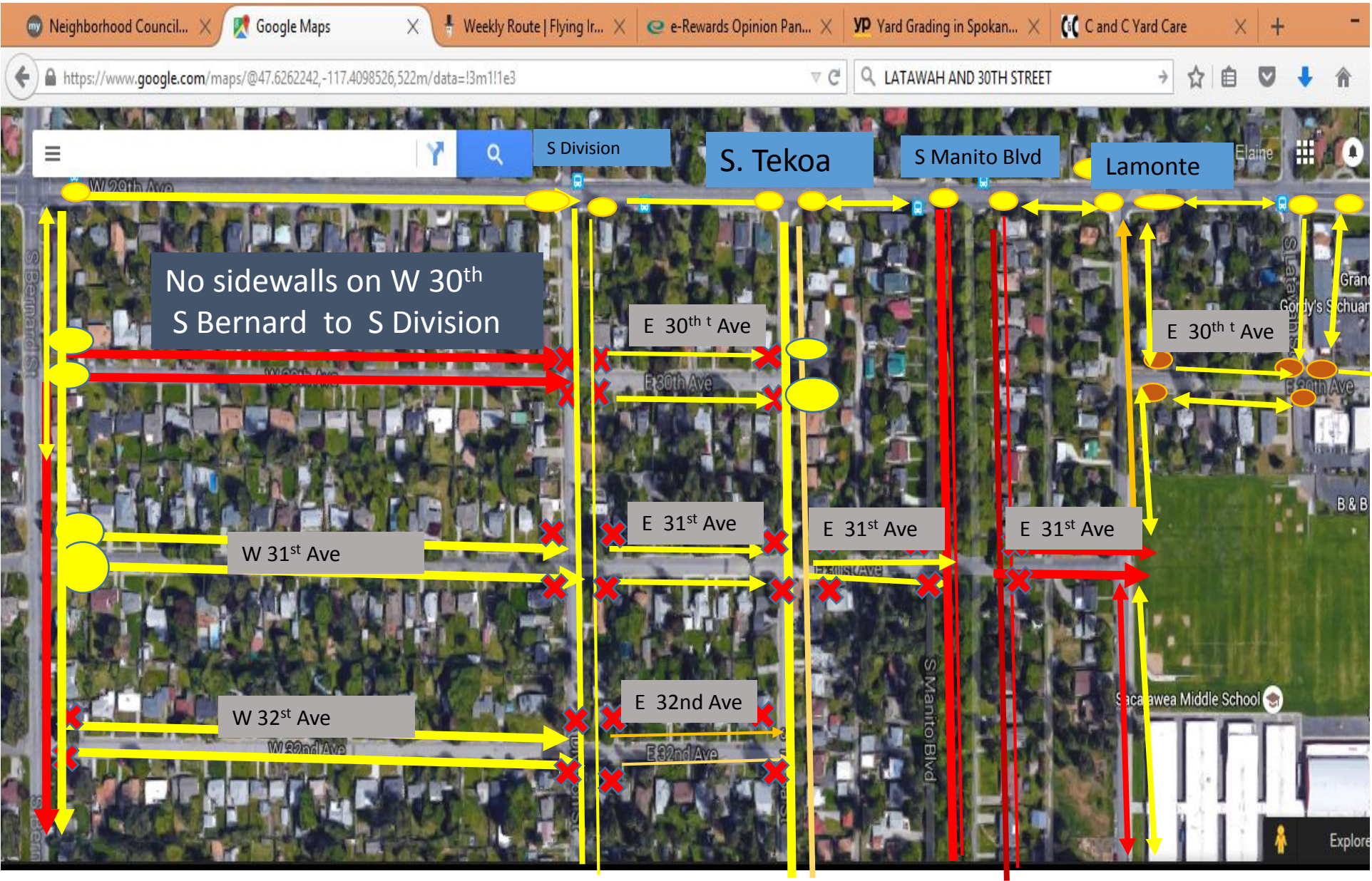
Red Outline is the Comstock Mapping Project  
for ADA ramps and sidewalk completion or structure  
deficiencies

High Drive construction has been completed.

S Bernard to Grand Ave is now open to traffic.

& COS20 Project on Grand and Scott is ongoing.





- KEY
- Newly Installed ADA ramps
  - ADA Ramps
  - Lack ADA ramps
  - Completed Sidewalk
  - Lack sidewalks

NOTE detailed street  
By street maps  
forthcoming



# 2016 Comstock Arterial Traffic Calming Application



### Additional Information:

**Instructions:** Please include a written description with any additional information such as a Google map, pictures and other helpful information. Be specific and make sure your described location is correct.

West 37th Ave and South Bernard Street intersection has heavy traffic from commuters and parents taking children to and from school. There is currently no cross walk at West 37th and S Bernard as there is no sidewalk on the corner property of 307 West 37th Avenue. There is a sidewalk immediately adjacent to the property at 3718 S Bernard that extends toward West 40th Avenue. The property of 307 West 37th Avenue has a gravel walkway that pedestrians are using because there is no sidewalk. Parents have voiced concerns about crossing Bernard using West 37th because there are young children crossing the busy intersection to Jefferson Elementary School when there is dense traffic and no crosswalk. There is bus stop 37TBERMEM on the corner of Bernard and West 37th Avenue but to cross the street to the opposite side of Bernard there is no crosswalk. There is also a major bike route on the master bike plan which is supposed to be a bike lane on both S Bernard and also on West 37th Avenue. This intersection is part of the pedestrian plan and there are ADA ramps on eastern side of West 37th Avenue and Bernard on both sides. There is a plan to infill the eastern side of South Bernard as funds become available. Several residents have installed sidewalk from 37th Street south on Bernard toward High Drive This project would extend the sidewalk area already established by citizens.

### Unusable Sidewalk Sections:

**Instructions:** Identify any unusable sidewalk sections in or near your projects.

☐ Broken up/heaved sidewalk ☒ Lack of ADA accessibility ☐ Blocked sections

☐ Other: \_\_\_\_\_  
\_\_\_\_\_

### Unique Roadway Geometry:

**Instructions:** Identify any unique roadway geometry (i.e. restriction or visibility) in project area, check *all* that apply.

☐ Sight Restrictions ☐ Offset Intersection ☐ Other: \_\_\_\_\_  
\_\_\_\_\_

### Transit Information:

**Instructions:** Please identify transit stops or routes that are near your project. For any bus stop and/or any bus information please contact Mike Hynes of Spokane Transit Authority at [mhynes@spoaknetransit.com](mailto:mhynes@spoaknetransit.com) or 325-6059.

☐ Near Bus Stop; approximately how close? ☒ At Bus Stop; Stop # 37TBERWN ☒ On a Route; Route # 43

☐ Near a Bus Route; how close? \_\_\_\_\_

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### Unusable Sidewalk Sections:

**Instructions:** Identify any unusable sidewalk sections in or near your projects.



Broken up/heaved sidewalk



Lack of ADA accessibility



Blocked sections



Other: \_\_\_\_\_

---

### Unique Roadway Geometry:

**Instructions:** Identify any unique roadway geometry (i.e. restriction or visibility) in project area, check *all* that apply.



Sight Restrictions



Offset Intersection



Other: \_\_\_\_\_

---

### Transit Information:

**Instructions:** Please identify transit stops or routes that are near your project. For any bus stop and/or any bus information please contact Mike Hynes of Spokane Transit Authority at [mhynes@spoaknetransit.com](mailto:mhynes@spoaknetransit.com) or 325-6059.



Near Bus Stop; approximately how close? \_\_\_\_\_



At Bus Stop; Stop # \_\_\_\_\_



On a Route; Route # \_\_\_\_\_



Near a Bus Route; how close? \_\_\_\_\_





Open



116%



Tools

Fill &amp; Sign

▼ Fill &amp; Sign Tools

T Add Text

✓ Add Checkmark

LM Place Initials

Place Signature

► Send or Collect Sign

► Work with Certifica

**Suggested Solution:**☒ In-fill Sidewalks ☒ Bike Lanes ☒ Crosswalk**Perceived Problem:**☒ TRAFFIC VOLUME ISSUE**Suggested Solution:**☐ Turn Restrictions ☐ Other: \_\_\_\_\_**Project Cost:**

**Instructions:** Projects must be no more than \$40,000; use the Traffic Calming Toolbox to get an estimated cost for your chosen suggested solution. If the requested project is over \$40,000 please identify potential matching funds (e.g. gifts, CDBG, Safe Routes to School, etc):\$ 40,000. Projects may be more than \$40,000, if possible a neighborhood can phase a project over multiple years to complete a project, and if funds are available City Council may choose to fund an entire project even if it is over the \$40,000 allotted.

**Additional Information:**

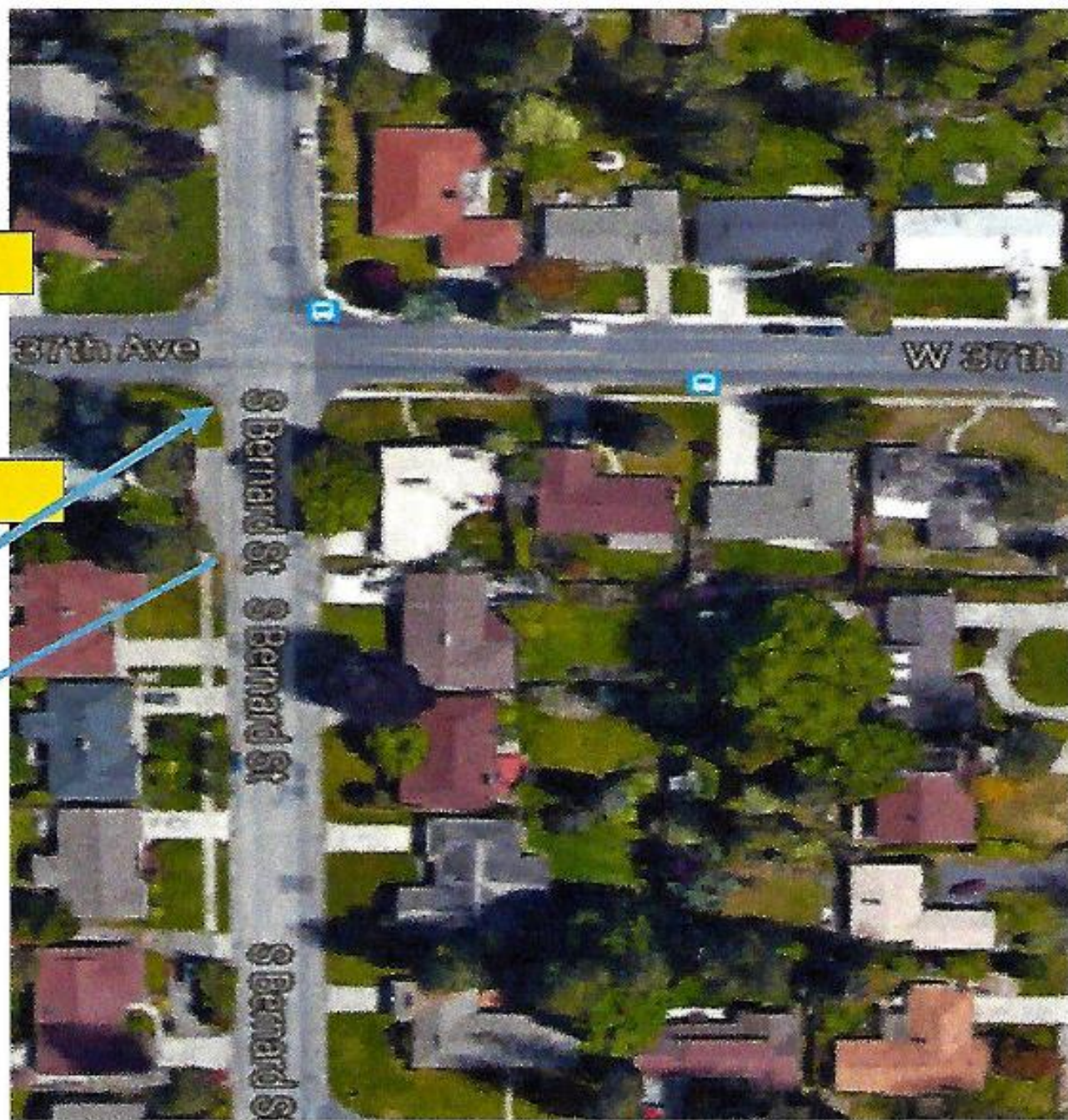
**Instructions:** Please check *all* that apply to the project area or on the street segment of the project.

**Pedestrian Generators:**

308 W 37<sup>th</sup> AVE

307 W 37<sup>th</sup> AVE

No sidewalk 307 W  
37<sup>th</sup> Ave on Bernard  
side of property





Desired outcome would to have sidewalk installed on the 307 W 37<sup>th</sup> Property facing Bernard.  
A crosswalk would be installed at 37<sup>th</sup> and Bernard. An ADA ramp would also be installed on the corner of the 307 W 37<sup>th</sup> Ave property.





307 West 37th Avenue corner lot bordering 37th and S Bernard- has gravel walkway that leads into sidewalk on adjacent property at 3718 S Bernard. [https://www.google.com/maps/@47.6206616,-117.4166692,3a,90y,282.25h,63.67t/data=!3m6!1e1!3m4!1sAbLHkMw9Lls\\_NPjMtL8bEg!2e0!7i13312!8i6656](https://www.google.com/maps/@47.6206616,-117.4166692,3a,90y,282.25h,63.67t/data=!3m6!1e1!3m4!1sAbLHkMw9Lls_NPjMtL8bEg!2e0!7i13312!8i6656)



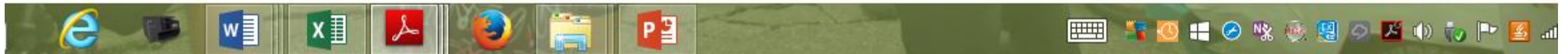
## East 37<sup>th</sup> Ave Jefferson School Area Sidewalk Proposal Is Supported by the Pedestrian Plan



### Legend

- Lowest Priority (30 Yrs Plus)
- Moderate Priority (20-30 Yr)
- High Priority (10-20 Yrs)
- Highest Priority (7-10 Yrs)

<https://static.spokanecity.org/documents/projects/pedestrianplan/pedestrian-priority-zones.pdf>





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**Be specific as possible:** ADA ramps at the Boundary of Hart Field on East 33rd Ave and property of 3303 S Manito Blvd that faces East 33rd

and ADA ramps at corner property 3303 S Manito on S Manito plus ADA ramps 3227 S Manito Blvd facing East 33rd Ave and also corner on S Manito Blvd

---

**Project Rank:** Rank project against arterial project, there can only be one number 1 project in your neighborhood. ☐ 1 ☒ 2

**Project Approval:**

**Instructions:** Use the City of Spokane Traffic Calming Support form located in the application packet to obtain the necessary 50%+1 approval signatures from the affected businesses and residents within a 400ft. buffer of the project area. Contact [icaro@spokanecity.org](mailto:icaro@spokanecity.org) to obtain a map of the affected properties, please turn in with application.

**Perceived Problem:**

☐ SPEEDING ISSUE

**Suggested Solutions:**

☐ Narrowed Lanes

☐ Bulb Out/Neckdown/Curb Extension

☐ Chicanes




**Additional Information:**

**Instructions:** Please check *all* that apply to the project area or on the street segment of the project.

**Pedestrian Generators:**

 School(s) ☐ Park ☐ Library ☐ Community Center ☐ Business Center

 Other (please describe): Hart Field, Church

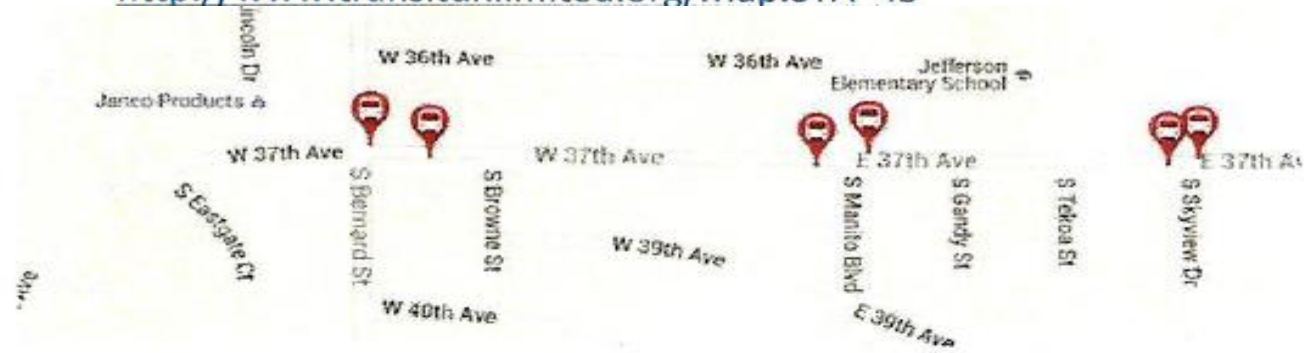
**Comprehensive Plan (Chapter 4: Transportation):**

**Instructions:** Access the City of Spokane's Comprehensive Plan to identify if the projects roadway is on the currently adopted [Planned Bikeway Network Map \(Map TR 1\)](#), if location is on Map TR 1, (please check below the designated bike facility as stated on the map). Please check the [Draft Pedestrian Priority Map](#) to see if the area you are applying for is in a Pedestrian Priority area. Check *all* that apply.

- ☐ On Planned Bikeway Network Map; as a:
- ☐ Shared Roadway ☐ Marked/Shared Roadway
- ☐ Shared Use or Multiuse Path ☐ Bicycle Blvd Roadway
-  Located within a Draft Pedestrian Priority Area

There is a bus stop 37TBERWN located on West 37<sup>th</sup> Avenue and Bernard and also a few feet from the intersection of West 37<sup>th</sup> Ave and S Bernard Street 37TBEREM from the direction of the South Hill Park and ride toward downtown route.

[http://www.transitunlimited.org/Map:STA\\_43](http://www.transitunlimited.org/Map:STA_43)



37TBERWN



2016

Comstock Traffic Calming  
Application –Residential  
ADA Ramps 33<sup>rd</sup> and S. Manito



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### Additional Information:

**Instructions:** Please include a written description with any additional information such as a Google map, pictures and other helpful information. Be specific and make sure your described location is correct.

The high volume pedestrian traffic to Sacajawea Middle school and Hart Field (when there are athletic events and team practices) must encounter broken corner of sidewalk where an ADA ramp should be installed. There is an ADA ramp adjacent to Sacajawea Middle School on East 33rd Ave but across the street below Hart Field boundary and the property of 3303 South Manito Blvd facing East 33rd Ave there is broken sidewalk and curbing. The corners of S Manito Blvd intersecting with East 33rd Ave also lack ADA ramps at the property of 3227 S Manito BLVD and East 37th Avenue and the Property boundary of 3303 S Manito Blvd and East 37th Avenue. Supporting documents are attached with photos and Google images.

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☐ Traffic Islands & Medians

☐ Landscaping or Street Trees

☐ Speed Feedback Sign

☐ Reduced Corner Radii

☐ Signage; describe type: \_\_\_\_\_

☐ School Signage ☐ Other: \_\_\_\_\_

**Perceived Problem:**

☒ SAFETY ISSUE

**Suggested Solution:**

☐ In-fill Sidewalks ☒ Other: Missing ADA ramps + Broken SIDEWALK AT STREET CORNERS

**Perceived Problem:**

☐ TRAFFIC VOLUME ISSUE

**Suggested Solution:**

☐ Roadway Closure ☐ Other: \_\_\_\_\_

**Project Cost:**

**Instructions:** Projects must be no more than \$40,000; use the Traffic Calming Toolbox to get an estimated cost for your chosen suggested solution. If the requested project is over \$40,000 please identify potential matching funds (e.g. gifts, CDBG, Safe Routes to School, etc): \$ 15,000. Projects may be more than \$40,000, if possible a neighborhood can phase a project over multiple years to complete a project, and if funds are available City Council may choose to fund an entire project even if it is over the \$40,000 allotted.

Many pedestrians travel to Hart Field and Sacajawea Middle School and there is very heavy traffic when school begins and departs and also when Hart field is used for athletic events.

Border of Hart Field on 33<sup>rd</sup> Ave and the property of 3303 South Manito Blvd  
Property facing East 33<sup>rd</sup> Ave ---Lacks ADA ramp and sidewalk requires repair.

This is in the area of Hart Field and Sacajawea Middle School with many pedestrians using both the athletic facilities and the school.



<https://www.google.com/maps/@47.6245089,-117.4066408,3a,45y,154.34h,72.65t/data=!3m6!1e1!3m4!1smVfFFPrZc1c4-UxMgrDy|Q!2e0!7i13312!8i6656>





<https://www.google.com/maps/@47.6245278,-117.407779,3a,15y,88.32h,88.28t/data=!3m6!1e1!3m4!1sh2UkBEkJo5aDoMLLgbldEA!2e0!7i13312!8i6656>

image 1716 S Manito Blvd 3227 cracking  
no ADA ramp East 33rd and S Manito Blvd

image 1717 S Manito Blvd #3227 cracking

image 1718 S Manito Blvd #3227 cracking

image 1719 S Tekoa #3325 monitor cracking



image 1712	East 33rd Ave	corner alleyway and water tower #3303 S Manito Property
image 1713	East 33rd Ave	corner alleyway and water tower #3303 S Manito Property
image 1714	S Manito Blvd	#3303 driveway meets sidewalk 1 to 6 inches on East 33rd Ave Side across from water tower
image 1715	S Manito Blvd	#3303 crumble uneven 2 inches



IMG\_1712.JPG



IMG\_1713.JPG



IMG\_1714.JPG



IMG\_1715.JPG

The figure bellows has another view facing West on East 33<sup>rd</sup> AVE near Watertower and boundary of Hart Field and 3303 S Manito Blvd Property- there are no ADA ramps on the south side of East 33<sup>rd</sup> Ave at this location.

There is an attempt at a ramp at the alleyway but this should be modified to meet specifications.



Withdrawn Proposal 37<sup>th</sup>  
Ave Sidewalk in Fill- for  
2016 Traffic Calming



## Withdrawn Proposed Comstock Arterial Traffic Calming Application for 2016

