



General Application

Rev.20180104

DESCRIPTION OF PROPOSAL

The proposed amendment will increase the allowable height of one parcel from 35 to 40 feet and will change land use and zoning designations for the adjacent parcels from Residential Low to Office and RSF to OR 40 respectively.

Address of Site Proposal (if not yet assigned, obtain address from Public Works before submitting application):

2002 E Mission Ave., 2007 E Sinto Ave., 2012 E Mission Ave., 2018 E Mission Ave.

APPLICANT

Name: Family Promise of Spokane

Address: 2002 E Mission Ave Spokane WA 99202

Phone: 509-747-5487 Email: jaden@familypromiseofspokane.org

PROPERTY OWNER

Name: Family Promise of Spokane

Address: 2002 E Mission Ave. Spokane WA 99202

Phone: 509-747-5487 Email: jaden@familypromiseofspokane.org

AGENT

Name: _____

Address: _____

Phone: _____ Email: _____

Assessor's Parcel Numbers: 35162.0121, 35162.0110, 35162.0122, 35162.0111

Legal Description of Site: (See Legal Description Attached)

General Application, completed and Signed:

Legal Descriptions:

2002 E Mission Ave. Legal Descriptions:

Lot 1 and Lot 2, Block 81, AMENDED MAP OF SUBDIVISION OF SCHOOL SECTION 16, TOWNSHIP 25 NORTH, RANGE 43 EAST OF THE WILLAMETTE MERIDIAN, as per plat recorded in Volume D of Plats, Page 100, records of Spokane.

Situated in the City of Spokane, County of Spokane, State of Washington

Parcel Number: 35162.0121

2007 E Sinto Ave. Legal Description:

LOT 11 and LOT 12, Block 81, AMENDED MAP OF SUBDIVISION OF SCHOOL SECTION 16, TOWNSHIP 25 NORTH, RANGE 43 EAST OF THE WILLAMETTE MERIDIAN, as per plat recorded in Volume D of Plats, Page 100, records of Spokane.

Situated in the City of Spokane, County of Spokane, State of Washington

Parcel Number: 35162.0110

2012 E Mission Ave Legal Description:

LOT 3, BLOCK 81, AMENDED MAP OF SCHOOL SECTION 16, TOWNSHIP 25 NORTH, RANGE 43 EAST OF THE WILLAMETTE MERIDIAN, as per plat recorded in Volume D of Plats, Page 100;

Situated in the City of Spokane, County of Spokane, State of Washington

Parcel Number: 35162:0122

2018 E Mission Ave Legal Description:

Abbreviated Legal: L4 & ptn L5 B 81 Amend Sub of School Section 16-25-43

Parcel Number: 35162.0111

Threshold Review Application for Comprehensive Plan Amendments

Comprehensive Plan or Land Use Code Amendment Pre- Application: Attached

Comprehensive Plan or Land Use Code Amendment Application: Attached

City of Spokane Comprehensive Plan Documents

Property Addresses (Parcel #) & Summary of Change:

2002 E Mission Ave. (1420 N Napa St), (Parcel 35162.0121) = Increase Height from 35 to 40 ft

2012 E Mission Ave., (Parcel 35162.0122) = Change from R to OR-40

2018 E Mission Ave. (Parcel 35162.0111) = Change from R to OR-40

2007 E Sinto Ave. (Parcel 35162.0110) = Change from R to OR-40

Predevelopment Meeting Summary:

On October 10th Joe Ader from Family Promise of Spokane met with Kevin Freibott and Brandon Whitmarsh with the City of Spokane to discuss comprehensive plan amendment options for Family Promise's properties along Mission and Napa. While Family Promise has not created a master plan for the site yet, they do know that they would like to have office space and a potential childcare and additional residential options on the site. During that discussion it was decided that the best option with the neighboring residential zoning would be to look at an Office Retail Comprehensive Plan Amendment as it would fit the best between neighborhood retail to the west and north and residential to the east and south of the properties.

Pre-application meeting correspondence with neighborhood council:

On October 10th Joe Ader spoke with Colleen Gardner, the Non-Profit Liasson from the Chief Garry Park Neighborhood Council about the Comprehensive Plan Amendment. He then presented the Comprehensive Plan Amendment proposal at the Chief Garry Park Neighborhood Council meeting on Wednesday October 18th. The neighborhood plans on writing a letter of support for the Comprehensive Plan Amendment. See email attached.



Comprehensive Plan or Land Use Code Amendment

Pre-Application

Rev.20180102

DESCRIPTION OF THE PROPOSED AMENDMENT:

(Please check the appropriate box(es))

- | | |
|---|---|
| <input type="checkbox"/> Comprehensive Plan Text Change | <input checked="" type="checkbox"/> Land Use Designation Change |
| <input type="checkbox"/> Regulatory Code Text Change | <input type="checkbox"/> Area-Wide Rezone |

Please respond to these questions on a separate piece of paper. Incomplete answers may jeopardize your application's chances of being reviewed during this amendment cycle.

1. General Questions *(for all proposals):*

- a. Summarize the general nature of the proposed amendment.
- b. Why do you feel this change is needed?
- c. In what way(s) is your proposal similar to or different from the fundamental concepts contained in the comprehensive plan?
- d. For text amendments: What goals, policies, regulations or other documents might be changed by your proposal?
- e. For map amendments:
 1. What is the current Land Use designation and zoning for each affected parcel?
 2. What is the requested Land Use designation and zoning for each affected parcel?
 3. Describe the land uses surrounding the proposed amendment site(s); e.g. land use type, vacant/occupied, etc.
- f. Do you know of any existing studies, plans or other documents that specifically relate to or support your proposal?
- g. Why did you decide to pursue a comprehensive plan amendment rather than address your concern through some other aspect of the Development Services department's work program (e.g. neighborhood planning, public input on new regulations, etc.)?
- h. Has there been a previous attempt to address this concern through a comprehensive plan amendment?
 Yes No
- i. If yes, please answer the following questions:
 1. When was the amendment proposal submitted?
 2. Was it submitted as a consistent amendment or an inconsistent amendment?
 3. What were the Plan Commission recommendation and City Council decision at that time?
 4. Describe any ways that this amendment proposal varies from the previously considered version.

Comprehensive Plan or Land Use Code Amendment Pre-Application

Description of the Proposed Amendment:

- Land Use Designation Change

1. General Questions:

- a. Summarize the general nature of the proposed amendment.
 - i. The proposed amendment will increase the allowable height of one parcel from 35 to 40 feet and will change the land use and zoning designations of three adjacent properties from Residential Low to Office and RSF to OR 40.
- b. Why do you feel this change is needed?
 - i. The change will allow the property owner the option to add a third floor to the property at 2002 E Mission and include a slanted roof to allow for better drainage should they desire in the future.
 - ii. The zoning change on the three adjacent properties will bring the parking lot at 2007 E Sinto into conforming standards and will allow for the property owner the option to utilize the properties at 2012 and 2018 E Mission for office and/or childcare usages in the future, as well as bring the allowable maximum height into alignment with the adjacent property.
- c. In what way(s) is your proposal similar to or different from the fundamental concepts contained in the comprehensive plan?
 - i. This proposal is in alignment with the comprehensive plan which states, "the Office designation usually indicates freestanding small office sites and larger sites with two or more buildings located along arterial streets or intersections or as a buffer adjacent to residential areas." The proposed Office Retail usages are compatible and provide a buffer between residential and commercial land uses within a community.
 - ii. Additionally, the comprehensive plan calls for transportation oriented development. With the new Central City Bus line stop on the corner of Mission and Napa these proposed land uses encourage greater transportation oriented development within a two minute walk to the public transit stop.
- d. For text amendments: What goals, policies, regulations or other documents might be changed in the comprehensive plan?
 - i. N/A
- e. For Map Amendments:
 1. What is the current Land Use designation and zoning for each affected parcel?
 - Parcel 35162.0121 = Land Use: Mini Center, Zoning: NR-35
 - Parcel 35162.0110 = Land Use: Residential 4-10, Zoning: RSF
 - Parcel 35162.0122 = Land Use: Residential 4-10, Zoning: RSF
 - Parcel 35162.0111 = Land Use: Residential 4-10, Zoning: RSF
 2. What is the requested Land Use designation and zoning for each affected parcel?

- Parcel 35162.0121 = Land Use: Mini Center, Zoning: NR-40
- Parcel 35162.0110 = Land Use: Office, Zoning: OR-40
- Parcel 35162.0122 = Land Use: Office, Zoning: OR-40
- Parcel 35162.0111 = Land Use: Office, Zoning: OR-40

3. Describe the land uses surrounding the proposed amendment sites:

- To the North and West of Parcel 35162.0121 is Mini Center, with a zoning of NR-35. North are a gas station, two story residential home and a one story residential home. To the West is a convenience store.
- To the South and East of Parcels 35162.110, 35162.122, and 35162.0111 are residential land uses. Additionally, to the north across Mission Ave are residential uses.

- f. Do you know of Any existing studies, plans of other documents that specifically relate to of support your proposal?
 - i. No
- g. Why did you decide to pursue a comprehensive plan amendment rather than address your concern through some other aspect of the Development Services department's work program?
 - i. The Comprehensive Plan Amendment is the process designed to make changes in the land use and zoning map of a specific area.
- h. Has there been a previous attempt to address this concern through a comprehensive plan amendment?
 - i. No
- i. If yes, please answer the following questions: N/A



DESCRIPTION OF THE PROPOSED AMENDMENT Please check the appropriate box(es):

(Inconsistent Amendments will only be processed every other year beginning in 2005.)

- | | |
|---|---|
| <input type="checkbox"/> Comprehensive Plan Text Change | <input checked="" type="checkbox"/> Land Use Designation Change |
| <input type="checkbox"/> Regulatory Code Text Change | <input type="checkbox"/> Area-wide Rezone |

Please respond to these questions on a separate piece of paper. Incomplete answers may jeopardize your application's chances of being reviewed during this amendment cycle.

1. General Questions (for all proposals):

- a. Describe the nature of the proposed amendment and explain why the change is necessary.
- b. How will the proposed change provide a substantial benefit to the public?
- c. Is this application consistent or inconsistent with the Comprehensive Plan goals, objectives and policies? Describe and attach a copy of any study, report or data, which has been developed that supports the proposed change and any relevant conclusions. If inconsistent please discuss how the analysis demonstrates that changed conditions have occurred which will necessitate a shift in goals and policies.
- d. Is this application consistent or inconsistent with the goals and policies of state and federal legislation, such as the Growth Management Act (GMA) or environmental regulations? If inconsistent, describe the changed community needs or priorities that justify such an amendment and provide supporting documents, reports or studies.
- e. Is this application consistent with the Countywide Planning Policies (CWPP), the comprehensive plans of neighboring jurisdictions, applicable capital facilities or special district plans, the Regional Transportation Improvement District, and official population growth forecasts? If inconsistent please describe the changed regional needs or priorities that justify such an amendment and provide supporting documents, reports or studies.
- f. Are there any infrastructure implications that will require financial commitments reflected in the Six-Year Capital Improvement Plan?
- g. Will this proposal require an amendment to any supporting documents, such as development regulations, Capital Facilities Program, Shoreline Master Program, Downtown Plan, critical areas regulations, any neighborhood planning documents adopted after 2001, or the Parks Plan? If yes, please describe and reference the specific portion of the affected plan, policy or regulation.
- h. If this proposal is to modify an Urban Growth Area (UGA) boundary, please provide a density and population growth trend analysis. Changes to the Urban Growth Area may occur only every five years and when the Board of County Commissioners (BoCC) reviews all UGA's countywide.

2. For Text Amendments:

- a. Please provide a detailed description and explanation of the proposed text amendment. Show proposed edits in "line in/line out" format, with text to be added indicated by underlining, and text to be deleted indicated with ~~strikeouts~~.
- b. Reference the name of the document as well as the title, chapter and number of the specific goal, policy or regulation proposed to be amended/added.

3. For Map Change Proposals:

- a. Attach a map of the proposed amendment site/area, showing all parcels and parcel numbers.
- b. What is the current land use designation?
- c. What is the requested land use designation?
- d. Describe the land uses surrounding the proposed amendment site (land use type, vacant/occupied, etc.)

Comprehensive Plan or Land Use Code Amendment Application

Description of the Proposed Amendment:

- Land Use Designation Change

1. General Questions:

- a. Describe the nature of the proposed amendment and explain why the change is necessary.
 - i. The proposed amendment will increase the allowable height of 2002 E Mission from 35 feet to 40 feet and will change the land use designations and zoning of three adjacent properties from RSF to Office and from R to OR 40.
 - ii. The land use and zoning changes are in alignment with the Comprehensive plan to provide office space as a buffer between residential parcels and commercial properties in the neighborhood. Additionally, this change will bring the parking lot at 2007 E Sinto into conforming use with the land use and zoning maps. The change will give the property owner the option to utilize the properties at 2012 and 2018 E Mission for office, childcare, or housing usages in the future which could support the community services provided on the adjacent property. This change will bring the allowable maximum height into alignment with the adjacent property and follows a focus on transportation oriented development by placing these office uses within 150 feet of the new Central City Line bus stop, which will encourage greater public transit usage.
- b. How will the proposed change provide a substantial benefit to the public?
 - i. The changes will allow the property owner, Family Promise of Spokane, to create a hub for community services they offer to the children and families they serve. This change will allow the possibility of providing childcare options on site, as well as a community playground, office space and additional housing options. The proximity to public transit outside of the downtown core will best serve these families in need. Also, the upgrades to the properties will enhance the value of neighboring properties in the community.
- c. Is this application consistent or inconsistent with the Comprehensive Plan goals, objectives and policies?
 - i. This proposal is consistent with the comprehensive plan which states, "the Office designation usually indicates freestanding small office sites and larger sites with two or more buildings located along arterial streets or intersections or as a buffer adjacent to residential areas." The proposed Office land use and Office Retail zoning are compatible and provide a buffer between residential and commercial land uses within the neighborhood.

- ii. Additionally, the comprehensive plan calls for transportation oriented development. With the new Central City Bus Line stop on the corner of Mission and Napa these proposed land uses encourage greater transportation oriented development within 150 feet of a public transit stop, which should encourage greater public transit usage.
 - d. Is the application consistent or inconsistent with the goals and policies of state and federal legislation, such as the Growth Management Act (GMA) or environmental regulations?
 - i. The application is consistent with the goals and policies of state and federal legislation as it will encourage responsible high density infill development on existing developed properties compatible with surrounding land uses.
 - e. Is the application consistent with the Countywide Planning Policies (CWPP), the comprehensive plans of neighboring jurisdictions, applicable capital facilities or special district plans, the Regional Transportation Improvement District, and official population forecasts?
 - i. Yes
 - f. Are there any infrastructure implications that will require financial commitments reflected in the Six-Year Capital Improvement Plan?
 - i. No
 - g. Will this proposal require an amendment to any supporting documents, such as development regulations, Capital Facilities Program, Shoreline Master Program, Downtown Plan, critical areas regulations, any neighborhood planning documents adopted after 2001, or the Parks Plan?
 - i. No
 - h. If this proposal is to modify an Urban Growth Area (UGA) boundary, please provide a density and population growth trend analysis.
 - i. N/A
- 2. For Text Amendments: N/A
- 3. For Map Change Proposals:
 - a. Attach a map of the proposed amendment site/are, showing all parcels and parcel numbers.
 - b. What is the current land use designation?
 - i. Parcel 35162.0121 = Land Use: Mini Center, Zoning: NR-35
 - ii. Parcel 35162.0110 = Land Use: Residential 4-10, Zoning: RSF
 - iii. Parcel 35162.0122 = Land Use: Residential 4-10, Zoning: RSF
 - iv. Parcel 35162.0111 = Land Use: Residential 4-10, Zoning: RSF
 - c. What is the requested land use designation?
 - i. Parcel 35162.0121 = Land Use: Mini Center, Zoning: NR-40
 - ii. Parcel 35162.0110 = Land Use: Office, Zoning: OR-40
 - iii. Parcel 35162.0122 = Land Use: Office, Zoning: OR-40
 - iv. Parcel 35162.0111 = Land Use: Office, Zoning: OR-40

- d. Describe the land uses surrounding the proposed amendment site.
 - i. To the North and West of Parcel 35162.0121 is Mini Center, with a zoning of NR-35. North are a gas station, two story residential home and a one story residential home. To the West is a convenience store.
 - ii. To the South and East of Parcels 35162.110, 35162.122, and 35162.0111 are residential land uses. Additionally, to the north across Mission Ave are residential uses.

- Environmental Checklist, if required under SMC Chapter 17E.050: Not Required at this time**
- Additional materials: None**
- For a Map amendment, (2) paper copies and one PDF (formatted for posting and emailing) of the site plan, drawn to a minimum scale of 1"=100', on a sheet no larger than 24"x36", which includes all of the following:**



Notification Map Application

Rev.20180102

DESCRIPTION OF PROPOSAL:

The proposed amendment will increase the allowable height of one parcel from 35 to 40 feet and will change land use and zoning designations for three adjacent properties from Residential Low to Office and R5C to OM40 respectively.

ADDRESS SITE OF PROPOSAL: (if not assigned yet, obtain address from Public Works before submitting application)

2002 E Mission Ave., 2007 E Sinto Ave., 2012 E Mission Ave., 2018 E Mission Ave

APPLICANT

Name: *Family Promise of Spokane*

Address: *2002 E Mission Ave. Spokane WA 99202*

Email Address: *509-747-5487* Phone: *jader@familypromiseofspokane.org*

PROPERTY OWNER

Name: *Family Promise of Spokane*

Address: *2002 E Mission Ave. Spokane WA 99202*

Email Address: *509-747-5487* Phone: *jader@familypromiseofspokane.org*

AGENT

Name: _____

Address: _____

Email Address: _____ Phone: _____

ASSESSOR'S PARCEL NUMBERS: 35162.0121, 35162.0110, 35162.0122, 35162.0111

LEGAL DESCRIPTION OF SITE: (See Legal Descriptions Attached)

SIZE OF PROPERTY: 54,838 Square feet

LIST SPECIFIC PERMITS REQUESTED IN THIS APPLICATION:

Comprehensive Plan Amendment

DOES OWNER/APPLICANT OWN PROPERTY ADJACENT TO SUBJECT PROPERTY? If yes, provide all parcel numbers.

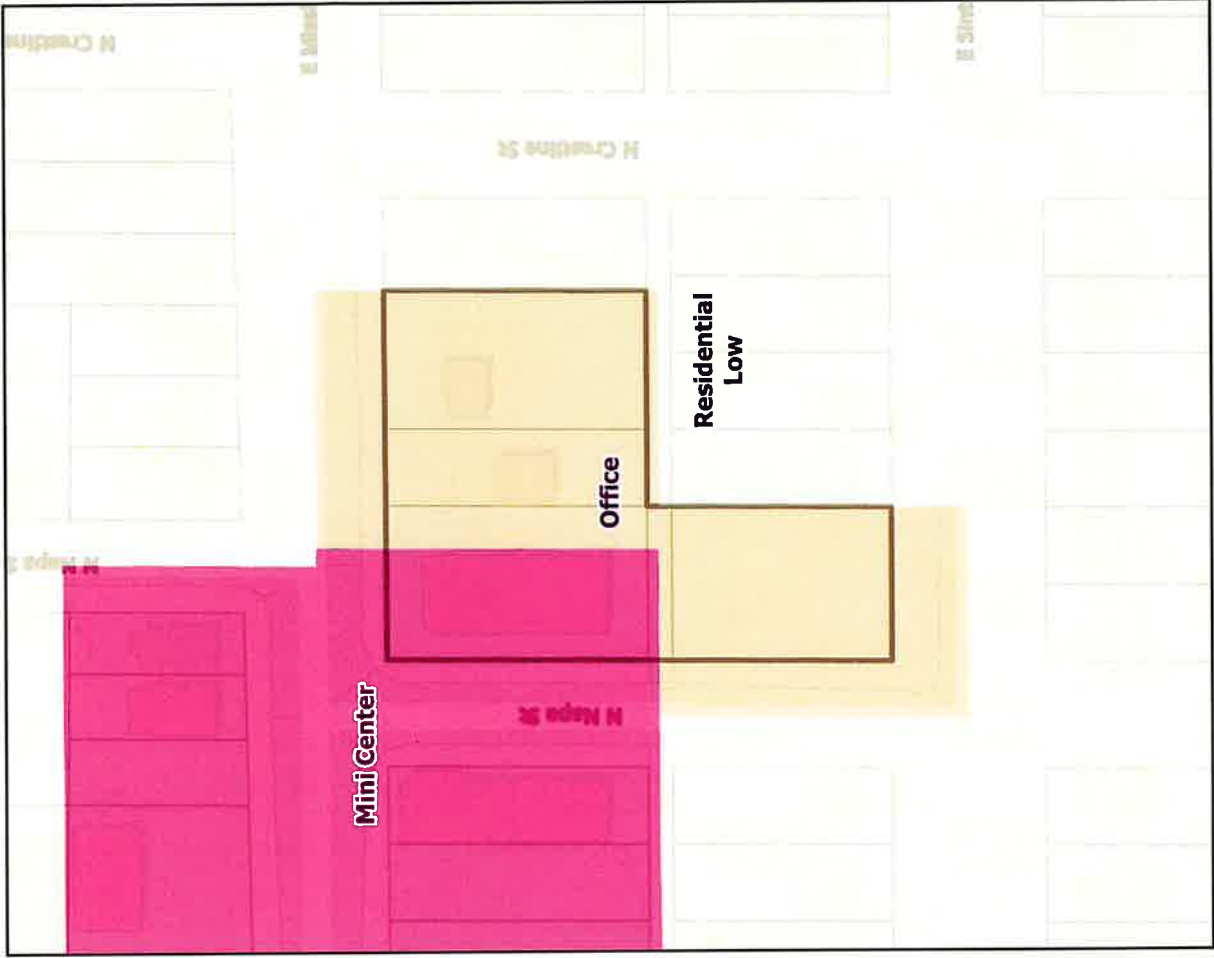
I acknowledge, as a part of this application, that I am responsible for all notification requirements as described in SMC 17G.060. for public hearing and community meeting. Copies of these instructions are available from the Development Services Department or on www.spokaneplanning.org.

SUBMITTED BY:

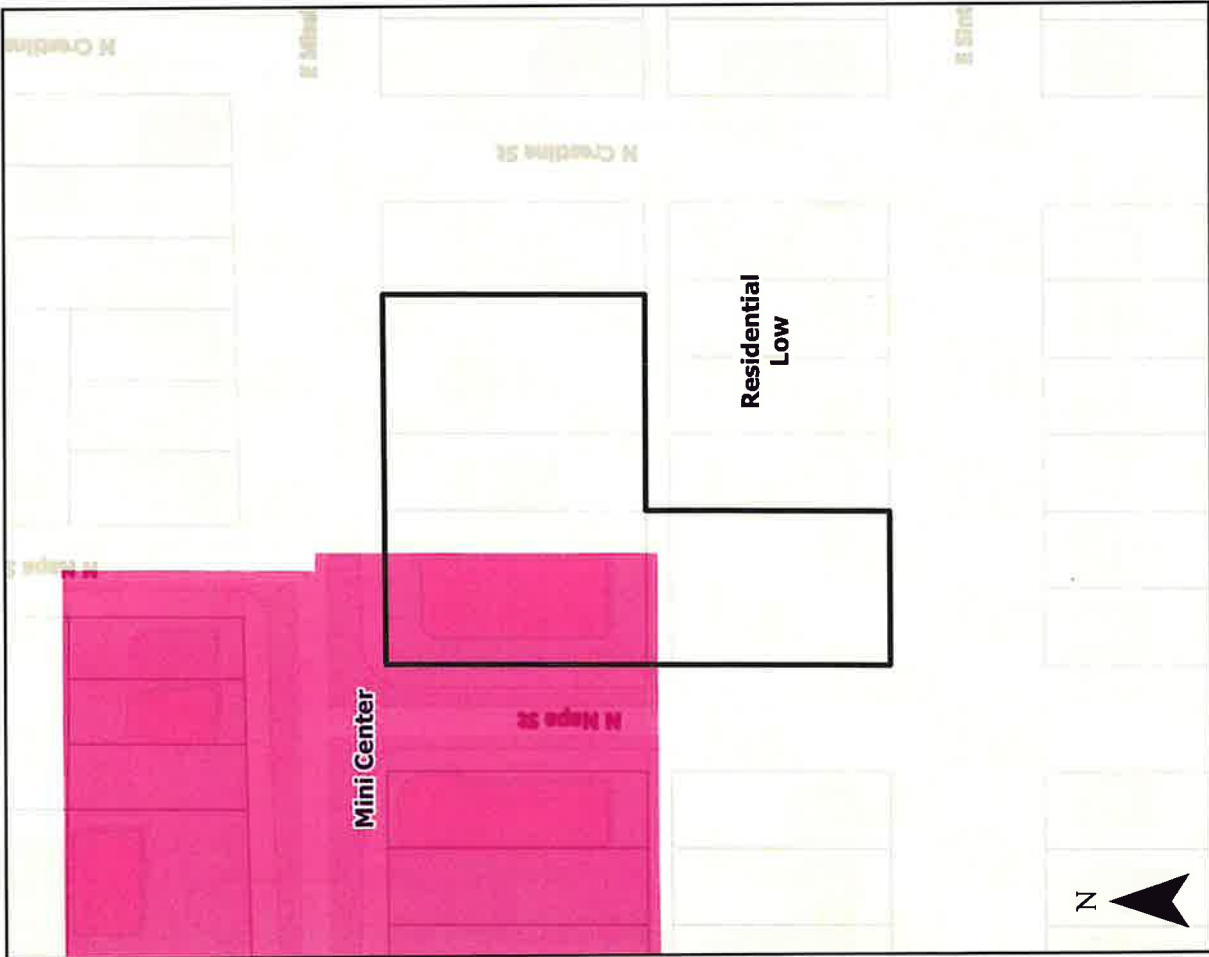
Family Promise of Spokane

- Applicant Property Owner Property Purchaser Agent

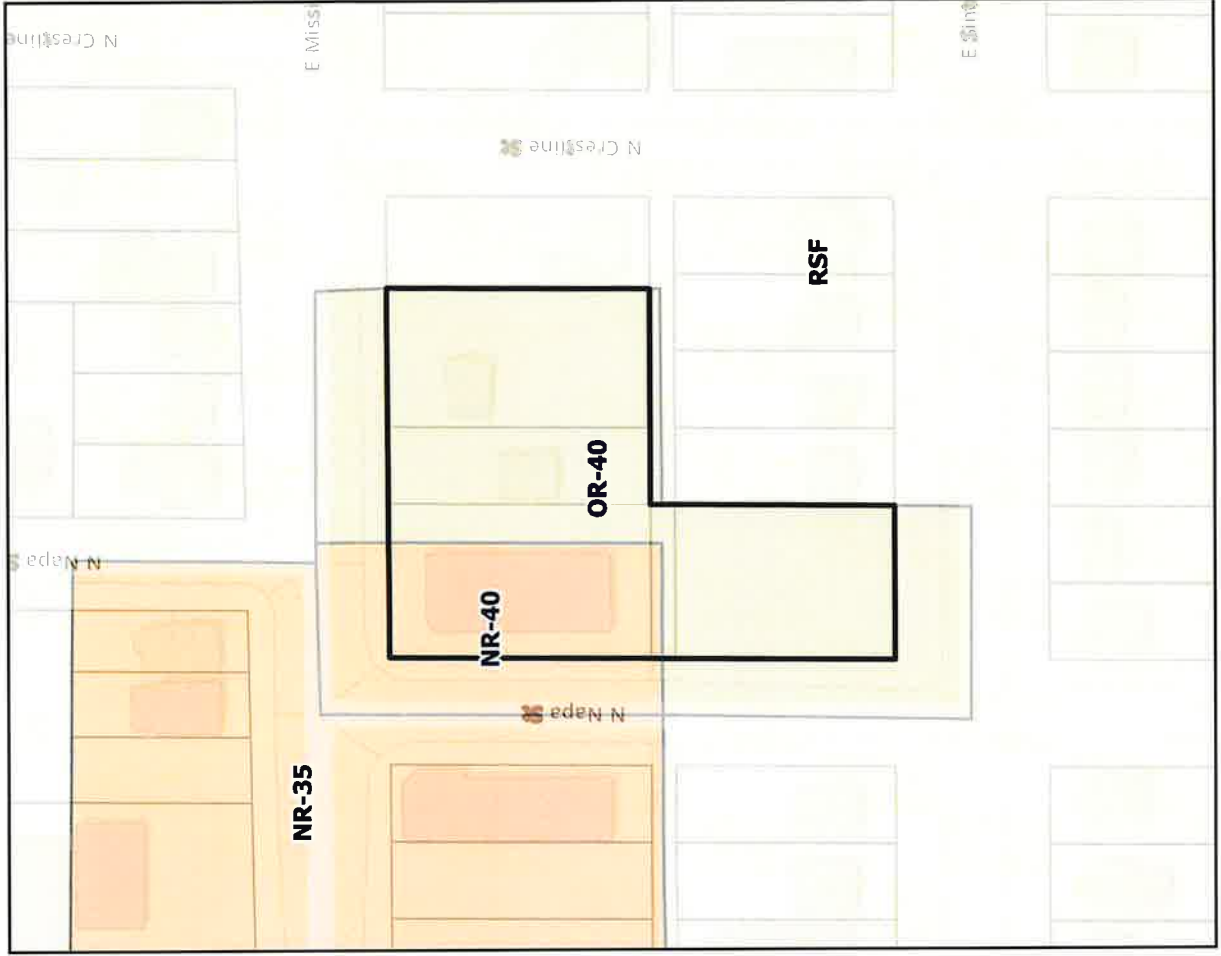
New Land Use



Existing Land Use



New Zoning



Existing Zoning



From: Joe Ader <jader@familypromiseofspokane.org>
Sent: Wednesday, November 15, 2023 6:57 PM
To: Whitmarsh, Brandon <bwhitmarsh@spokanecity.org>
Cc: Dianne Delorme <ddelorme@familypromiseofspokane.org>; Teddy Brinosa <tbrinosa@familypromiseofspokane.org>; Freibott, Kevin <kfreibott@spokanecity.org>
Subject: Re: Application File Z23-474COMP -- Mission & Sinto CPA
Importance: Low

[CAUTION - EXTERNAL EMAIL - Verify Sender]

The entire parcel to be NR 40 please.

Joe Ader
Executive Director
Main Office: 509-747-5487
Work: 509-747-5487 Cell: 509-818-7587
www.familypromiseofspokane.org



Family Promise of Spokane is committed to equipping families and communities to end the cycle of homelessness. Family Promise of Spokane does not discriminate on the basis of age, sex, race, color, religion, creed, marital status, familial status, sexual orientation, including gender expression or gender identity, national origin, honorably discharged veteran or military status, the presence of any sensory, mental or physical disability, or use of a service animal by a person with disabilities. This transmission may contain privileged and/or confidential information for the sole use of the intended recipient. Any review, use, distribution or disclosure by others is strictly prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and delete all copies of this message from your e-mail system.

On Wed, Nov 15, 2023 at 2:45 PM Whitmarsh, Brandon <bwhitmarsh@spokanecity.org> wrote:

Good afternoon Joe,

I have been reviewing your application for technical completeness and ran into a question. In looking at our land use and zoning maps, it looks like parcel 35162.0121 (2002 E Mission Ave) is zoned partially Neighborhood Retail(NR) and partially Residential Single Family(RSF). I wanted clarify whether you wanted the 40ft height to just be applied in the existing NR area and Office Retail applied on the eastern portion of the parcel or if you would like the entire parcel to be the NR-40 zoning.



Thank you,



Brandon Whitmarsh (he/him) | City of Spokane | Planner I | Planning & Economic Development

509.625.6846 | dept. 509.625.6500 | bwhitmarsh@spokanecity.org | spokanecity.org



Joe Ader <jader@familypromiseofspokane.org>

October Chief Garry Park General Meeting

Colleen Gardner <kelcag72@gmail.com>

Mon, Oct 30, 2023 at 12:51 PM

To: Joe Ader <jader@familypromiseofspokane.org>

Cc: Krista Anderson <chiefgarryparknc@gmail.com>, Luc Jasmin <luc.jasmin@gmail.com>

This message is to confirm that Joe Ader, the Executive Director of Family Promise spoke to me individually, as the liaison to the non-profits for Chief Garry Park and also did a presentation to the full neighborhood council at our monthly meeting held on Oct 18th, 2023., 6:30pm [1831 E Mission Ave, Spokane](#).

Mr. Ader presented the Comprehensive Plan Amendment to change zoning at [2012 E Mission](#), [2018 E Mission](#) and [2007 E Sinto](#) from Residential to Office Retail 40 and increase the height at [2002 E Mission](#) from 35 to 40 feet, which would allow us to potentially use the properties for office, childcare, or at some point in the future add a third story with a slanted roof to our property on Mission and Napa.

The neighborhood council agreed that they would discuss a letter in support of the changes.

Respectfully,

Colleen Gardner

Liaison to the non-profits Chief Garry Park

[Quoted text hidden]