



Spokane Plan Commission Agenda

Wednesday, August 10, 2022

2:00 PM

Hybrid - Council Briefing Center / Webex
808 W Spokane Falls Blvd, Spokane, WA 99201

Virtual Meeting Link - See Below For Information

TIMES GIVEN ARE AN ESTIMATE AND ARE SUBJECT TO CHANGE

Public Comment Period:

3 minutes each

Citizens are invited to address the Plan Commission on any topic not on the agenda.

Commission Briefing Session:

2:00 – 2:30

1. Approve [7/27/2022](#) meeting minutes
2. City Council Report
3. Community Assembly Liaison Report
4. President Report
5. Transportation Sub-Committee Report
6. Secretary Report
7. Approval of current agenda
8. Tentative upcoming agenda items

All
CM Lori Kinnear
Mary Winkes
Todd Beyreuther
Clifford Winger
Spencer Gardner

Workshops:

2:30-3:00

1. [Building Opportunities and Choices for All interim zoning ordinance resolution of support](#)

Spencer Gardner

3:00-3:30

2. [Spokane Parks and Natural Lands Master Plan](#)
 - a. [Parks and Natural Lands Web page](#)

Nick Hamad

3:30-4:00

3. [South Logan TOD Project – SEPA Planned Action](#)

Maren Murphy

Adjournment: The next PC meeting will be held on Wednesday, September 14, 2022

AMERICANS WITH DISABILITIES ACT (ADA) INFORMATION: The City of Spokane is committed to providing equal access to its facilities, programs and services for persons with disabilities. The Council Chambers and the Council Briefing Center in the lower level of Spokane City Hall, 808 W. Spokane Falls Blvd., are both wheelchair accessible. The Council Briefing Center is equipped with an audio loop system for persons with hearing loss. The Council Chambers currently has an infrared system and headsets may be checked out by contacting the meeting organizer. Individuals requesting reasonable accommodations or further information may call, write, or email Human Resources at 509.625.6363, 808 W. Spokane Falls Blvd, Spokane, WA, 99201; or msteinolfson@spokanecity.org. Persons who are deaf or hard of hearing may contact Human Resources through the Washington Relay Service at 7-1-1. Please contact us forty-eight (48) hours before the meeting date.

Plan Commission Meeting Information

Wednesday, August 10, 2022

Plan Commission will be held in a hybrid in-person / virtual format. Members of the public are welcome to attend in person at City Hall or online using the following information.

Meeting Password:
PlanCommission

Meeting Number
(access code):
146 205 9622

Join Webex Meeting Online: [JOIN MEETING](#)

Tap to join from a mobile device (attendees only):

+1-408-418-9388,,1462059622##

+tel:%2B1-408-418-9388,,*01*1462059622%23%23*01* United States Toll

Join by phone: +1-408-418-9388 United States Toll

Global call-in numbers:

https://spokanecity.webex.com/spokanecity/globalcallin.php?MTID=m514c2d4fc1d4af78645594_43420dee7b

Join from a video system or application: Dial [1462059622@spokanecity.webex.com](tel:1462059622@spokanecity.webex.com)

You can also dial 173.243.2.68 and enter your meeting number.

Join using Microsoft Lync or Microsoft Skype for Business Dial:

[1462059622.spokanecity@lync.webex.com](tel:1462059622.spokanecity@lync.webex.com)

Please note that public comments will be taken during the meeting, but the public is encouraged to continue to submit their comments or questions in writing to:

plancommission@spokanecity.org

The audio proceedings of the Plan Commission meetings will be recorded, with digital copies made available upon request.

AMERICANS WITH DISABILITIES ACT (ADA) INFORMATION: The City of Spokane is committed to providing equal access to its facilities, programs and services for persons with disabilities. The Council Chambers and the Council Briefing Center in the lower level of Spokane City Hall, 808 W. Spokane Falls Blvd., are both wheelchair accessible. The Council Briefing Center is equipped with an audio loop system for persons with hearing loss. The Council Chambers currently has an infrared system and headsets may be checked out by contacting the meeting organizer. Individuals requesting reasonable accommodations or further information may call, write, or email Human Resources at 509.625.6363, 808 W. Spokane Falls Blvd, Spokane, WA, 99201; or msteinolfson@spokanecity.org. Persons who are deaf or hard of hearing may contact Human Resources through the Washington Relay Service at 7-1-1. Please contact us forty-eight (48) hours before the meeting date.

Spokane Plan Commission - Draft Minutes

July 27, 2022

Webex Teleconference

Meeting Minutes: Meeting called to order at 2:01 PM by Greg Francis

Attendance:

- Board Members Present: Greg Francis (Vice President), Michael Baker, Jesse Bank, Ryan Patterson, Carole Shook, Clifford Winger, Kris Neely, Tim Williams, Todd Beyreuther (President)
- Board Members Not Present:
- Non-Voting Members Present: Mary Winkes (Community Assembly Liaison), Council Member Lori Kinnear
- *Quorum Present: yes*
- Staff Members Present: Spencer Gardner, Tirrell Black, Ryan Benzie, Kevin Freibott, Amanda Beck, KayCee Downey, James Richman, Maren Murphy

Public Comment: Citizens are invited to address the Plan Commission on any topic not on the agenda. 3 Minutes each. NONE

Minutes: Minutes from July 13, 2022 approved unanimously (6/0)

- Commissioners Beyreuther, Williams and Neely joined the meeting.

Current Agenda: The current agenda was approved unanimously. Jesse Banks motioned for approval and Cliff seconded the motion. Motion carried.

Briefing Session:

1. **City Council Liaison Report - CM Lori Kinnear**
 - Council Member Kinnear reported that the Department of Commerce funding project is ongoing. Revisiting zoning concerns next year. Utility Incentives to roll out October 1. Looking at downtown surface parking lot concerns.
2. **Community Assembly Liaison Report - Mary Winkes**
 - None
3. **Commission President Report - Greg Francis (filling in for Todd Beyreuther)**
 - Commissioner Francis discussed the redevelopment of low-income areas.
4. **Transportation Subcommittee Report - Clifford Winger**
 - Commissioner Winger reported that the Plan Commission Transportation Subcommittee will not meet in August, and the next meeting will be in September
5. **Secretary Report - Spencer Gardner**
 - Mr. Gardner reported that Plan Commission interviews the for vacant plan commission seat were completed. Additionally, there will not be a second plan commission meeting in August.
6. **Tentative Future Agenda Items**
 - Invite to new housing liaison (ask CM Kinnear) next meeting former police officer
 - Proposal to have Dr. Matt Anderson back for a future presentation on additional data

Workshop(s):

1. **Office of Financial Management Data on Growth in Spokane and the Region**
 - Presentation provided by Kevin Freibott
 - Questions asked and answered
 - Discussion ensued

2. 2022 Building Opportunity and Choices for All 1 Year Work Program

- Presentation provided by Spencer Gardner
- Questions asked and answered
- Discussion ensued

Meeting Adjourned at 3:55 PM

Next Plan Commission Meeting scheduled for Wednesday, August 10, 2022

DRAFT

BRIEFING PAPER
City of Spokane
Plan Commission Workshop
Planning Services
August 10, 2022

Subject

Staff propose a work program outlining elements that should be pursued in response to the Building Opportunity and Choices for All program (ORD C36232). The work program focuses on two major efforts to undertake:

1. Adjustments to the Comprehensive Plan to resolve conflicting policies around housing choice and diversity of housing types in all of Spokane's neighborhoods.
2. Updates to the City's Development Code to implement the vision outlined in the Comprehensive Plan for all neighborhoods to offer a variety of housing options.

Background

On July 18, Spokane City Council adopted an ordinance (Building Opportunity and Choices for All, ORD C36232). The ordinance is an interim zoning ordinance, which establishes temporary modifications to the City's development regulations. The goal of the ordinance is to increase housing supply and address the City's housing emergency.

Per RCW 36.70A.390, the interim zoning ordinance can last for a period of up to one year with a formal work program, which is established within the ordinance itself. Work plan items include establishing a public participation plan, reviewing and proposing amendments to the City's Comprehensive Plan, establishing measures to mitigate displacement of at-risk communities, and success in generating new housing units. As Plan Commission will be involved in this work, this resolution establishes Plan Commission's understanding of items to be considered by Plan Commission during the one year interim period.

During the 2021/2022 Comprehensive Plan Amendment cycle, Plan Commission proposed a work item to review and consider changes to Policies LU 1.3 (Single-Family Residential Areas) and LU 1.4 (Higher-Density Residential Areas), with the intent to consider changes that would allow greater flexibility in housing in the City. In adopting RES 2022-0028, Council redirected consideration of LU 1.3 and LU 1.4 to a separate process to be determined by staff. The work tied to Building Opportunity and Choices for All will include consideration of those two policies.

Impact

It is expected that this work program, once set, will become a primary component of the Plan Commission's work for the balance of 2022 and throughout 2023.

A RESOLUTION of the Plan Commission in support of a work program to accompany the Building Opportunity and Choices for All interim zoning ordinance as adopted by City Council on July 18, 2022.

WHEREAS, the Mayor issued a declaration of a housing emergency on July 26, 2021;

WHEREAS, City Council adopted a Housing Action Plan on July 26, 2021 with an appendix of action items to be undertaken in response to the housing crisis;

WHEREAS, City Council adopted ordinance number C36232 (Building Opportunity and Choices for All) by unanimous vote on July 18, 2022;

WHEREAS, RCW 36.70A.390 authorizes cities to enact an interim zoning ordinance for a one year period if a work plan and related studies are undertaken;

WHEREAS, the City's Comprehensive Plan contains many policies in support of allowing a range of housing types and housing options in all of Spokane's neighborhoods;

WHEREAS, the City's Comprehensive Plan also contains some policy language that has been interpreted as prohibiting diverse forms of housing in single-family zones;

WHEREAS, Building Opportunity and Choices for All enacts interim development code reforms that increase the City's capacity for housing of different types in all areas of the City;

WHEREAS, the intent of the interim ordinance is that permanent changes to the City's development code should be established before expiration of the interim zoning ordinance in July 2023;

WHEREAS, a robust process of community engagement is desired as City staff and Plan Commission work to update the Comprehensive Plan and development regulations;

WHEREAS, City Council adopted RES 2022-0028 on March 21, 2022, which identifies Comprehensive Plan policies LU 1.3 and LU 1.4 to be considered for updates as a process separate from the City's annual amendment process;

WHEREAS, Plan Commission is charged with providing advice and making recommendations pursuant to SMC 04.12.010(A);

NOW, THEREFORE BE IT RESOLVED BY THE PLAN COMMISSION that the Plan Commission supports a work program for the period of the interim zoning ordinance that seeks to resolve conflicts in the Comprehensive Plan around diversity of housing types in all of Spokane's neighborhoods. This work should include consideration of Comprehensive Plan policies LU 1.3 and LU 1.4.

BE IT FURTHER RESOLVED that the Plan Commission supports the inclusion of tasks in the work program to make permanent changes to the development code to allow for the inclusion of various types of housing in all of Spokane's neighborhoods, along with modifications to development standards to make such development economically viable and supportive of every neighborhood offering attainable housing options.

ADOPTED by the Plan Commission this ____ day of _____, 2022.

Todd Beyreuther, President
Spokane Plan Commission

BRIEFING PAPER
City of Spokane
Plan Commission Workshop
Parks and Natural Lands Master Plan
August 10, 2022

Subject

The City, through its Park Board and Parks and Recreation Division, recently completed the 2022 Parks and Natural Lands Master Plan. The project conducted a complete park system inventory, comparable community benchmarking, numerous technical assessments, and an extensive public outreach and engagement campaign. Technical information and community feedback were utilized to evaluate City Park System functionality and establish themes, goals, objectives and strategies to improve the City park system over the next 6-10 years.

This project also created a prioritization framework to guide future City park system investment decisions. Using this framework the project evaluated proposed plan strategies to recommend high priority capital, operational, and policy action items for immediate and near-term implantation.

Please review the project page here: <https://my.spokanecity.org/parksrec/master-plan/>

Background

The City of Spokane is required to produce a long-range Parks, Recreation and Open Space system plan every 6 years to remain eligible for WA State recreation & conservation grant funding (WAC 286-13-040). After delays due to Covid-19, project work began in earnest in January 2021. The plan was adopted by the City Park Board in June of 2022.

Impact

This project provides strategic direction for the City's ongoing investment in parks, open spaces, natural lands, and outdoor recreational opportunities. The plan organizes this direction in four (4) themes: Land, Water, People, and Legacy. Within the four themes are 13 goals, 37 objectives and 115 strategies (actions). 38 actions are recommended for near-term action to maintain park service, meet evolving recreation desires, and improve park service within both geographically & socially under-served communities.

Plan Commission Consideration

Plan Commissioners are invited to review and provide comment on the Parks and Natural Lands Master Plan. Components of this plan may provide valuable background information for future City Comprehensive plan updates. This plan will be forwarded to City Council, along with any plan commission comments, for adoption consideration.

Funding

Project cost totaled \$345,500 and was funded by City of Spokane Park Division capital funds. The 2021, City park division annual operating budget totaled \$24.6M - approximately 2.3% of all City expenditures.



SPOKANE PARKS AND NATURAL LANDS MASTER PLAN

VISION STATEMENT

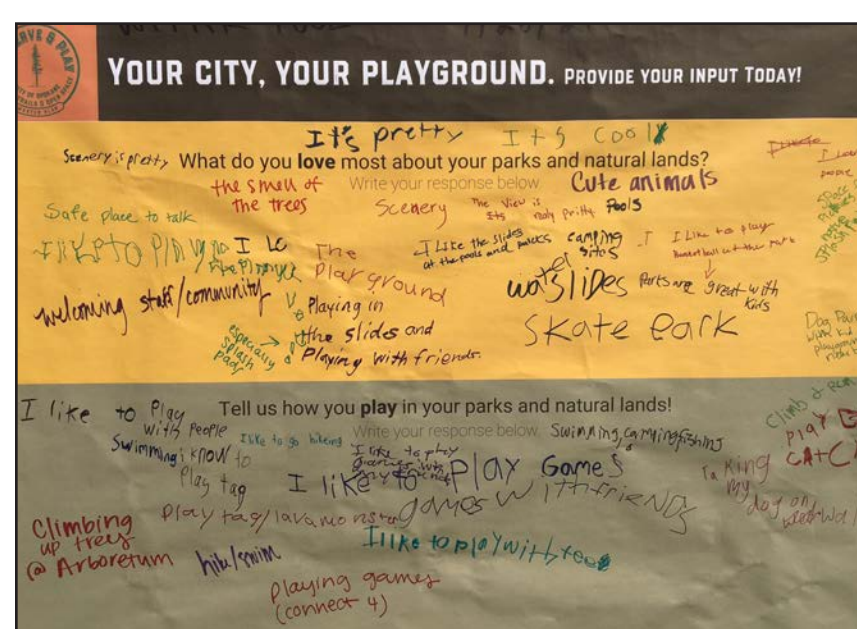
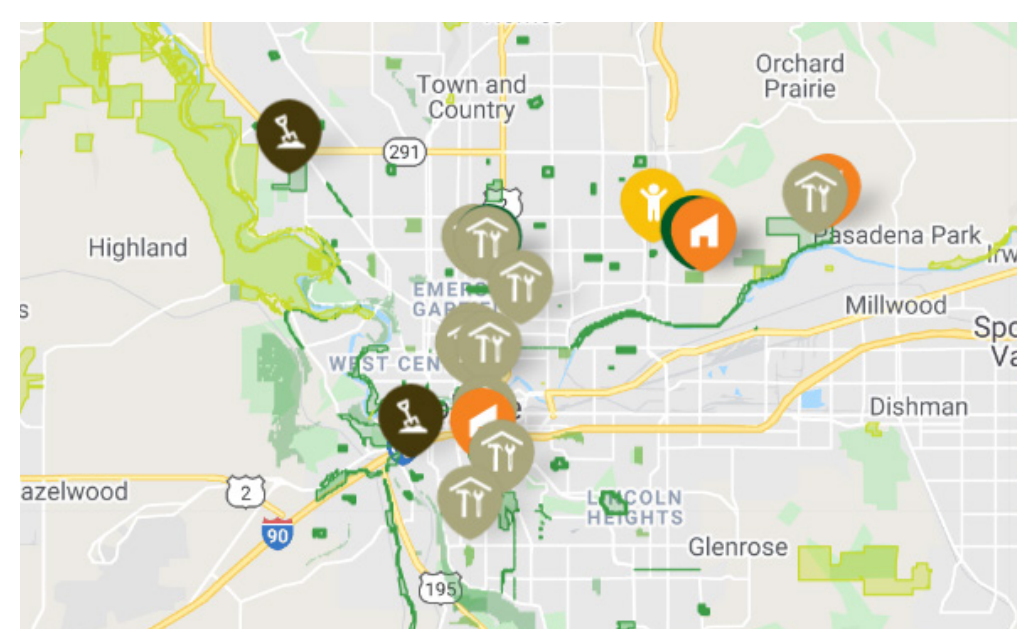
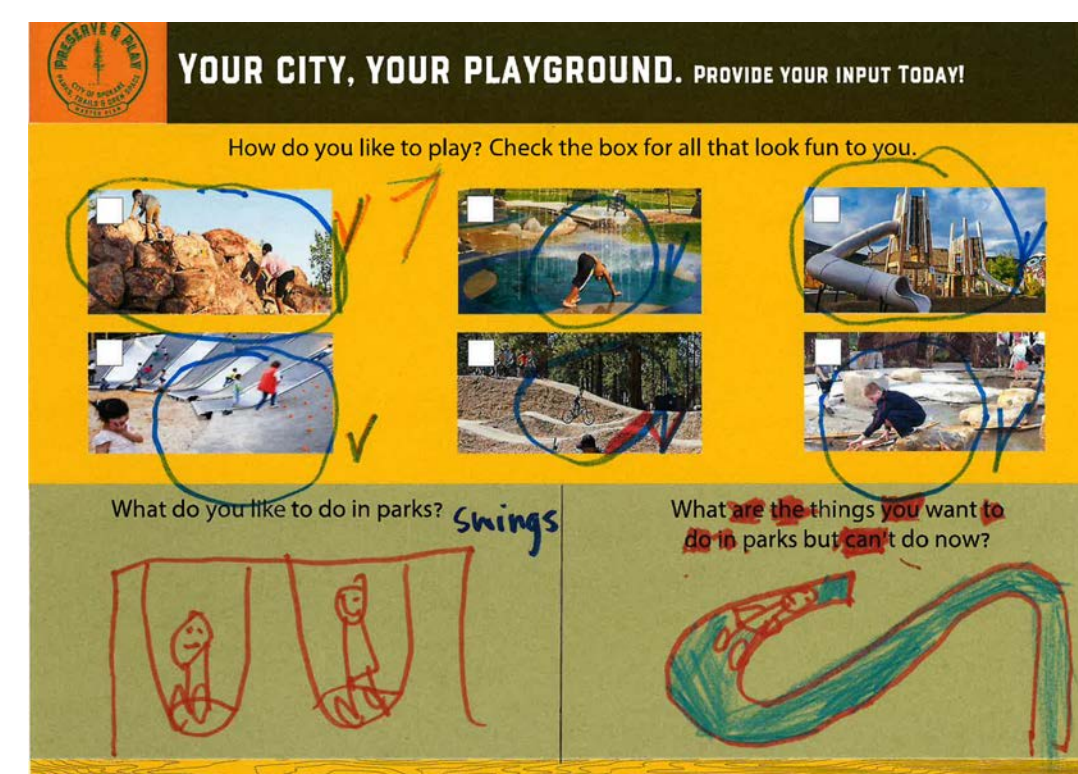
Spokane is a visionary city, founded with parks and natural lands at its heart and with commitment to continue to build a community legacy. We focus on creating prosperity with equitable park development and targeted outcomes that uplift people. We cherish our special landscape with a strong environmental ethic.

PRESERVE & PLAY

At the heart of this plan are two guiding principles that reflect the values of the residents of Spokane: preserve and play. A nod to both the region's historic conservation efforts and contemporary desire to mitigate the effects of climate change, preservation is woven into each theme, goal, and strategy. The Inland Northwest's unadulterated beauty and natural playground influence recreation trends and goals for the Parks Department.

COMMUNITY-DRIVEN PLAN

This plan is derived from the goals, desires and feedback obtained over months of outreach and engagement. A variety of in-person and virtual engagements provided broad outreach that resulted in representational participation.



3 NEIGHBORHOOD WORKSHOPS

14 PLAN AMBASSADORS

14 POP-UP EVENTS

200 YOUTH OUTREACH PARTICIPANTS

275 VIRTUAL MEETING + MAP RESPONDENTS

330 STATISTICALLY VALID SURVEY RESPONDENTS

3,297 OPEN SURVEY RESPONDENTS

THEMES

Four themes emerged from the community engagement process: land, water, people and legacy. The goals and objectives that guide future investments are organized by theme.



LAND

Ensuring everyone in Spokane has equitable access to park properties, programming and facilities and celebrating the diverse landscape and special recreation opportunities it provides

GOAL A. SERVING THE UNDER-RESOURCED

GOAL B. INLAND NORTHWEST LIVING

GOAL C. PRESERVE OUR WILD



PEOPLE

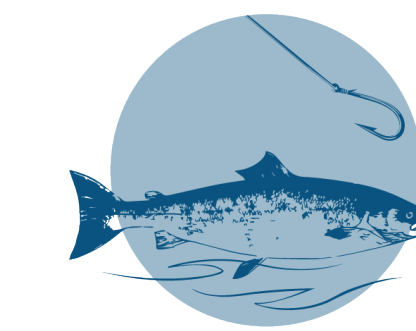
Celebrating and improving how residents engage with and utilize parklands and programming

GOAL G. PARKS FOR ALL

GOAL H. BUILD AWARENESS

GOAL I. DIVERSITY OF OFFERINGS

GOAL J. CO-EXISTENCE



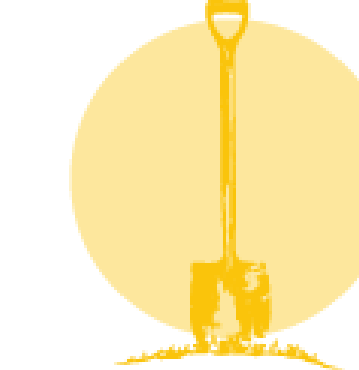
WATER

Celebrating and caring for our natural water resources and improving access to water recreation

GOAL D. SWIM AND SPLASH

GOAL E. CARE FOR AND ACTIVATE THE SPOKANE RIVER

GOAL F. IMPROVE WATER USE EFFICIENCY



LEGACY

Sustainable funding and management with strategies that are mindful of future generations

GOAL K. MAINTAIN AND CARE

GOAL L. FUNDING FUTURES

GOAL M. STRATEGIC ACQUISITIONS AND REAL ESTATE MANAGEMENT



KEY PROJECTS

1

Complete design concepts for major park construction projects at Minnehaha, Meadowglen, and Cowley Parks

2

Improve the condition and types of amenities offered at neighborhood and community parks

3

Outline future natural lands acquisition and preservation that provide high quality habitat for wildlife, scenic views and recreational opportunities

4

Establish a framework for a citywide policy requiring park development and dedicating additional funding for parks as Spokane grows

5

Conserve water, enhance irrigation efficiency, and increase access to aquatic recreation

Read the draft report and submit your feedback!
<https://my.spokanecity.org/parksrec/master-plan/>





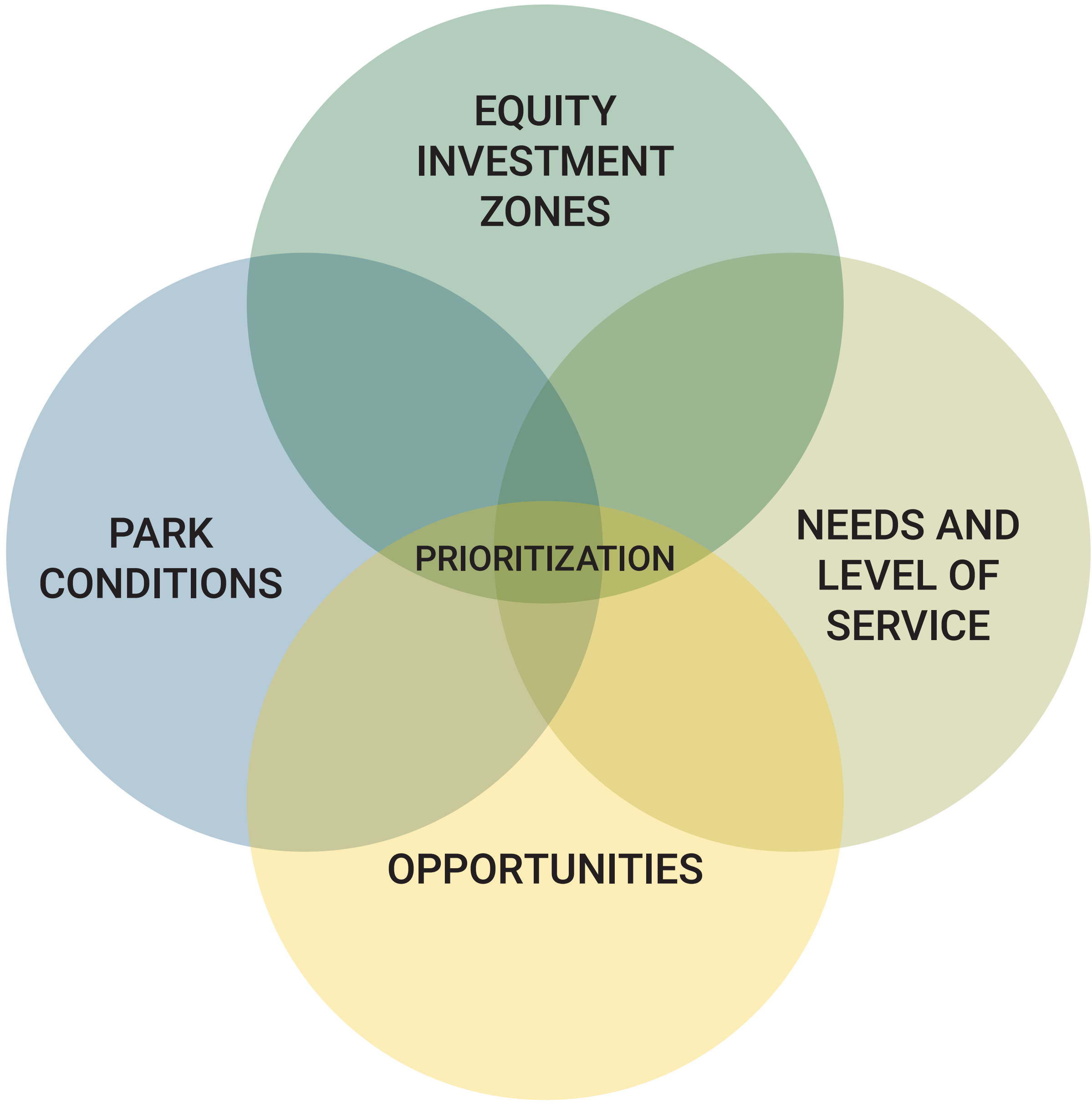
IMPLEMENTATION ACTION PLAN

PURPOSE

The Implementation Action Plan (Chapter 7 of the Master Plan) provides guidance on the order of execution for specific projects.

HOW IT WORKS

Prioritization is based on a matrix of need including whether the park is in an Equity Zone, existing needs and level of service in the neighborhood, existing park condition, and opportunities for funding and partnerships. Tier one projects should be completed in 10 years and are listed to the right. The full list of action items can be found in Chapter 7 of the Master Plan.



Capital investments, policies, and operational shifts that meet the above criteria and are desired by the community are prioritized highly. Refer to tables at right for specific actions.

TIER 1 ACTION ITEMS

GOAL A. SERVING THE UNDER-RESOURCED

TYPE	OBJECTIVE	ACTION ITEM
●	Objective 1. Address Geographic Gaps in Park Provision	» Shiloh Hills: Identify and purchase land for development in Shiloh Hills neighborhood, east of North Nevada Street. Vacant parcels in this area present opportunities for a community or neighborhood park. » East Central: Acquire land for development for a future pocket park, east of South Ray Street.
●	Objective 2. Invest In Equity Priority Zones	» Courtland Park, Minnehaha Community Park, Liberty Park, Grant Park, Summit Boulevard Parkway, North Maple Street Parkway, Logan Peace Park » Prioritize development on vacant park properties that are located in Equity Priority Zones: Sterling Heights (District 2), Skeet-so-mish (District 3), Wildhorse (District 1)
●	Objective 3. Focus On Neighborhood And Community Parks	» Focus on new neighborhood and community parks on existing city owned property: Meadowglen, Sterling Heights, and Qualchan Hills
●	Objective 1. Address Geographic Gaps in Park Provision	» Pursue additional development and future implementation of the three concept plans performed during this master plan (Minnehaha, Meadowglen, and Cowley). » Conduct a feasibility study for purchasing vacant land in locations that have a gap in parks in walking distance of residents

GOAL B. INLAND NORTHWEST LIVING

TYPE	OBJECTIVE	ACTION ITEM
●	Objective 1. Offerings Reflect Our Mountain Landscape And Respond To Our Recreation And Park Use Trends	» Prioritize District 1: Disc golf courses; Pickleball courts; Paved and unpaved trails for hiking and biking. Prioritize renovation of existing trail heads, especially in Camp Sekani Park and Beacon Hill, to construction of new. Mountain bike park/pump tracks, skate parks; Gathering spaces for picnics and bbqs; Dog parks; Nature Play; water access for kayak/raft/canoe/SUP and designated fishing areas; Traditional sports equipment and fields; Wellness and enrichment programs » Prioritize District 3 for: Paved and unpaved trails for hiking and biking; Prioritize renovation of existing trail heads, especially in Palisades Park, to construction of new; Dog parks; Nature Play: water access for kayak/raft/canoe/stand up paddle board (SUP); Pickleball courts

GOAL C. PRESERVE OUR WILD

TYPE	OBJECTIVE	ACTION ITEM
●	Objective 3. Initiate Interdisciplinary Partnerships For Land Management	» Using the urban forestry study completed in 2020, partner with others to prioritize tree plantings in areas of need. » Develop and implement a departmental trail maintenance plan with guidelines for seasonal trail clearing and brushing, trimming and invasive species management. Funding provided by the U.S. Forest Service
●	Objective 5. Enhance Our Natural Lands With Projects To Restore Ecologies And Build Resilience To Natural Disasters	» Explore potential fuel reduction treatments in overgrown natural areas, such as Cliff Park.

GOAL D. SWIM AND SPLASH

TYPE	OBJECTIVE	ACTION ITEM
	No Tier 1 Action Items	

GOAL E. CARE FOR AND ACTIVATE THE SPOKANE RIVER

TYPE	OBJECTIVE	ACTION ITEM
●	Objective 1. Develop Additional Water Access Points	» Identify potential ADA water sport access points and water sport equipment rental opportunities in popular water access locations

GOAL F. IMPROVE WATER USE EFFICIENCY

TYPE	OBJECTIVE	ACTION ITEM
●	Objective 1. Reduce Water Needs	» Identify parks for drought-resistant landscape conversion.
●	Objective 2. . Improve City-Wide Water Management Practices	» Identify parks for water management improvements.

GOAL G. PARKS FOR ALL

TYPE	OBJECTIVE	ACTION ITEM
●	Objective 1. Support ADA Accessibility	» Complete an accessibility survey of parks, playgrounds, and other facilities to benchmark and prioritize actions for replacement.
●	Objective 2. Parks Reflect People and Place	» Complete three neighborhood or community park plans (one in each District) following principles for culture and context sensitive planning and embedded in an overall neighborhood planning process.

GOAL H. BUILD AWARENESS

TYPE	OBJECTIVE	ACTION ITEM
●	Objective 1. Signage and Wayfinding	» Develop a Request for Proposal for a signage and wayfinding plan.
●	Objective 3. Partnerships With Schools	» Identify staff liaison for school partnerships.
●	Objective 2. Ongoing Marketing Campaign For Program Offerings	» Develop several new strategies for reaching additional audiences and further engaging current audiences.

GOAL I. DIVERSITY OF OFFERINGS

TYPE	OBJECTIVE	ACTION ITEM
●	Objective 1. Refresh program offerings	» Create more program offerings, specifically for teens and adults, within Spokane Parks system.

GOAL J. CO-EXISTENCE

TYPE	OBJECTIVE	ACTION ITEM
●	Objective 1. Clarify Park's Role With Addressing Homelessness And Train Staff Members For Appropriate Response And Interactions	» Develop departmental strategy for addressing homelessness in parks.
●	Objective 2. Park Design For Positive Interactions	» Develop design guidelines for positive interactions.
●	Objective 3. Partner For A Public Awareness And Support Campaign	» Identify staff member to join Continuum of Care board.

GOAL K. MAINTAIN AND CARE

TYPE	OBJECTIVE	ACTION ITEM
●	Objective 4. Environmental Education And Facilities/Trails	» Complete trail and native landscaping pilot project in Summit Boulevard Parkway and Manito Boulevard Parkway.

GOAL L. FUNDING FUTURES

TYPE	OBJECTIVE	ACTION ITEM
●	Objective 1. Pursue Additional Funding Sources	» Develop study related to current City tax provisions as they relate to parks.

GOAL M. STRATEGIC ACQUISITIONS AND REAL ESTATE MGMT.

TYPE	OBJECTIVE	ACTION ITEM
●	Objective 1. New Development Pays for Itself	» Revise the Spokane Municipal Land Use Code to set expectations for park dedication.
●	Objective 2. Evaluate Current Land Holdings	» Initiate a land holding strategy.

KEY

● CAPITAL INVESTMENT

● POLICY CHANGE

● OPERATIONAL SHIFT

Read the draft report and submit your feedback!
<https://my.spokanecity.org/parksrec/master-plan/>





QUESTIONS

WOULD YOU SUPPORT SPOKANE CITY PARKS IMPLEMENTING THIS PLAN’S RECOMMENDATIONS?

Place a dot on the scale above your level of satisfaction

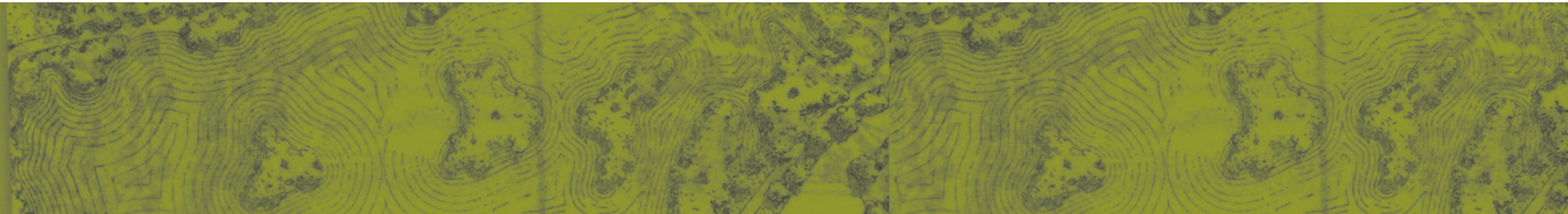


WHAT ARE YOU MOST EXCITED ABOUT WITH THIS PLAN?

Write or draw your answer below.

WHAT WOULD YOU LIKE TO ADD, OR CONCERNS?

Write or draw your answer below.



Read the draft report and submit your feedback!
<https://my.spokanecity.org/parksrec/master-plan/>



BRIEFING PAPER
City of Spokane
Plan Commission
Workshop
August 10, 2022

Subject

The City of Spokane is planning for mixed-use, walkable development along STA's City Line, Spokane's first bus rapid transit route. The South Logan Transit-Oriented Development (TOD) Project will create a subarea plan to facilitate higher density development that leverages investments in transit with supportive uses. Please review the project page here:

<https://my.spokanecity.org/projects/south-logan-transit-oriented-development-project/>

The project will also conduct a comprehensive analysis of environmental impacts, alternatives, and mitigation measures to streamline permit processing times through the development of a "planned action" environmental impact statement (EIS). This is the City's first planned action EIS. Planned action is a development project in a specific geographic area which simplifies and expedites the environmental review of future individual projects in a study area. Detailed and comprehensive environmental analysis occurs upfront during the planning stage for a study area, thereby streamlining the permit review process and creating predictability. This workshop will share more about SEPA planned actions and what it means for this project and the City.

Background

The recently built STA City Line bus rapid transit route presents an opportunity to create a focused vision and policies that encourage mixed-use, walkable places close to transit. The project is also part of the City's ongoing efforts to enhance housing options and affordability in areas with good access to high-quality transit, services, and jobs. The South Logan TOD Project is the next phase of planning along The City Line, following the City's [Transit-Oriented Development \(TOD\) Framework Study](#). For more information about The City Line, visit the [STA's City Line website](#).

Impact

The South Logan TOD Project will support more connectivity for the community, businesses, and organizations in the South Logan area of the Logan Neighborhood. The project will review land use, zoning, and design standards to increase mixed-use development close to high performance transit. It will identify public infrastructure needs, including water and traffic, to support higher density housing in the area. The project will also address development code changes needed to increase residential capacity and include a market analysis to help the City better understand the overall potential. With an equity focus, the project outcomes will identify tools and strategies to encourage more housing affordability, support existing renters and lower income households, and prevent displacement as development and redevelopment occurs.

Funding

This project is funded by the Transit-Oriented Development and Implementation (TODI) grant program through the WA Department of Commerce. The City Council must consider the final subarea plan and planned action EIS for adoption by ordinance by June 2023.

Plan Commission Consideration:

Commissioners are invited to engage in the public process and will receive regular briefings from staff. This item will be forwarded to the City Council for consideration of adoption by ordinance with the completion of the subarea plan and planned action EIS.

SOUTH LOGAN

TRANSIT-ORIENTED DEVELOPMENT PROJECT

SEPA, Washington's State Environmental Policy Act, requires agencies adopting plans or reviewing projects to consider their likely environmental impact. There are two basic types of environmental review tracks. One is for "projects," where the environmental review relates directly to proposals resulting in construction or land development. The other is "**non-project**" review, dealing with policy initiatives – like the South Logan TOD project – where the impacts may be more indirect. This focuses on what types and intensities of development may occur given the new policy direction, rather than on the specific impacts of any individual development proposal. The Revised Code of Washington and Washington Administrative Code provide statutory and rules guidance for environmental review (42.21C RCW and WAC 197-11).

After considering how the South Logan subarea plan may result in changes to land use policy, the City of Spokane believes it may have a significant effect on the environment. This will require the plan to go through an **environmental impact statement (EIS)** process, integrated with the plan's creation as a "**planned action.**"

What is an EIS?

An EIS is intended to be a disclosure document, identifying, describing, and analyzing potential environmental impact. The EIS ensures state and local agencies consider the potential environmental impacts, as well as ways to mitigate those impacts, during their decision-making processes.

What is a "planned action" EIS?

A planned action EIS analyzes the range of development the subarea plan anticipates, usually by assigning parameters or maximum thresholds of intensity based on the proposed policy changes. The EIS then identifies mitigation measures applicable to any development occurring within those parameters. As long as proposed development falls within the parameters established in the EIS, no additional environmental review would be necessary when the projects later apply for their land use permits. A planned action ordinance cements the EIS's thresholds and mitigation measures into policy, ensuring future development complies with the concepts and limitations presumed in the EIS.

What is the EIS process?

An EIS process involves the following steps:

- **Scoping**, identifying the range of topics the EIS will address.
- **Existing conditions analysis**, studying today's context as appropriate to address the scope.
- **Alternatives analysis**, looking at other ways project objectives can be achieved.
- **Draft EIS**, documenting the likely environmental impacts and identifying mitigation measures.
- **Public review**, gathering and documenting agency and public thoughts on the Draft EIS.
- **Final EIS**, responding to comments and amending the Draft EIS as appropriate
- **Record of decision**, confirming the adequacy of the FEIS

PUBLIC INVOLVEMENT

The **scoping** part of the process is the first opportunity for public involvement. The City will advertise for this meeting, and it will likely be held as part of an **early project workshop**. Then the public can review and **comment on the DEIS**, offering ideas on the adequacy of the EIS and its proposed mitigation measures.

CONNECT WITH US!



For more information, sign up for email updates, and share your ideas in a brief survey, **visit the project webpage**:

➔ my.spokanecity.org/southlogantod

SCAN ME!

