



# Spokane Plan Commission Agenda

Wednesday, December 14, 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.
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## Commission Briefing Session:

2:00 – 2:30	<ol style="list-style-type: none"><li>1. Approve <a href="#">11/9/2022</a> meeting minutes</li><li>2. City Council Report</li><li>3. Community Assembly Liaison Report</li><li>4. President Report</li><li>5. Transportation Sub-Committee Report</li><li>6. Secretary Report</li><li>7. Approval of current agenda</li><li>8. Tentative upcoming agenda items</li></ol>	All CM Lori Kinnear Mary Winkes Todd Beyreuther Clifford Winger Spencer Gardner
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## Workshops:

2:30 – 3:15	1. South Logan TOD (draft alternatives discussion)	Bob Bengford – MAKERS & Maren Murphy
3:15 – 4:00	2. Canon Streetcar Suburb Historic District - <a href="#">LINK TO MATERIALS</a>	Megan Duvall

**Adjournment: The next PC meeting will be held on Wednesday, January 11, 2023**

The password for City of Spokane Guest Wireless access has been changed:

**Username: COS Guest**

**Password: K8vCr44y**

*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](mailto: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, December 14, 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.

<b>Meeting Password:</b> PlanCommission	<b>Join Webex Meeting Online:</b> <a href="#">JOIN MEETING</a>
<b>Meeting Number</b> (access code): <b>146 205 9622</b>	<b>Tap to join from a mobile device (attendees only):</b>  +1-408-418-9388,,1462059622##  +tel:%2B1-408-418-9388,,*01*1462059622%23%23*01* United States Toll  <b>Join by phone:</b> +1-408-418-9388 United States Toll  <b>Global call-in numbers:</b>  <a href="https://spokanecity.webex.com/spokanecity/globalcallin.php?MTID=m514c2d4fc1d4af78645594_43420dee7b">https://spokanecity.webex.com/spokanecity/globalcallin.php?MTID=m514c2d4fc1d4af78645594_43420dee7b</a>  <b>Join from a video system or application:</b> Dial <a href="sip:1462059622@spokanecity.webex.com">sip:1462059622@spokanecity.webex.com</a>  You can also dial 173.243.2.68 and enter your meeting number.  <b>Join using Microsoft Lync or Microsoft Skype for Business Dial:</b>  <a href="sip:1462059622.spokanecity@lync.webex.com">sip:1462059622.spokanecity@lync.webex.com</a>

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](mailto:plancommission@spokanecity.org)

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

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# Spokane Plan Commission - Draft Minutes

**November 9, 2022**

Webex Teleconference

Meeting Minutes: Meeting called to order at 2:00 PM by Todd Beyreuther

## Attendance:

- Board Members Present: Todd Beyreuther (President), Greg Francis (Vice President), Michael Baker, Jesse Bank, Ryan Patterson, Carole Shook, Clifford Winger, Christopher Britt, Kris Neely, Tim Williams
- Board Members Not Present: none
- Non-Voting Members Present: Mary Winkes (Community Assembly Liaison), Council Member Zack Zappone
- *Quorum Present: yes*
- Staff Members Present: Spencer Gardner, Tirrell Black, Jackie Churchill, Kevin Freibott, Maren Murphy, Brandon Whitmarsh, Kirstin Davis, James Richman, Ryan Shea, KayCee Downey

**Public Comment:** Citizens are invited to address the Plan Commission on any topic not on the agenda. 3 Minutes each.

None

**Minutes:** Minutes from 10/26/2022 approved unanimously

**Current Agenda:** The current agenda was approved unanimously.

## Briefing Session:

### **1. City Council Liaison Report -Zack Zappone**

- Council Member Zappone reported the new redistricting map has been approved. HE also reported that City budgeting is currently under away as well.

### **2. Community Assembly Liaison Report - Mary Winkes**

- Mary Winkes stated that she let the Community Assembly know that public comment is being accepted for Plan Commission recommendations have been sent to City Council.

### **3. Commission President Report - Todd Beyreuther**

- None

### **4. Transportation Subcommittee Report - Clifford Winger**

- Clifford Winger reported that PCTS meet last Tuesday, and the Spokane Regional Transportation Council presented its equity considerations matrix and the 2045 Horizon plan. Division Street projects were also discussed during the meeting and now Spokane Transit Authority and the City of Spokane are collaborating on next steps.

### **5. Secretary Report - Spencer Gardner**

- Spencer Gardner reported that the Comprehensive Plan Amendments are going before City Council on November 21st.
- Finally, elections for Plan Commission President and Vice President will be held during January. According to Plan Commission rules all nominations shall be made to clerk before the election, and they will be distributed to all PC members in advance of the first meeting in January.

**Workshop(s):**

**1. Building Opportunities in Housing**

- Presentation provided by Kevin Freibott
- Questions asked and answered
- Discussion ensued

**2. South Logan Transit Oriented Development update**

- Presentation provided by Maren Murphy
- Questions asked and answered
- Discussion ensued

**Meeting Adjourned at 4:00 PM**

Next Plan Commission Meeting scheduled for Wednesday, December 28, 2022 will be **CANCELLED** for the Christmas holiday.

**BRIEFING PAPER  
City of Spokane  
Plan Commission  
Workshop  
December 14, 2022**

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**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 enhance walkable, mixed-use places close to transit in the Logan Neighborhood. The City project team and consultants hosted a community planning studio in September to gather input and ideas from community members and stakeholders on values, opportunities, and what future growth could look like in the South Logan area. The public was also invited to share ideas through a community survey that was open from July to October. The Existing Conditions Report, completed in November, assesses the existing conditions of the study area as part of understanding the affected environment. The community engagement summary, survey results, and Existing Conditions Report are all available on the project page: <https://my.spokanecity.org/southlogantod>.

The workshop on December 14 will share the planning values and ideas identified through community input and present a discussion on the preliminary alternatives. The preliminary alternatives are part of the process to identify possible development outcomes for transit-oriented development in South Logan. Following discussion and feedback, the preliminary alternatives will ultimately be evaluated in the Draft Subarea Plan and Draft Environmental Impact Statement in early 2023. An overview PPT is attached for review of the preliminary alternatives.

**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 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 will review development regulations zoning, and design standards to encourage a mix of uses in a pedestrian-friendly environment close to transit; study environmental impacts and mitigation measures of planned development to streamline permitting; and create a plan and policies, based on community vision, that provide a coordinated framework and approach in the project area.

**Funding**

This project is funded by the Transit-Oriented Development Implementation (TODI) grant program through the WA Department of Commerce. The grant deliverables are due to Commerce by June 2023.

**Plan Commission Consideration:**

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





# SOUTH LOGAN TOD PLAN

## Preliminary Alternatives


Plan Commission Workshop  
December 14, 2022

<https://my.spokanecity.org/southlogantod>


*Prepared by:  
Bob Bengford, MAKERS Architecture  
Ian Crozier, MAKERS Architecture*



# Where We've Been & What We've Drawn From



**CITY OF SPOKANE - PURCHASING**  
808 W. Spokane Falls Blvd.  
Spokane, Washington 99201-3316  
(509) 625-6400




## INFORMAL REQUEST FOR QUALIFICATIONS

<p><b>IRFQu NUMBER:</b> 5590-22  <b>IRFQu TITLE:</b> Spokane Transit-Oriented Development Implementation (TODI) Project  <b>IRFQu COORDINATOR:</b> Connie Wahl, City of Spokane Purchasing Department  <b>QUESTION DEADLINE:</b> 2/28/2022  <b>TIME:</b> 10:00 a.m.</p>	<p><b>PROPOSAL DUE DATE:</b> 3/14/2022  <b>TIME:</b> 10:00 a.m.  <b>PROPOSAL SUBMITTAL:</b>          All Proposals shall be submitted electronically through the ProcureWare online procurement system portal: <a href="https://spokane.procureware.com">https://spokane.procureware.com</a> by the due date and time.</p>
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### 1. GENERAL INFORMATION

**1.1 COMMUNICATION:** All communication between the Proposer and the City shall be with the Coordinator and submitted through the 'Clarifications' tab in the City of Spokane's online procurement system portal: <https://spokane.procureware.com>. Any communication directed to other parties is prohibited.

**1.2 BACKGROUND AND PURPOSE:** The City of Spokane, through its Planning Services (hereinafter "City") is initiating this Informal Request for Qualifications (IRFQu) to solicit Proposals from Firms interested in providing services for the Spokane Transit-Oriented Development Implementation (TODI) Project. The City of Spokane is seeking a Firm to create a subarea plan and SEPA plan aligned with the requirements of the Washington Department of Commerce Transit-Oriented Development Implementation (TODI) grant. The TODI grant will help facilitate transit-oriented development that leverages investments in Spokane's first bus rapid transit route, The City of Spokane's high-density residential development in the University District. The process must also consider environmental impacts and consequences, alternatives and mitigation measures in sufficient detail to allow the analysis to be adopted in whole or in part by applicants for development permit within the geographic area analyzed in the plan.



## TRANSIT-ORIENTED DEVELOPMENT FRAMEWORK STUDY

A Station Area Planning and Regulatory Guidebook for Spokane's High Frequency Transit Corridors

FINAL - MAY 2022

## SOUTH LOGAN TRANSIT-ORIENTED DEVELOPMENT PLAN

# What We've Heard



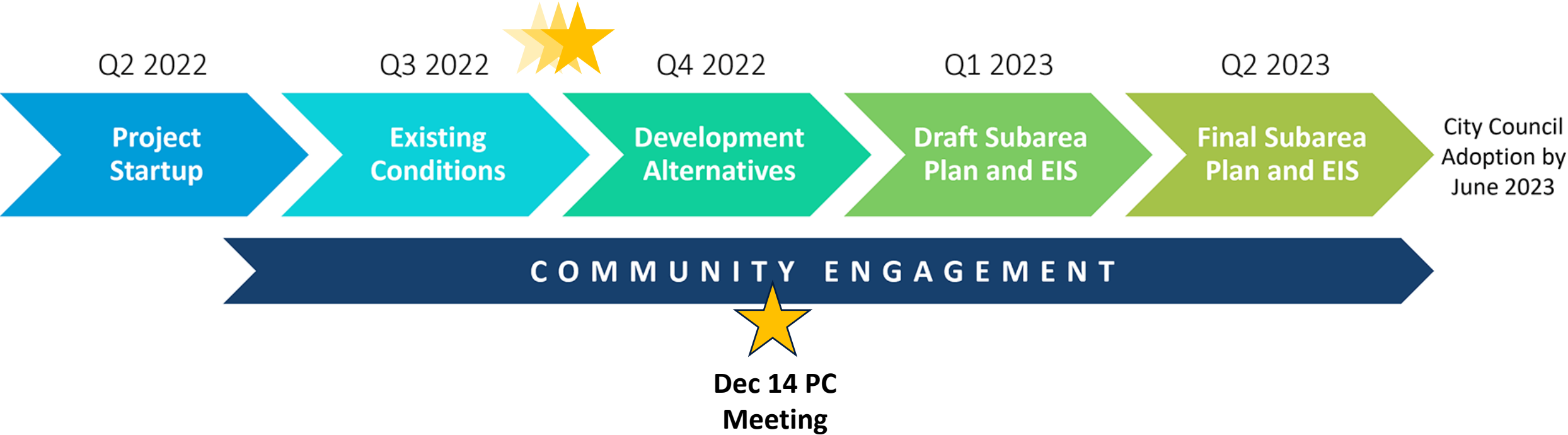
## Early Engagement Summary

**NOVEMBER, 2022**

The South Logan Transit-Oriented Development (TOD) Project will support more connectivity and livability in the South Logan area for the community, businesses, and organizations in the Logan Neighborhood. The recently built STA City Line bus rapid transit (BRT) route through this area presents an opportunity to create

Project materials and updates available online:  
<https://my.spokanecity.org/southlogantod>

**SOUTH LOGAN TOD PROJECT TIMELINE**





# Outcome: Planned Action EIS

- This integrated process will produce a **Subarea Plan**, a **“Planned Action” EIS**, and a **Planned Action Ordinance**
- A planned action is like a bulk-purchase EIS – it analyzes the impacts of a lot of similar potential projects all at once, rather than each project one at a time.
- Project scope: Create three action alternatives
- Critical that the alternatives cover the range of potential outcomes studied in the three action alternatives



SOUTH LOGAN TRANSIT-ORIENTED DEVELOPMENT PLAN

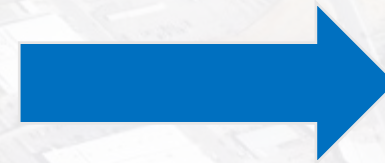
## What We've Heard



## Early Engagement Summary

NOVEMBER, 2022

The South Logan Transit-Oriented Development (TOD) Project will support more connectivity and livability in the South Logan area for the community, businesses, and organizations in the Logan Neighborhood. The recently built STA City Line bus rapid transit (BRT) route through this area presents an opportunity to create



# Values?



# Draft South Logan TOD Plan “Values”

Support transit-oriented development



Enhance neighborhood mobility



Minimize displacement



Enhance quality of life



*Drawn from Comp Plan, TOD Framework Plan Policies, and preliminary engagement findings from this effort*

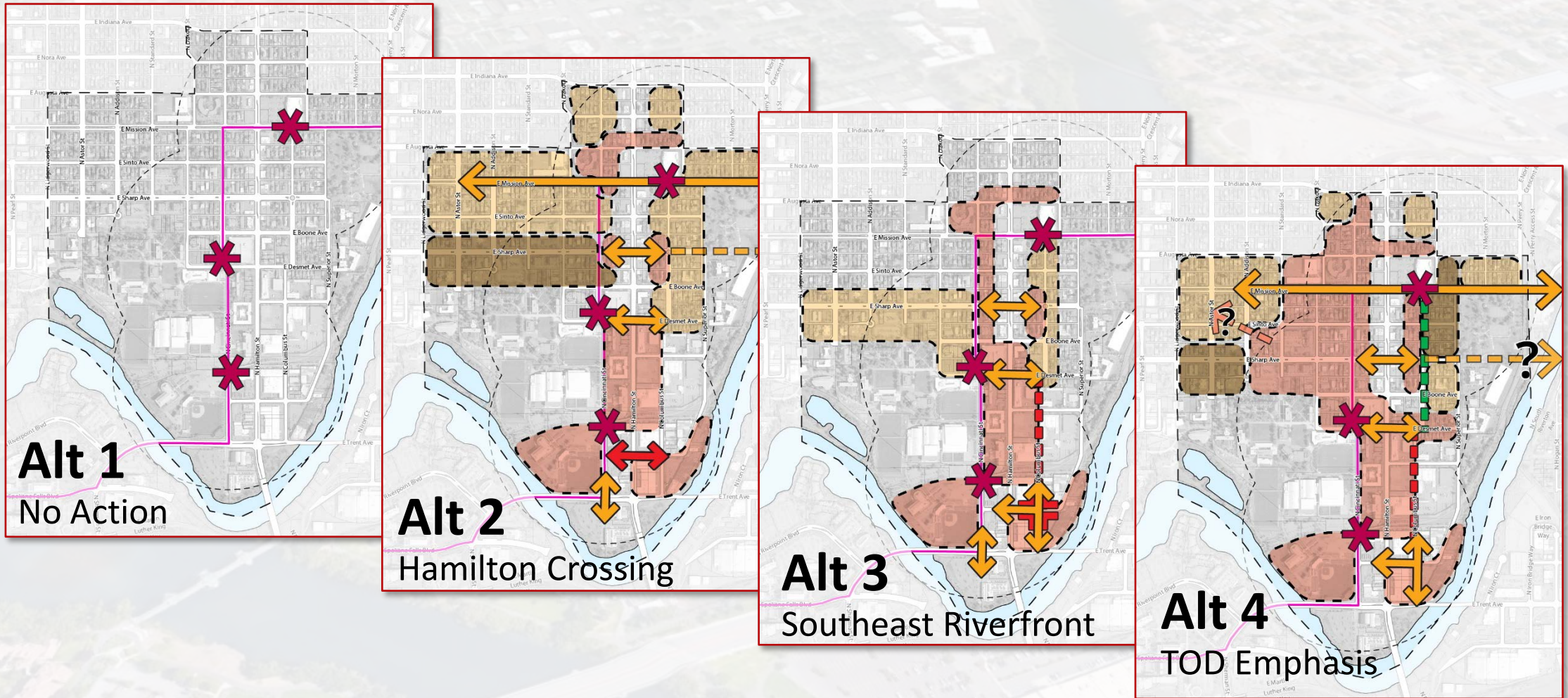


# From Values to Alternatives

- Plan “alternatives” crafted based on values
- Alternatives examine different mix of uses and intensities, public improvements, and other actions to implement values
- Alternatives required for EIS & Planned Action Ordinance
  - Examine impacts from alternatives
  - Explore mitigation measures
  - Cover a sufficient range of options to comprise “preferred alternative”
  - Process to clarify implications of options & help select preferred alternative
- Values will be used to help select preferred alternative



# Review of Preliminary Alternatives





An aerial photograph of a city area, likely South Logan, showing a river flowing through the center. The river is bordered by industrial buildings and parking lots. The text 'Alternative 1: No Action' is overlaid on the left side of the image.

# Alternative 1: No Action

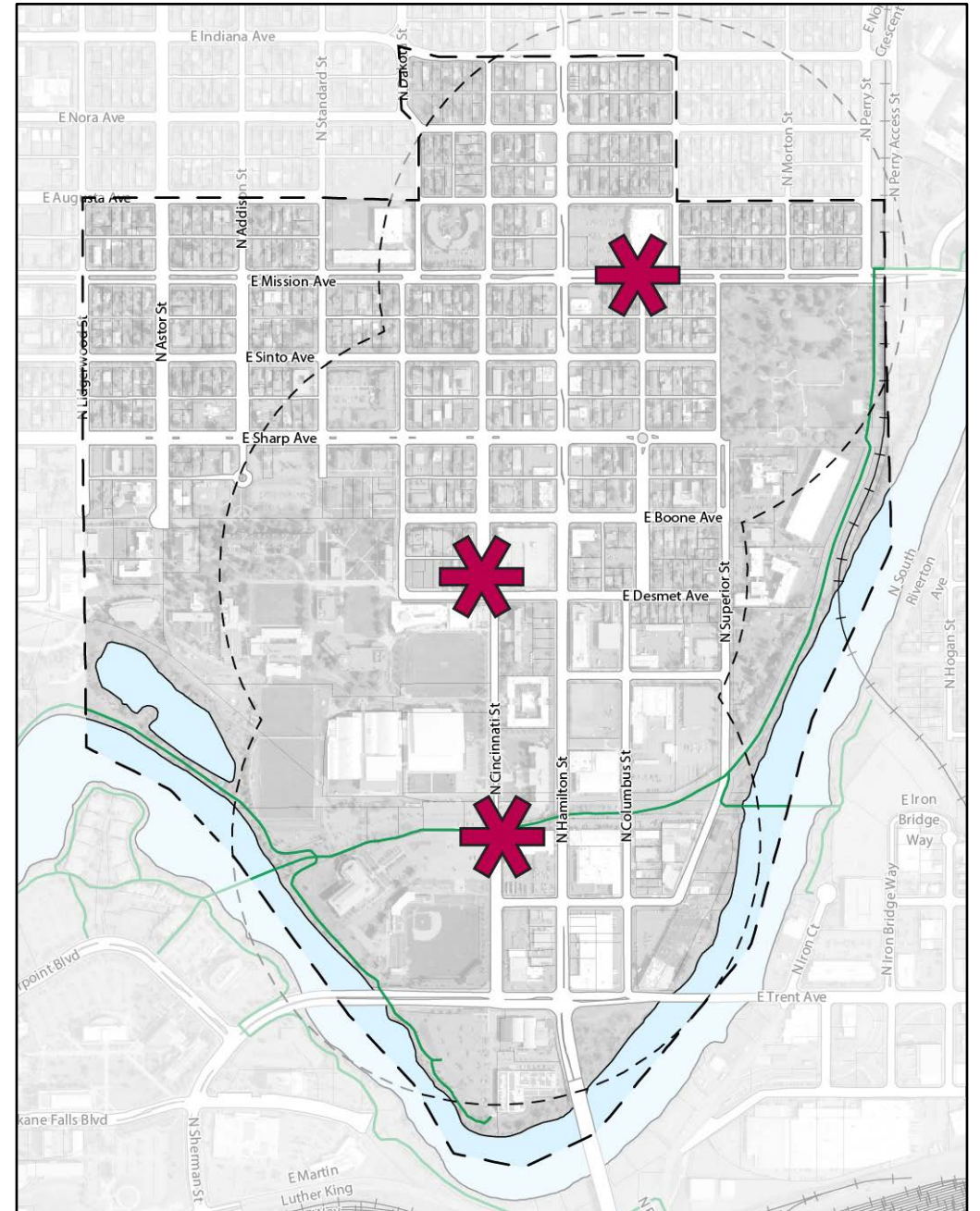
Assumes development under existing zoning



## Alt 1 – No Action

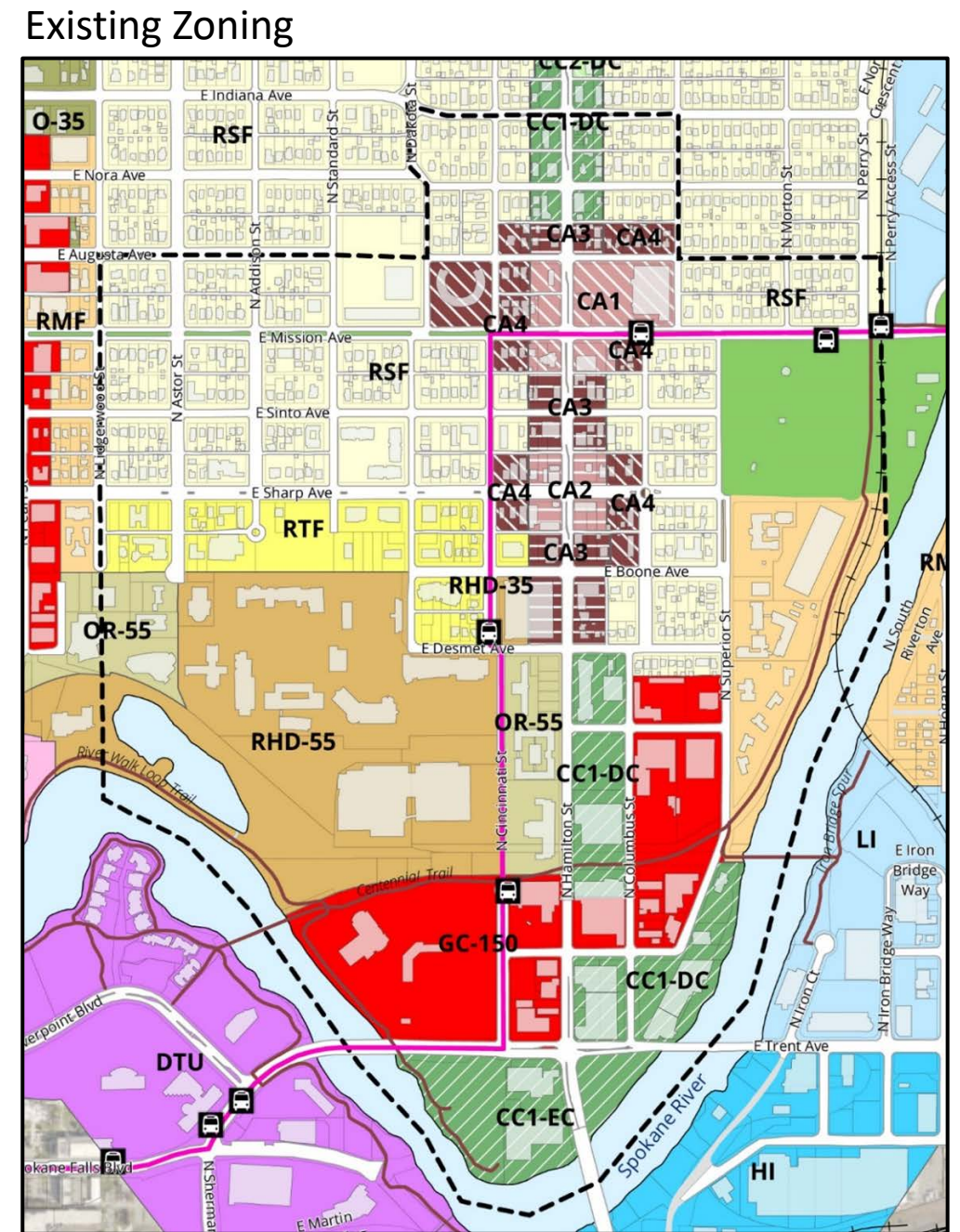
## Planned improvements:

- City Line begins service July 2023
- No changes to streetscape design plans
- Assumes development under existing zoning



## Alt 1 – No Action

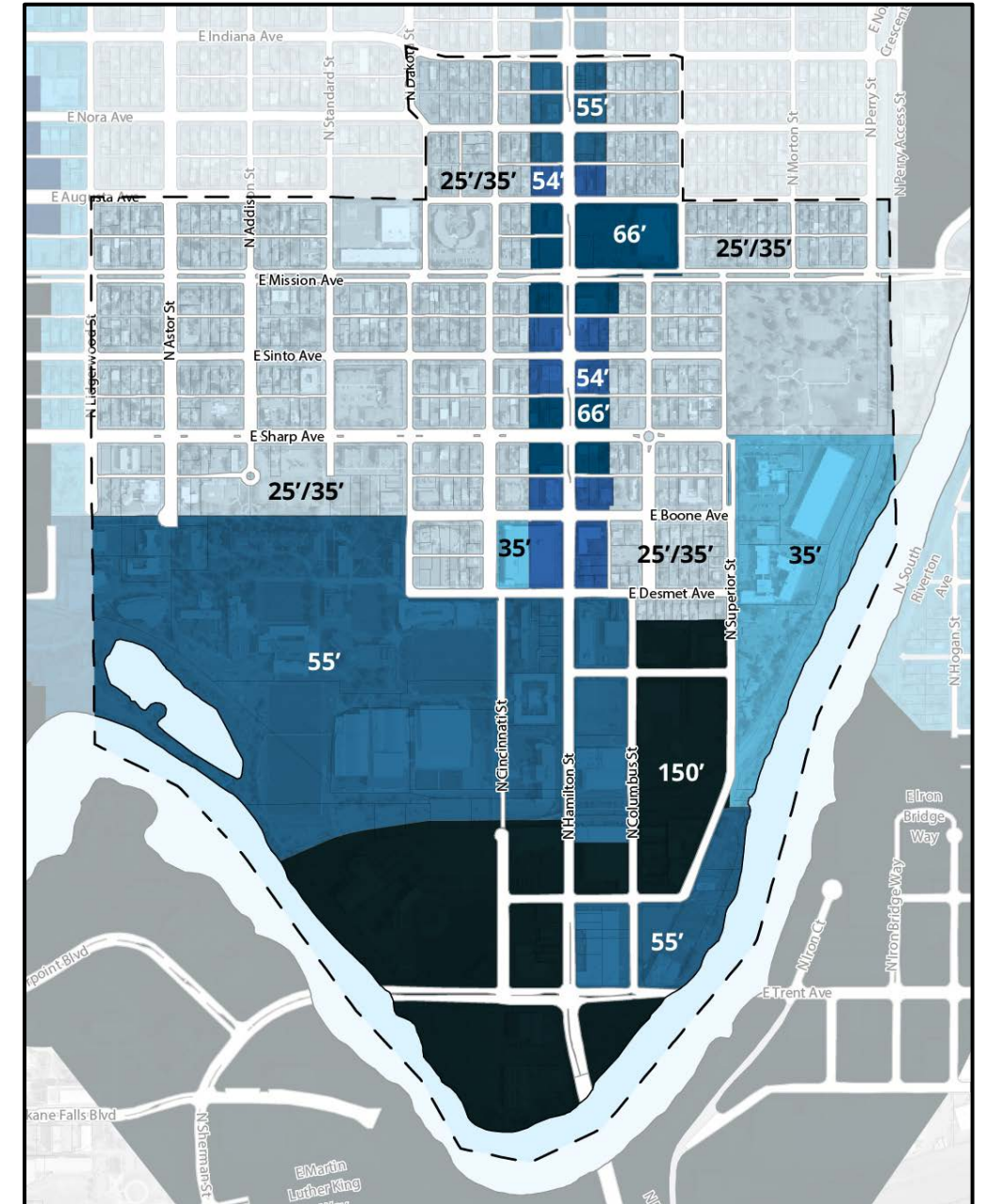
## Retain existing zoning





# Alt 1 – No Action

Retain existing height limits



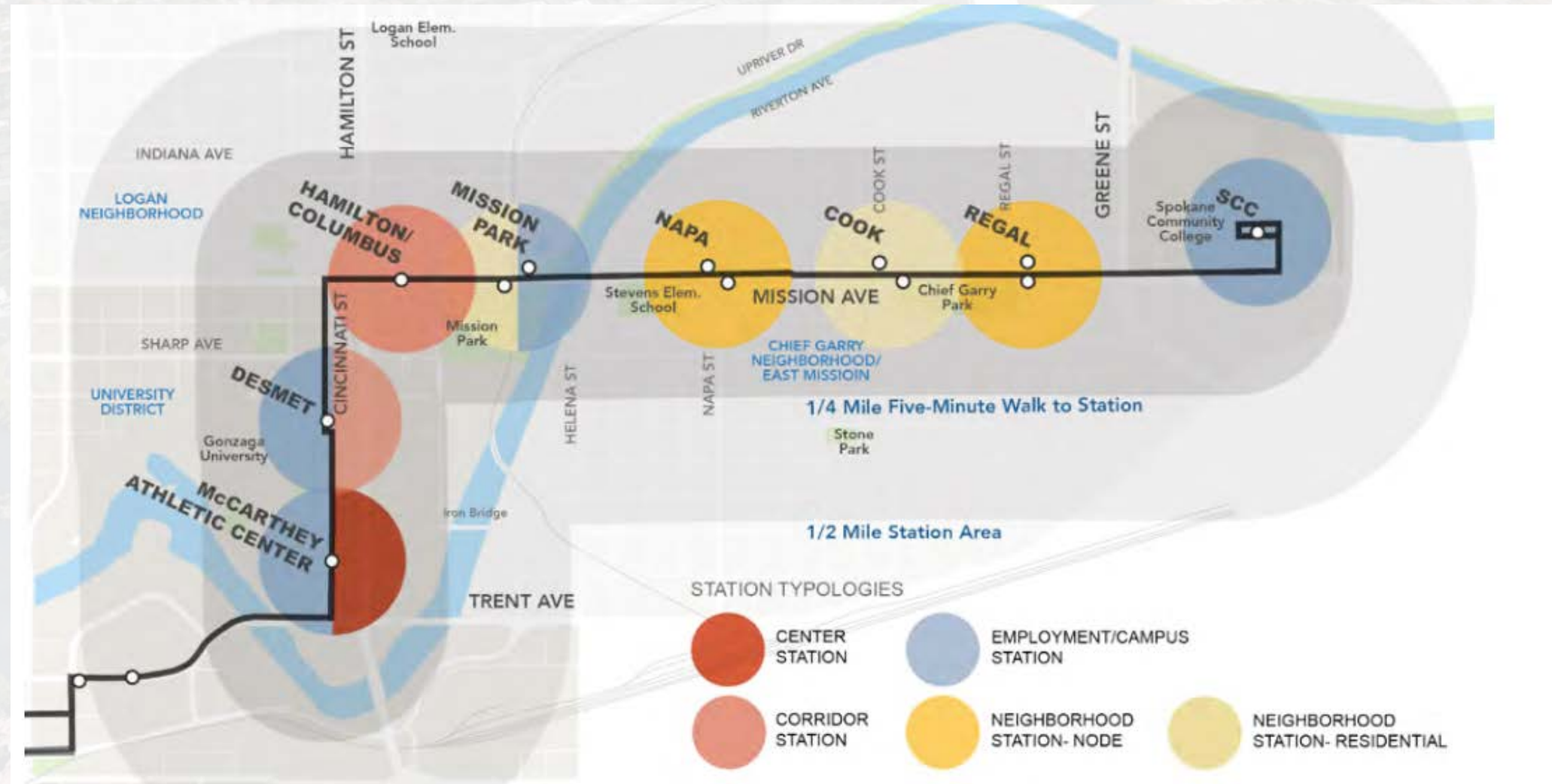


# Priority Actions (common to all alts)

- Adjust the provisions of **Hamilton Form-Based Code** to reduce barriers to development while meeting community design objectives
- Enhance existing Hamilton **crossings and update streetscape plans** (including Sharp intersection redesign)
- Install a **HAWK signal or full traffic signal at the Hamilton-Springfield** intersection to function both as the at-grade ADA-compliant Centennial Trail crossing of Hamilton and help to facilitate desired transit-oriented development on adjacent and nearby properties
- **Rezone General Commercial** in southeast to Centers & Corridors (and retain current height limit)



# Recognizing TOD Framework Plan's Station Typologies





# South Logan Development Context

OWNED BY  
GONZAGA

PRIVATE OWNERS  
Possible Assemblage





An aerial photograph of a city, likely Hamilton, showing a river flowing through it. The city is densely packed with buildings, mostly industrial or commercial in nature. The river is a prominent feature, winding through the urban landscape. The overall tone is somewhat muted, with a light blue and grey color palette.

# Alternative 2: Hamilton Crossing

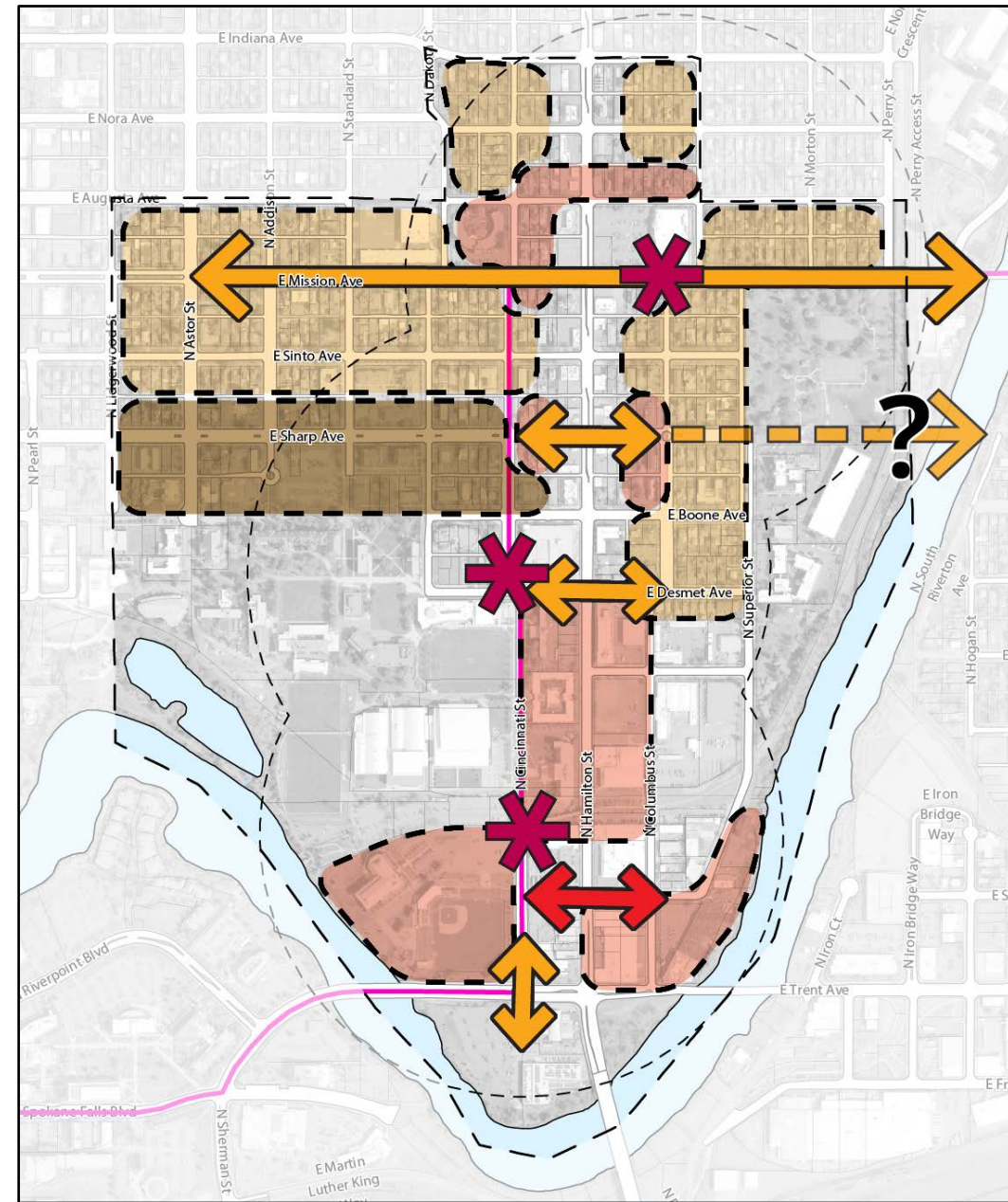
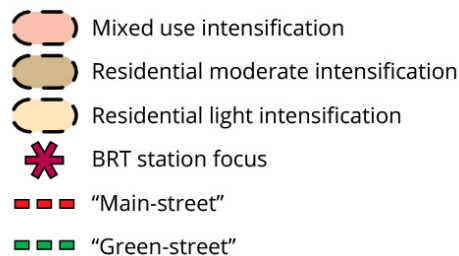
The intent is to maximize efforts to enhance multi-modal crossings of Hamilton to enhance neighborhood connections and livability. This alternative also includes some modest yet strategic upzones to increase housing capacity.



# Alt 2 – Hamilton Crossing

## Hamilton plans & improvements

- Prioritize Sharp intersection pedestrian & streetscape improvements
- Emphasize Springfield as a “main street” and add traffic signal
- Explore short- & long-term traffic calming opportunities along Hamilton
- Prioritize through east-west non-motorized connections within and through neighborhood (Mission or Sharp)

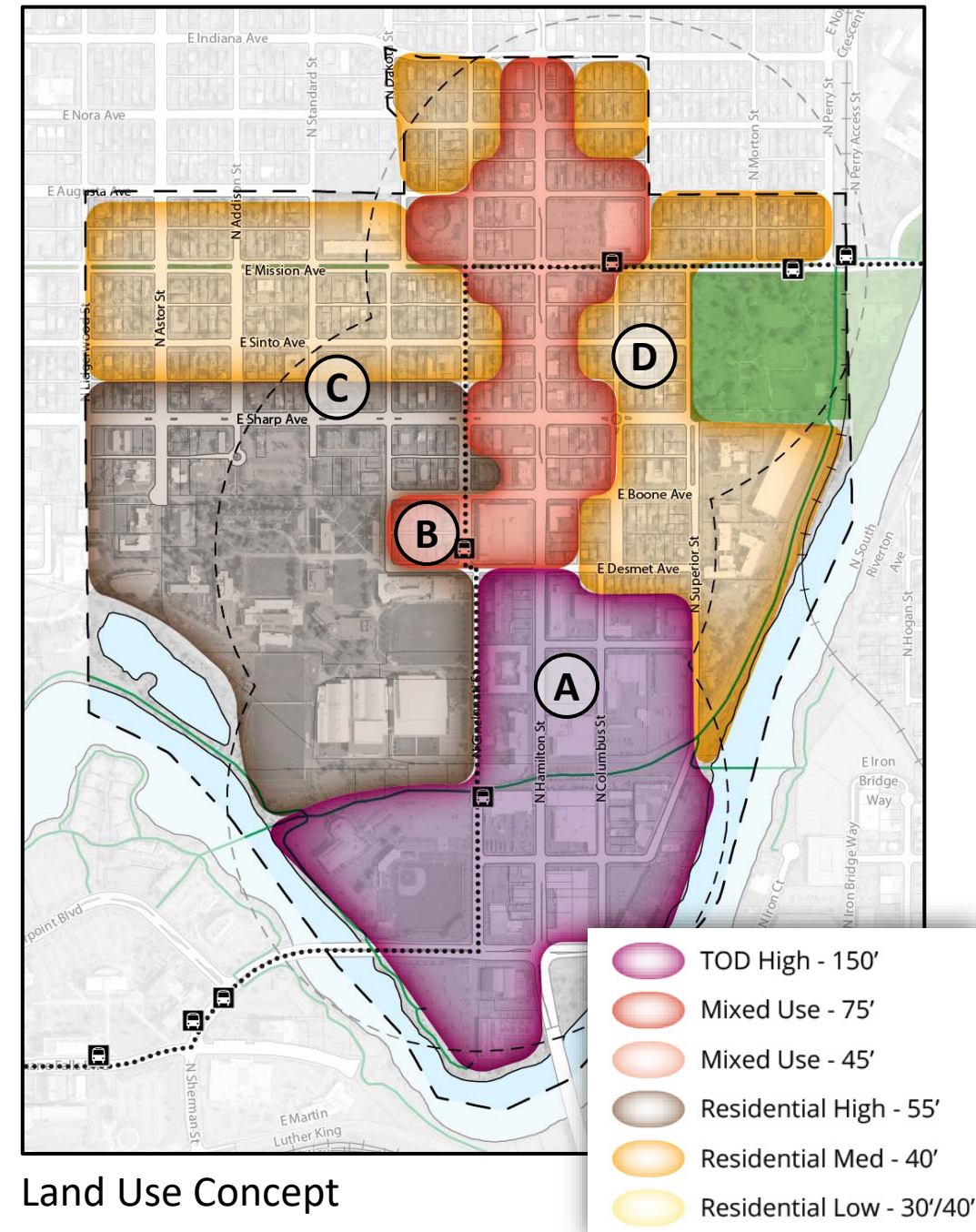


## Change Areas

# Alt 2 – Hamilton Crossing

Land use/zoning changes:

- A. Expand high-intensity (150') mixed use zoning in commercial/industrial south of Desmet
- B. Expand midrise (75') TOD zoning around Desmet station
- C. Housing growth north of Gonzaga in existing RSF zone
- D. Modest upzone around Mission Park





# Alt 2 – Hamilton Crossing



Residential Med - 40'

Equates to the current RFM zone provisions, but integrating the height increase from 35-40' from the 1-year interim ordinance, allowing a mix of housing types and no FAR max



Residential High - 55'

Equates to the current RHD zone provisions, with a maximum height of 55', a mix of housing types and no FAR max

An aerial photograph of a riverfront area, likely in South Logan, Utah. The image shows a river flowing through the center, with industrial buildings and parking lots on both sides. The text 'Alternative 3: Southeast Riverfront' is overlaid in large, bold, black letters. Below the title, a white box contains text describing the intent of the project.

# Alternative 3: Southeast Riverfront

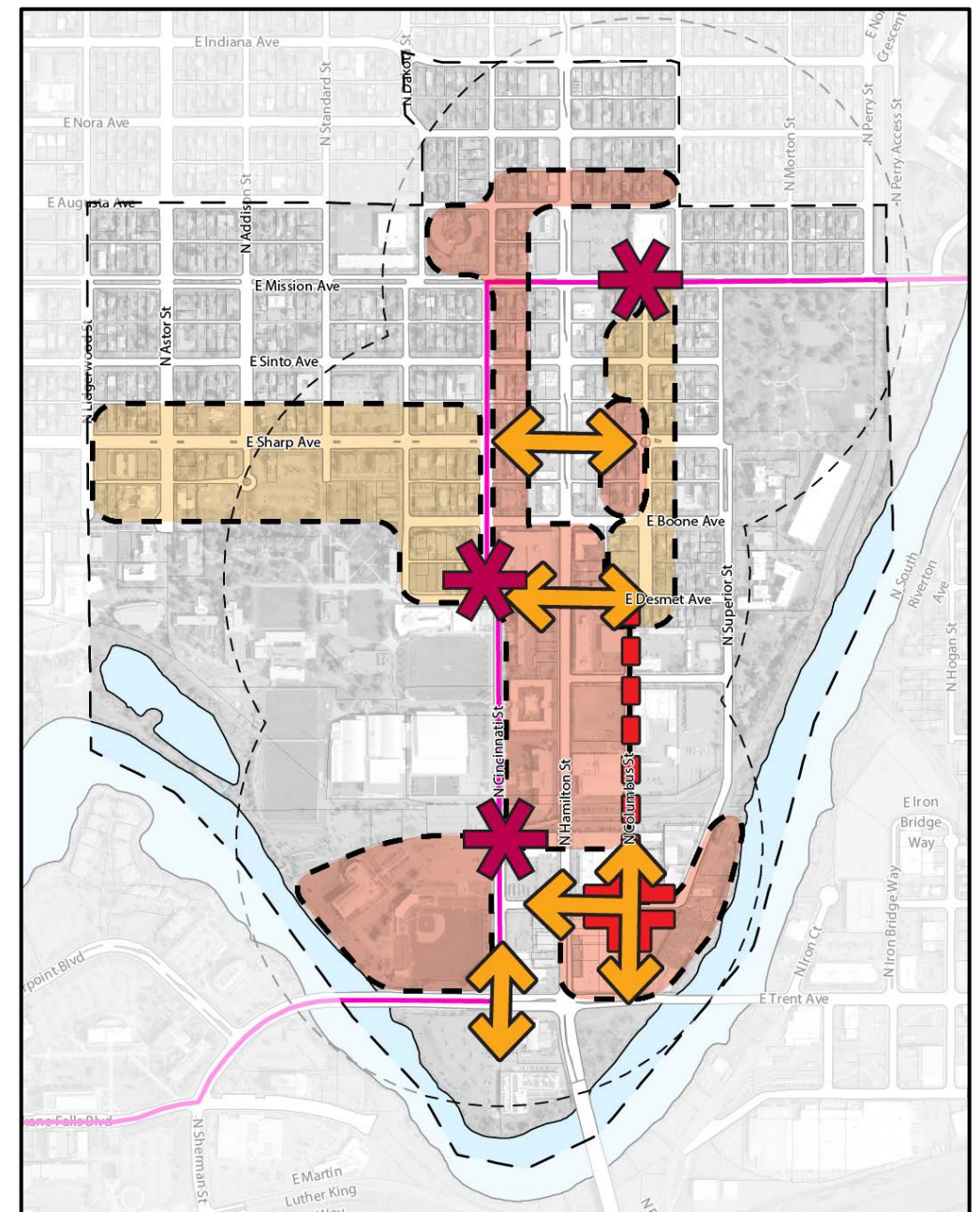
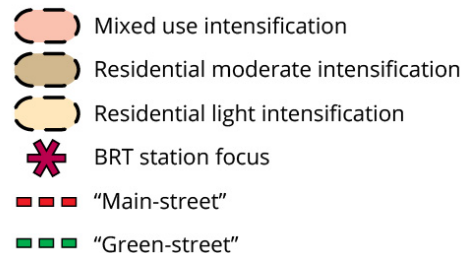
The intent is to focus investment in transforming the southeast riverfront area into a vibrant transit-oriented hub.



# Alt 3 – SE Riverfront

Neighborhood plans & improvements:

- Maximize investments in SE to actively transform area:
  - Traffic signal at Springfield & Hamilton
  - Pedestrian-oriented focal point at Springfield & Columbus
  - Pursue public/private partnership (*Infrastructure, shared parking garage, neighborhood amenities & TOD*)
- Maximize riverfront connections & access

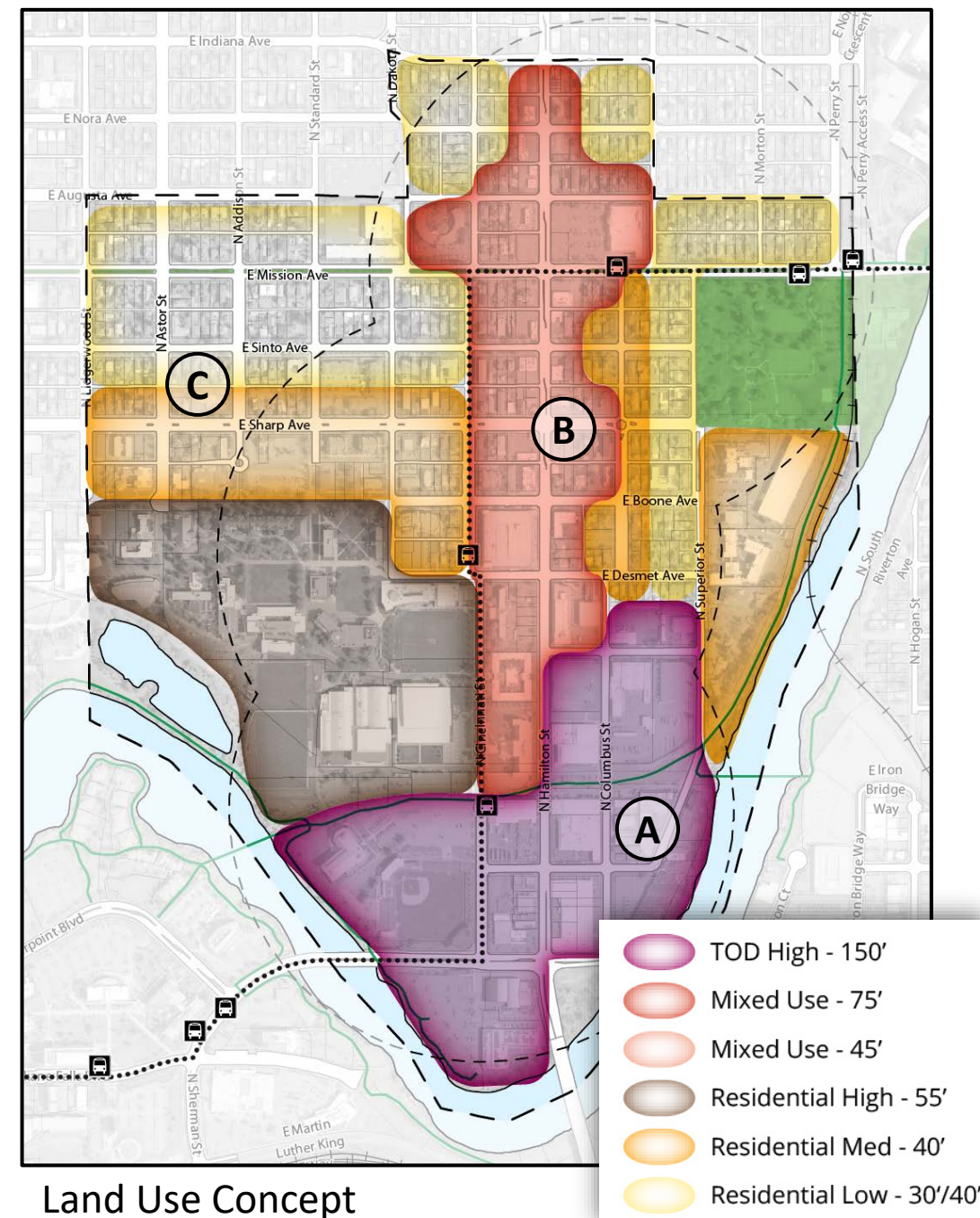


Change Areas

# Alt 3 – SE Riverfront

Land use/zoning changes:

- A. Rezone GC to CC zoning (while retaining existing height limits) in the south :
- B. Expansion of areas allowed for mid-rise development around the current FBC area
- C. Housing growth north of Gonzaga





# Alt 3 – SE Riverfront





# Alt 3



Residential Low - 30'/40'

Equates to the current RSF zone provisions, but integrating the height, capacity, and housing type increases from the 1-year interim ordinance



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# Alternative 4: TOD Emphasis

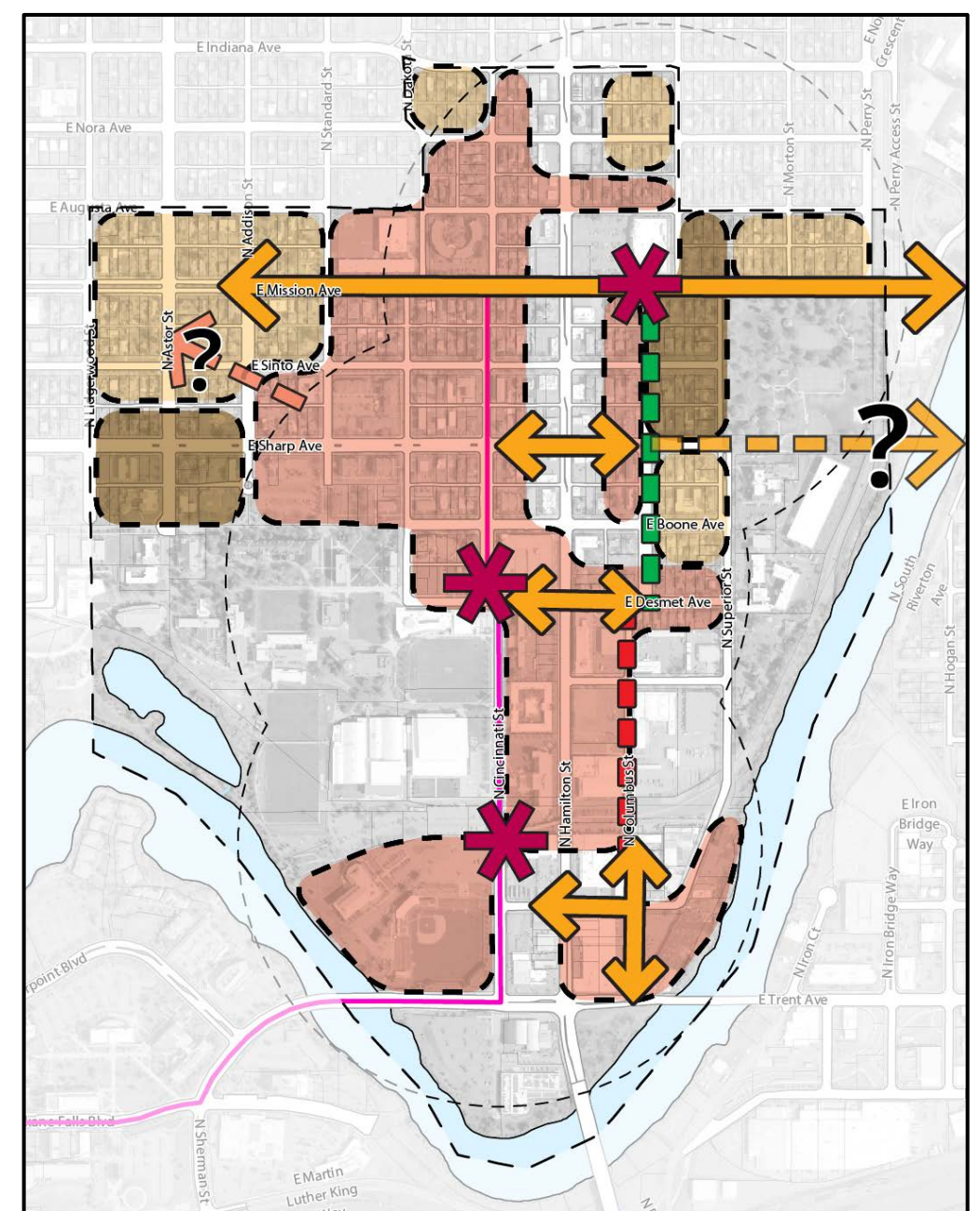
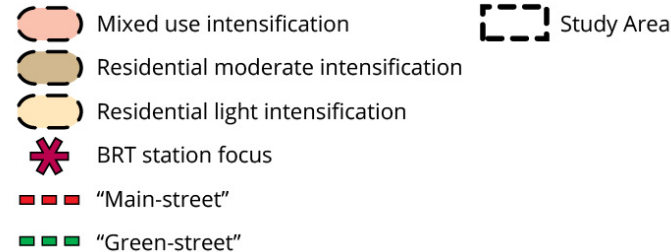
The intent is to maximize the opportunities for transit-oriented development within close proximity to planned BRT stations, via a mix of upzones and public improvements.



# Alt 4 – TOD Emphasis

Neighborhood plans & improvements:

- Maximize redevelopment near high-capacity transit
- Prioritize Columbus improvements  
*(better link neighborhood stations, LID improvements & amenities, design function as a character-defining*



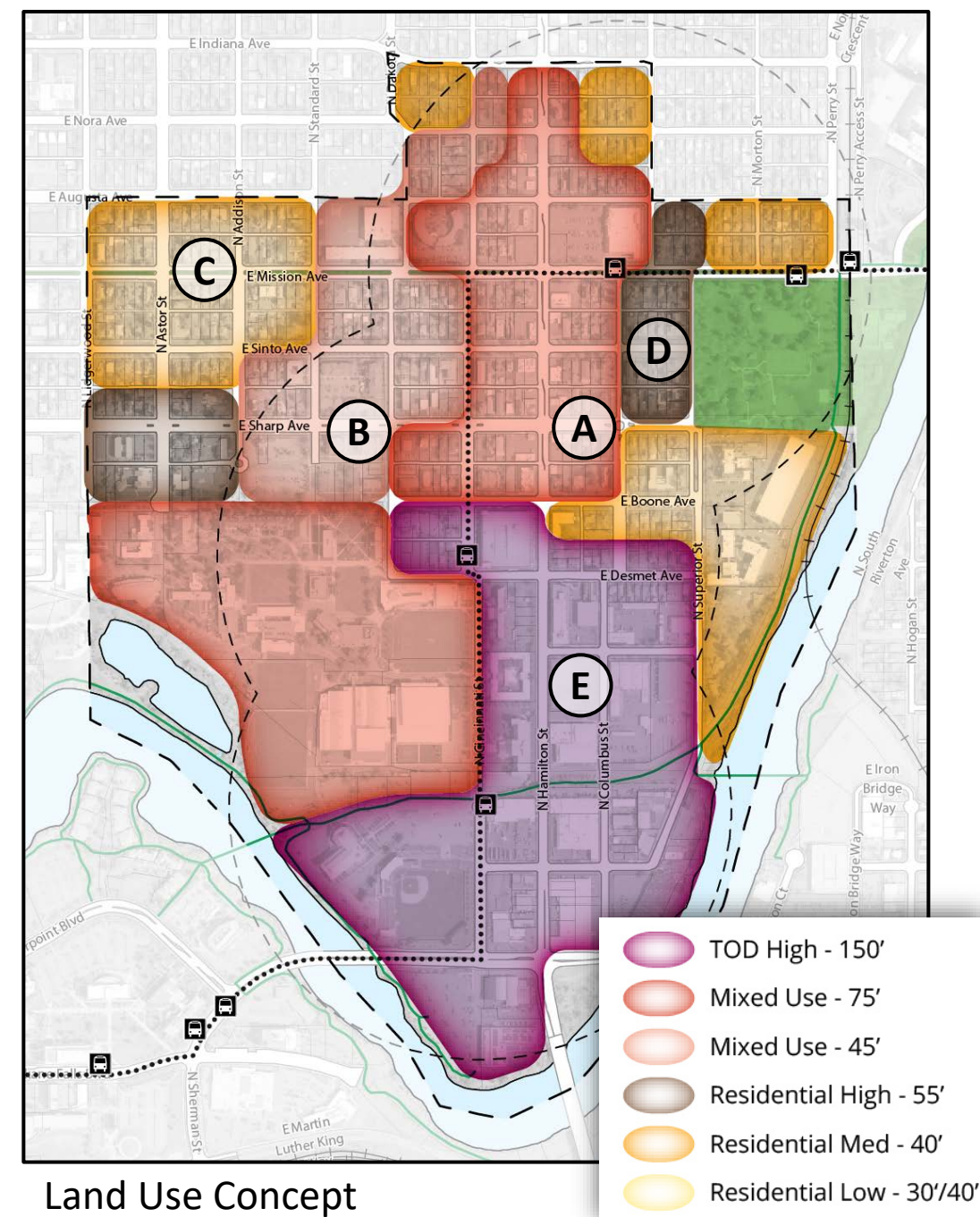
Key Features



# Alt 4 – TOD Emphasis

Land use/zoning changes:

- A. Widen Hamilton mixed-use upzone
- B. Lower-intensity mixed-use west of Hamilton
  - Allow for small scale commercial development
- C. Housing growth north of Gonzaga
- D. Significant upzone around BRT stations
- E. Expand high-intensity mixed use zoning in commercial/industrial south of Boone





# Draft South Logan TOD Plan “Values”

Support transit-oriented development



Enhance neighborhood mobility



Minimize displacement



Enhance quality of life



*Drawn from Comp Plan, TOD Framework Plan Policies, and preliminary engagement findings from this effort*



# Discussion

- Do the alternatives represent reasonable “bookends” for environmental analysis?
- Are there other important priorities for the area that should be included for environmental analysis?
- What subjects should the TOD plan document focus on? (The plan is separate from but related to EIS.)
- What does success look like?

# Next Steps

Project materials and updates available online:

<https://my.spokanecity.org/southlogantod>

## SOUTH LOGAN TOD PROJECT TIMELINE

