



Spokane Plan Commission Agenda

Wednesday, June 14, 2023

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 – 2:20	<ol style="list-style-type: none"> 1. Approve 5/24/2023 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 	All CM Zack Zappone Mary Winkes Greg Francis Clifford Winger Spencer Gardner
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Workshops:

2:20 – 3:05	1. South Logan TOD – Preferred Alternative	Maren Murphy, Makers
3:05 – 3:15	2. 2024-2029 Citywide CIP intro/overview	Spencer Gardner
3:15 – 3:20	3. Street Renaming – Section of W. Dean Ave. to Joe Albi Way adjacent to new stadium	Taylor Berberich
3:20 – 4:00	4. Building Opportunity in Housing	Kevin Freibott

Adjournment: The next PC meeting will be held on Wednesday, June 28, 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. 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, June 14, 2023

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.

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

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Spokane Plan Commission - Draft Minutes

May 24, 2023

Webex Teleconference

Meeting Minutes: Meeting called to order at 2:00 PM by Greg Francis

Attendance:

- Board Members Present: Greg Francis (President), Ryan Patterson (Vice President), Michael Baker, Jesse Bank, Carole Shook, Clifford Winger, Christopher Britt, Kris Neely, Tim Williams, Todd Beyreuther
- Board Members Not Present: Michael Baker
- Non-Voting Members Present: Community Assembly Liaison Mary Winkes, Council Member Zack Zappone
- *Quorum Present: yes*
- Staff Members Present: Spencer Gardner, Tirrell Black, Jackie Churchill, Kevin Freibott, Brandon Whitmarsh, Della Mutungi, Maren Murphy, Tim Thompson, KayCee Downey, Ryan Shea, Tyler Kimbrell

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

Minutes: Minutes from 5/10/2023 approved, Commissioner Shook abstained.

Current Agenda: The current agenda was approved unanimously.

Briefing Session:

1. **City Council Liaison Report -Zack Zappone**
 - CM Zappone mentioned that the Bicycle Parking Code Update was written about in the daily newspaper.
2. **Community Assembly Liaison Report - Mary Winkes**
 - Mary Winkes reported that the Comprehensive Plan update meeting was scheduled at the same time as the Community Assembly meeting and suggests that another meeting should be scheduled because this conflict of time will lower participation. The content is complex and needs more clarity and explanation.
3. **Commission President Report - Greg Francis**
 - Greg Francis reported that he and Jesse Bank met with Mayor's taskforce about General Facilities Charges (GFCs) and will meet again tomorrow. The prior session last week's more informational and they discussed various models of how the GFCs could be implemented.
4. **Transportation Subcommittee Report - Clifford Winger**
 - Clifford Winger reported that the Planning Commission Transportation Subcommittee will meet again in two weeks.
5. **Secretary Report - Spencer Gardner**
 - Spencer Gardner reported that City Council will consider adding two items to Plan Commission work plan, the General Facilities Charges and Fish Hatcheries. The Fish Hatcheries item is related to the Shoreline Master Plan in response to request by Coeur d'Alene Tribe to allow them to build a hatchery within city limits.

Workshop(s):

1. **Plan Commission Year in Review 2022**
 - Presentation provided by Jackie Churchill

- Questions asked and answered
- Discussion ensued

2. Building Opportunity in Housing

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

- Todd Beyreuther joined the meeting online at 3:00pm

Hearing:

1. Six-Year Comprehensive Plan

- Presentation provided by Kevin Picanco
- Questions asked and answered
- Discussion ensued
- Public Comment
 - Claudia Lobb spoke as a representative of Citizen Action for Latah Valley, and stated the Latah Valley needs significant infrastructure improvements, including roadway improvements, updated tunnels for firetruck access, moratorium on development until infrastructure is address, how these projects will be funded, and a plan to protect agricultural land, in order to keep up with the increase in development.

*Comments are summarized by staff, please watch the recording online to hear the full comments.

- Motion
 - Ryan Patterson moved to adopt the changes of the 2024-2029 Six-Year Comprehensive Street Program as they have been presented. Seconded by Jesse Bank. Motion carries unanimously. (9,0)

Meeting Adjourned at 4:30 PM

Next Plan Commission Meeting scheduled for Wednesday, June 14, 2023

BRIEFING PAPER
City of Spokane
Plan Commission
Workshop
June 14, 2023

Subject

The South Logan Transit-Oriented Development (TOD) Project supports more connectivity and livability for the community, businesses, and organizations in the South Logan area of the Logan Neighborhood. The City of Spokane posted the Draft South Logan TOD Plan and the Draft Environmental Impact Statement (DEIS) for public review from May 9 – June 8, 2023. The Draft Plan presents goals and policies, based on community input, to encourage mixed-use and walkable places in South Logan along STA's City Line. The DEIS identifies impacts of future scenarios with a mix of uses and intensities, public improvements, and other actions that meet community values. Project staff and the consultants hosted a public workshop on Thursday, May 18 from 6:00 – 7:30 pm at Gonzaga University. The workshop shared about the Draft Plan and DEIS and gathered input from community members in small group discussions.

Following the public comment period, the next step will be to identify a preferred alternative. The preferred alternative will shape the Final Plan and Final EIS as the preferred direction for future growth and development. The plan values, which were developed through public input and reflect the guiding principles for South Logan, will ultimately be used along with the results of the EIS analysis and public comment to develop a preferred alternative. The preferred alternative may be composed of some combination of the three different alternatives, based on feedback. The final plan and planned action EIS will include actions to enhance the area, mitigate impacts of growth, and direct public and private investment, in line with the community vision.

An overview presentation of the Draft Plan and DEIS as well as the public workshop are provided as attachments in the PC packet for review. All project materials and information are available on the project page: <https://my.spokanecity.org/southlogantod>

Impact

The South Logan TOD Project is reviewing development regulations zoning, and design standards to encourage a mix of uses in a pedestrian-friendly environment close to transit; studying environmental impacts and mitigation measures of planned development to streamline permitting; and creating a plan and policies, based on community vision, that provide a coordinated framework and approach in the project area. The development of a Planned Action EIS will provide more detailed analysis of the impacts of many potential projects all at once during the planning stage, rather than each project one at a time. The goal is to facilitate development that will help achieve goals for the area by simplifying and expediting environmental review of future individual projects. The outcome will likely result in land use changes and new development opportunities.

Funding

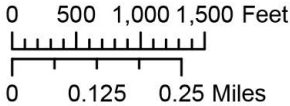
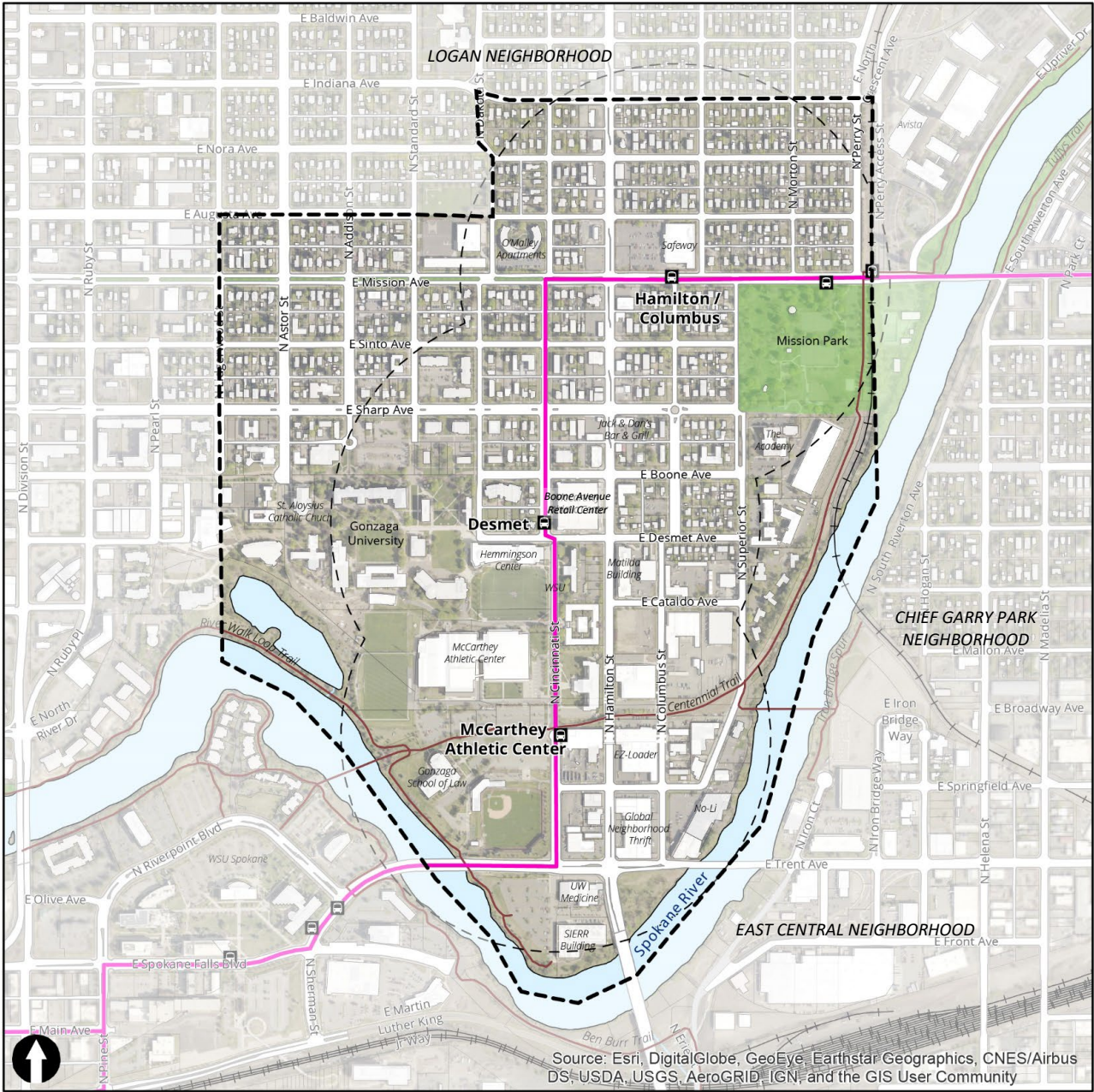
This project is funded by the Transit-Oriented Development Implementation (TODI) grant program through the WA Department of Commerce. Final deliverables are expected to be completed in summer 2023.

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.

BRIEFING PAPER
City of Spokane
Plan Commission
Workshop
June 14, 2023

SOUTH LOGAN STUDY AREA
CONTEXT MAP



- Study area
- City Line route and stop
- Parks
- Trails
- 1/4 mile from City Line
- Railroad

SOUTH LOGAN TOD PLAN

**Workshop: Project Update and Considerations for the
Preferred Alternative**

**PPT for PC Packet
Plan Commission | June 14, 2023**

Agenda

- Subarea Plan and DEIS overview
- Community input on the draft plan and DEIS
- Considerations for crafting a preferred alternative
- Discussion

Draft Subarea Plan Overview

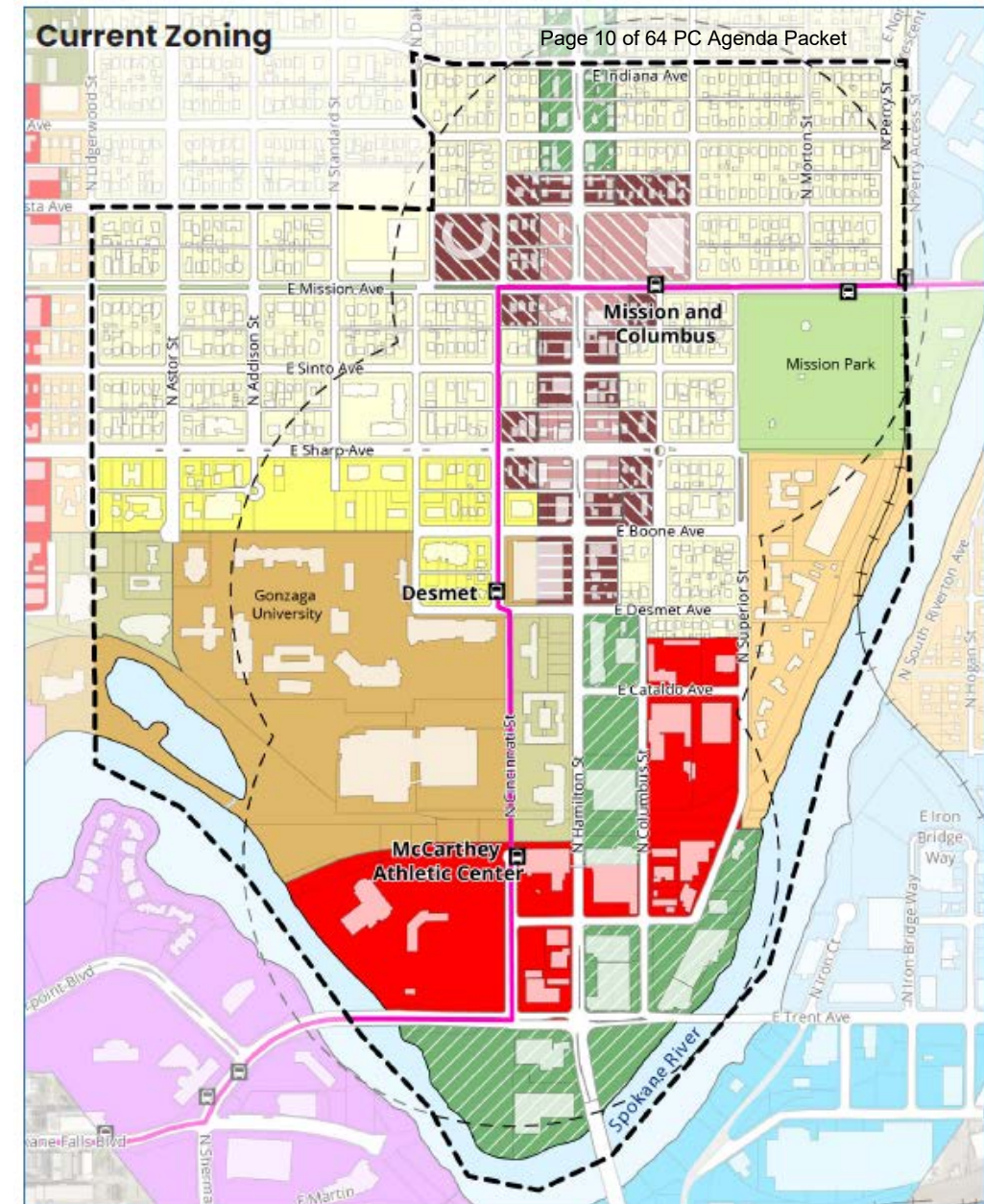
Alternative 1: No Action

Zoning & Planned Improvements

- Retain existing zoning
- Building Opportunity and Choices for All interim zoning ordinance not assumed because no permanent solution
- City Line begins service July 2023
- Completion of SR 290/Trent Avenue Bridge

Legend




	Center and Corridor Type 1		Downtown General		Residential High Density
	Center and Corridor Type 2		Downtown University		Residential Multifamily
	Community Business		General Commercial		Residential Single-Family
	Context Area 1		Heavy Industrial		Residential Two-Family
	Context Area 2		Light Industrial		
	Context Area 3		Neighborhood Retail		
	Context Area 4		Office		Study area
			Office Retail		City Line route & stop
					City Line station focus

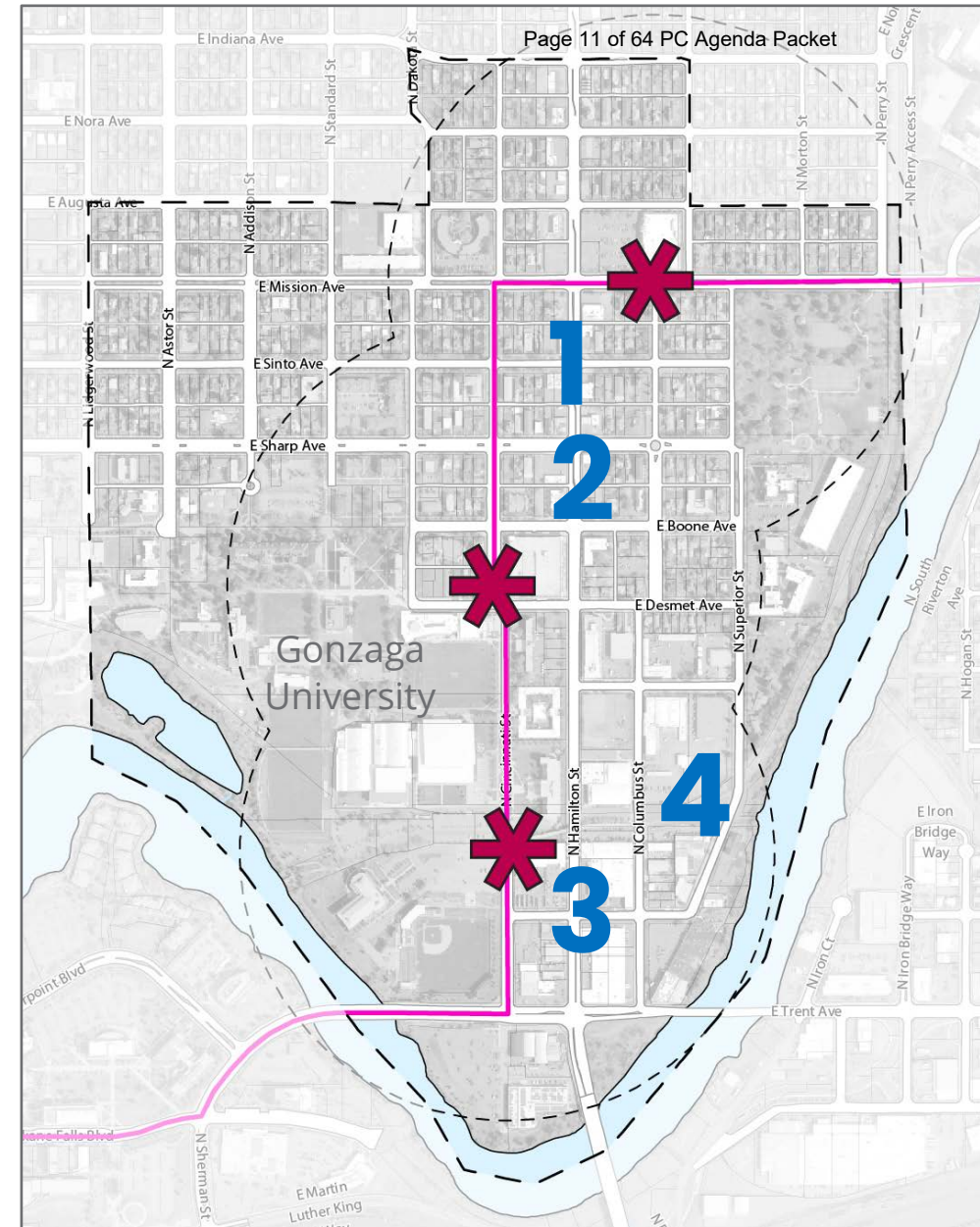


Features Common to All Action Alternatives

1. Adjust Hamilton Form-Based Code
2. Enhance existing Hamilton St crossings
3. Install an enhanced crosswalk at the Hamilton St-Springfield Ave intersection
4. Rezone General Commercial in southeast to Centers and Corridors, while retaining current height limit.

Legend

-  Study area
-  City Line route & stop
-  City Line station focus

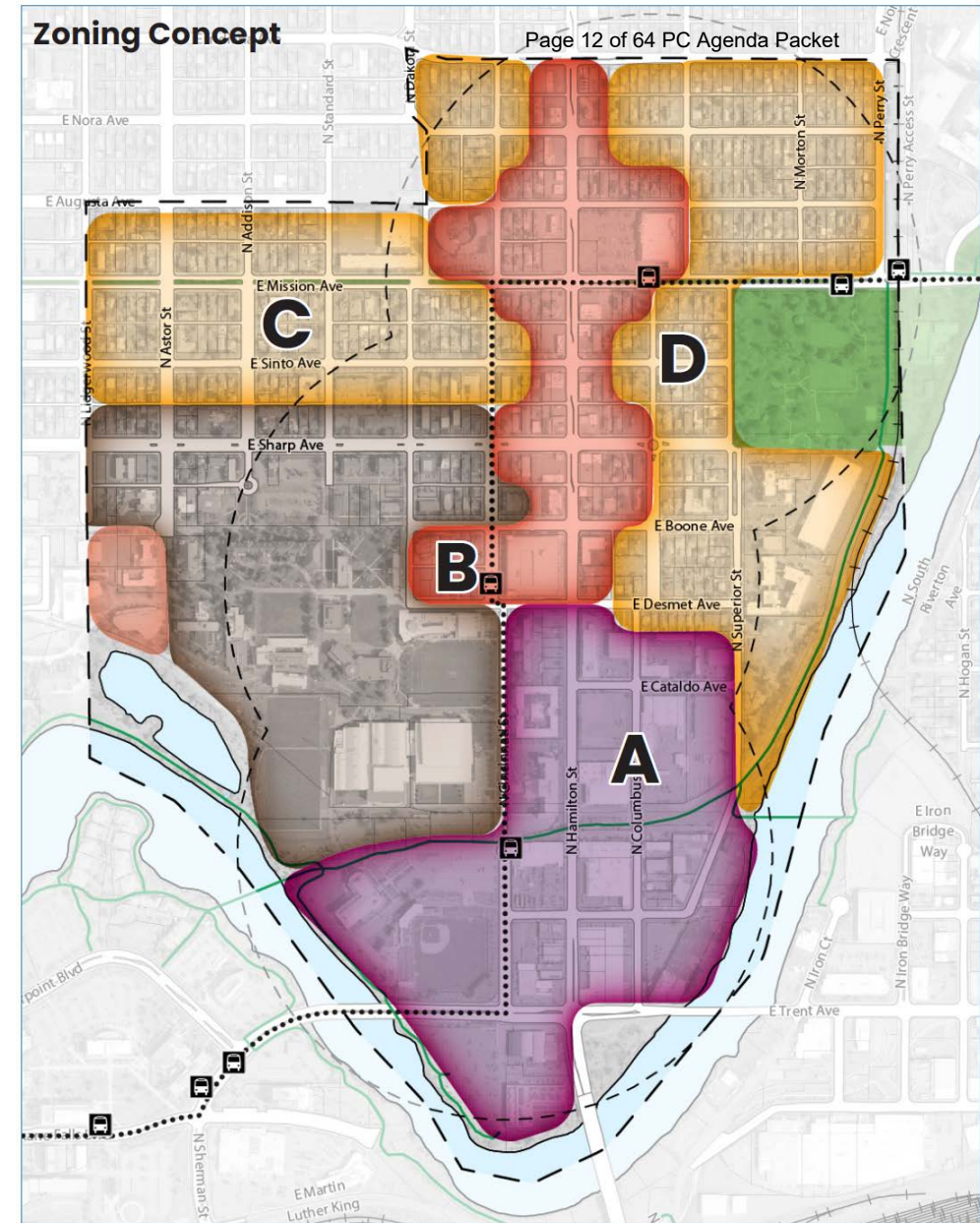
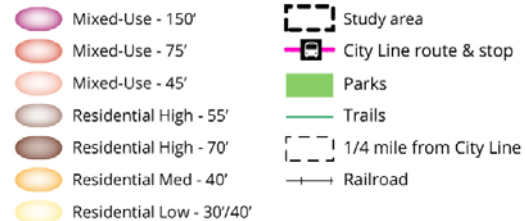


Alternative 2: Hamilton Crossing

Land Use/Zoning Changes

- A. Expand Centers and Corridors Employment Center (CC-EC) zoning
- B. Expand zoning for mid-rise (5-7 stories) development around Desmet Station.
- C. Increase housing capacity north of Gonzaga University.
- D. Increase housing capacity around Mission Park.

Legend

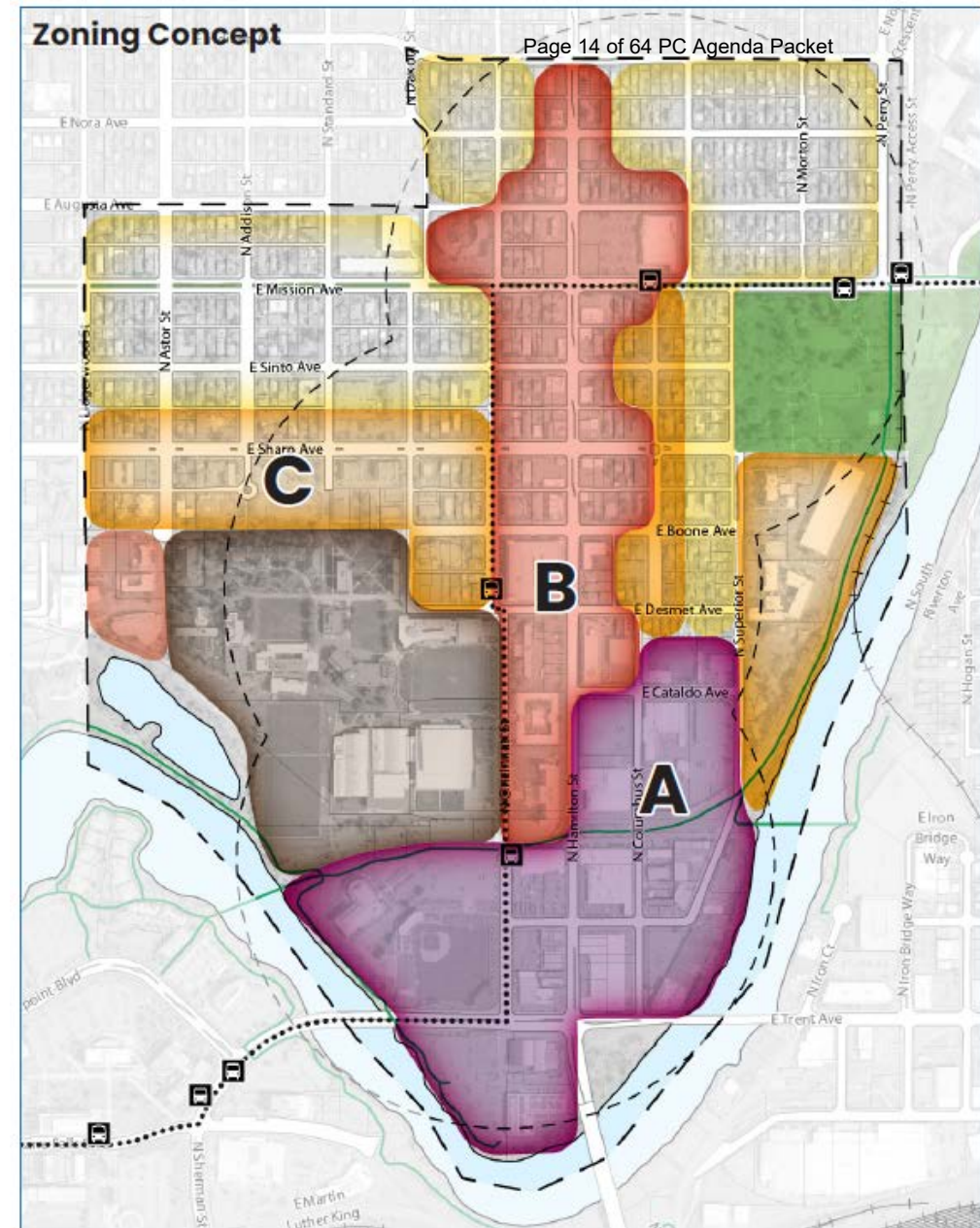
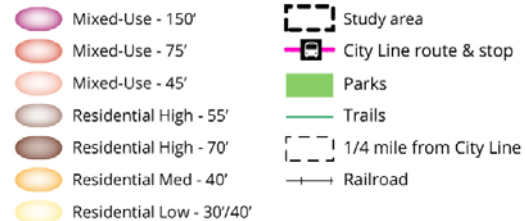


Alternative 3: Southeast Riverfront

Land Use/Zoning Changes

- A. Rezone GC to CC-EC while retaining existing height limits.
- B. Expand areas allowed for mid-rise development around the current Hamilton St form-based code (FBC) area.
- C. Increase housing capacity 1½ blocks north of Gonzaga University by applying Residential Medium zoning.

Legend



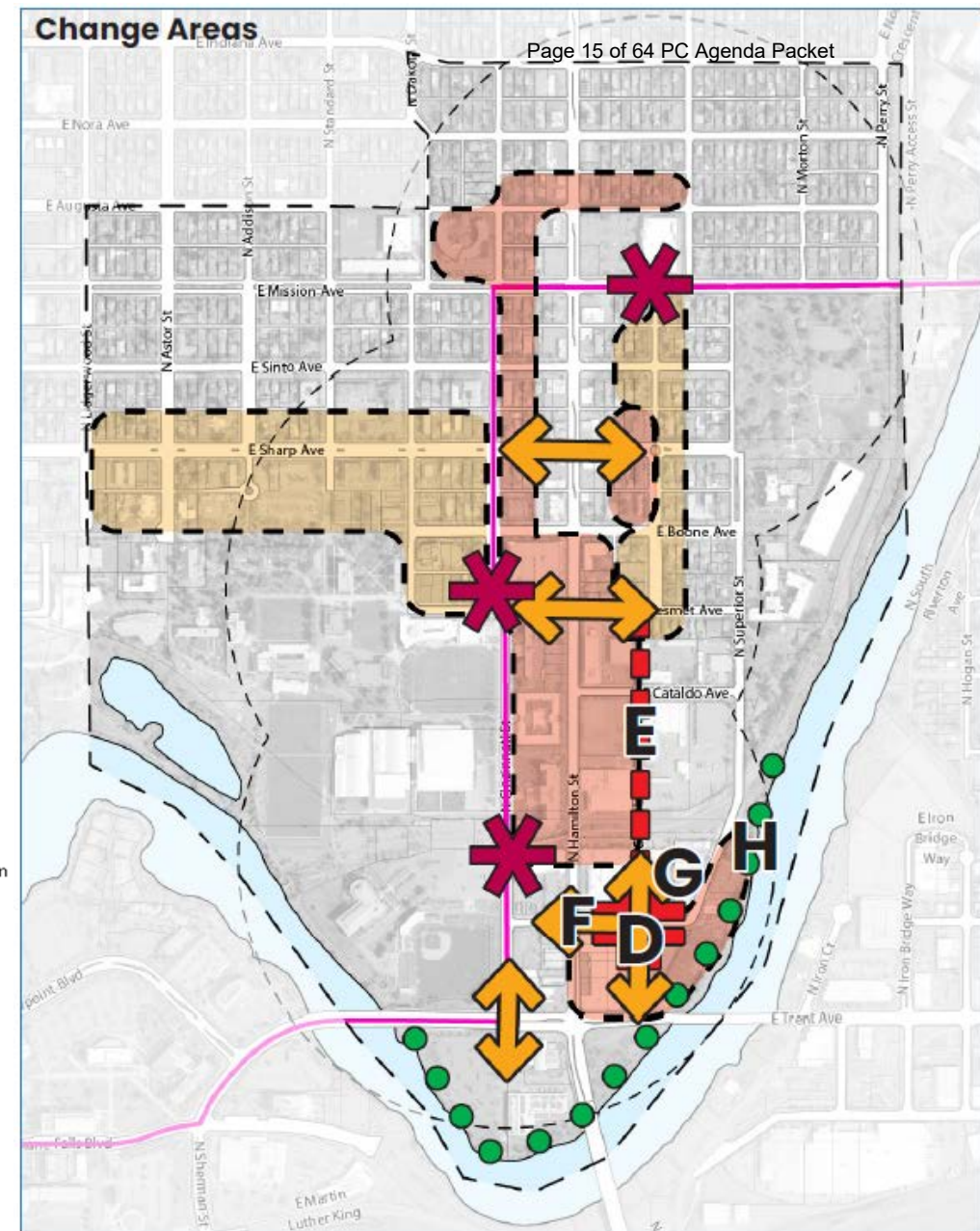
Alternative 3: Southeast Riverfront

Priority Actions & Investments

- D. Walking-oriented node at Springfield & Columbus
- E. Mixed-use “main street” on Columbus St between Desmet Ave and Trent Ave.
- F. Add a traffic signal at Springfield Ave & Hamilton St intersection to enhance east-west connectivity.
- G. Pursue public/private partnerships to deliver neighborhood amenities, shared assets like structured parking, and catalyzing development
- H. Maximize riverfront connections, open space improvements, and access.

Legend

- Mixed-use intensification
- Residential moderate intensification
- Residential light intensification
- City Line station focus
- Main street
- Green street
- Study area
- City Line route & stop
- Parks
- Trails
- 1/4 mile from City Line
- Railroad



Land Use/Zoning Changes

- Legend**
- Mixed-Use - 150'
 - Mixed-Use - 75'
 - Mixed-Use - 45'
 - Residential High - 55'
 - Residential High - 70'
 - Residential Med - 40'
 - Residential Low - 30/40'
 - Study area
 - City Line route & stop
 - Parks
 - Trails
 - 1/4 mile from City Line
 - Railroad



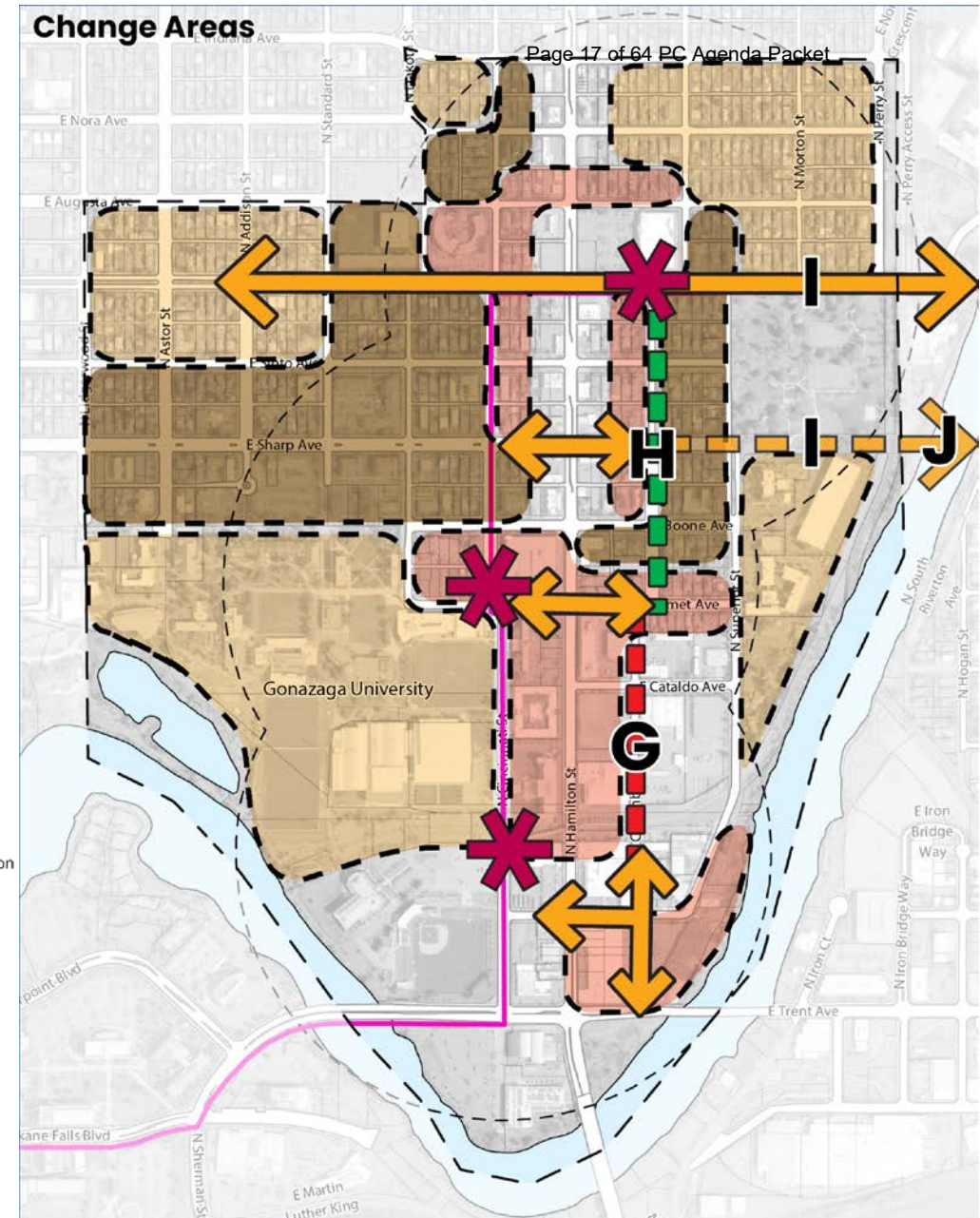
Alternative 4: TOD Emphasis

Priority Actions & Investments

- G. Green street improvements on Columbus St between Mission and Desmet Ave's.
- H. Main street improvements on Columbus St between Desmet and Trent Ave's.
- I/J. Study options for improved east-west connections for people walking, bicycling and rolling across and through north end of neighborhood

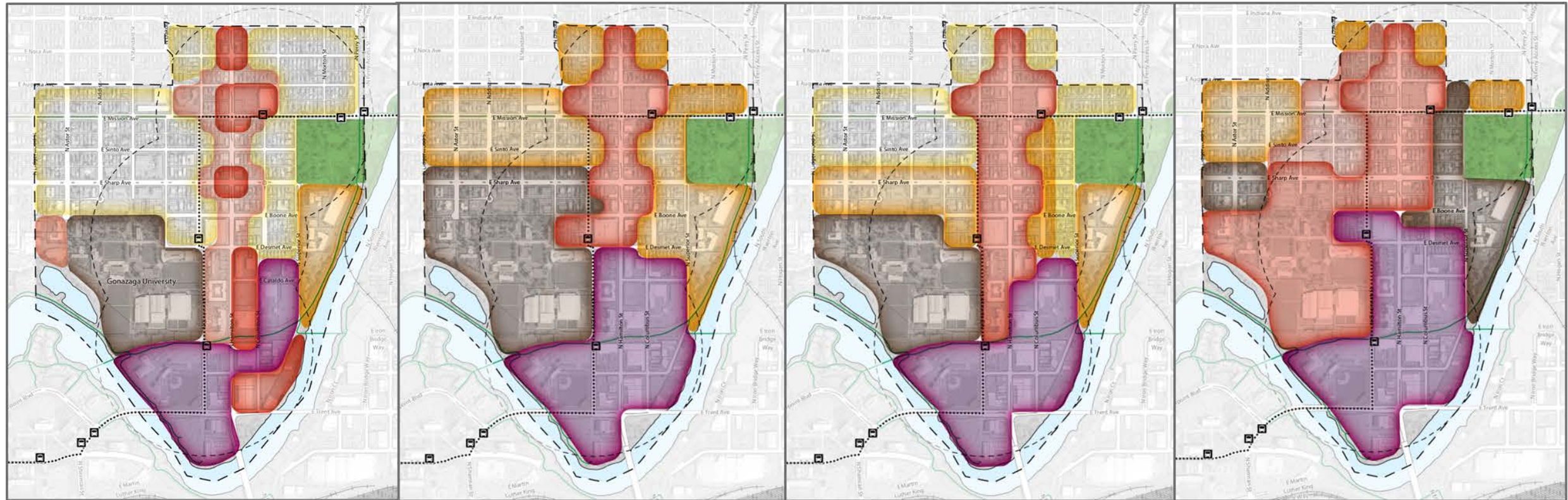
Legend

-  Mixed-use intensification
-  Residential moderate intensification
-  Residential light intensification
-  City Line station focus
-  Main street
-  Green street
-  Study area
-  City Line route & stop
-  Parks
-  Trails
-  1/4 mile from City Line
-  Railroad



Review of Draft Alternatives

Zoning Concepts



Alt 1
No Action

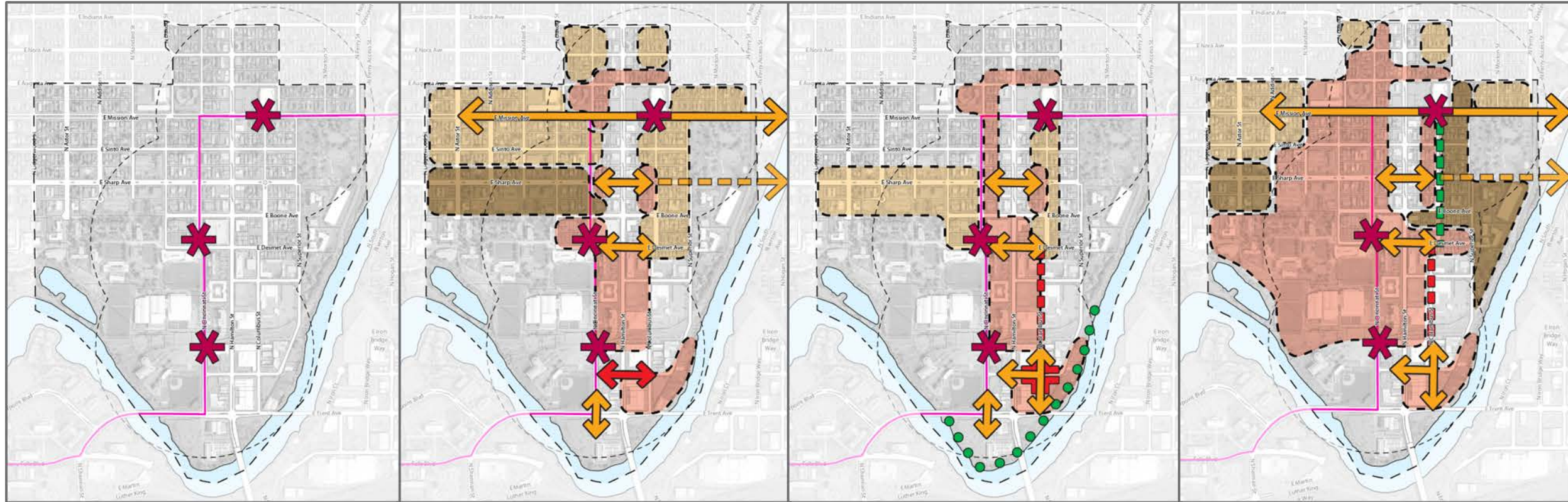
Alt 2
Hamilton Crossing

Alt 3
Southeast Riverfront

Alt 4
TOD Emphasis

Review of Draft Alternatives

Change Areas



Alt 1

No Action

Alt 2

Hamilton Crossing

Alt 3

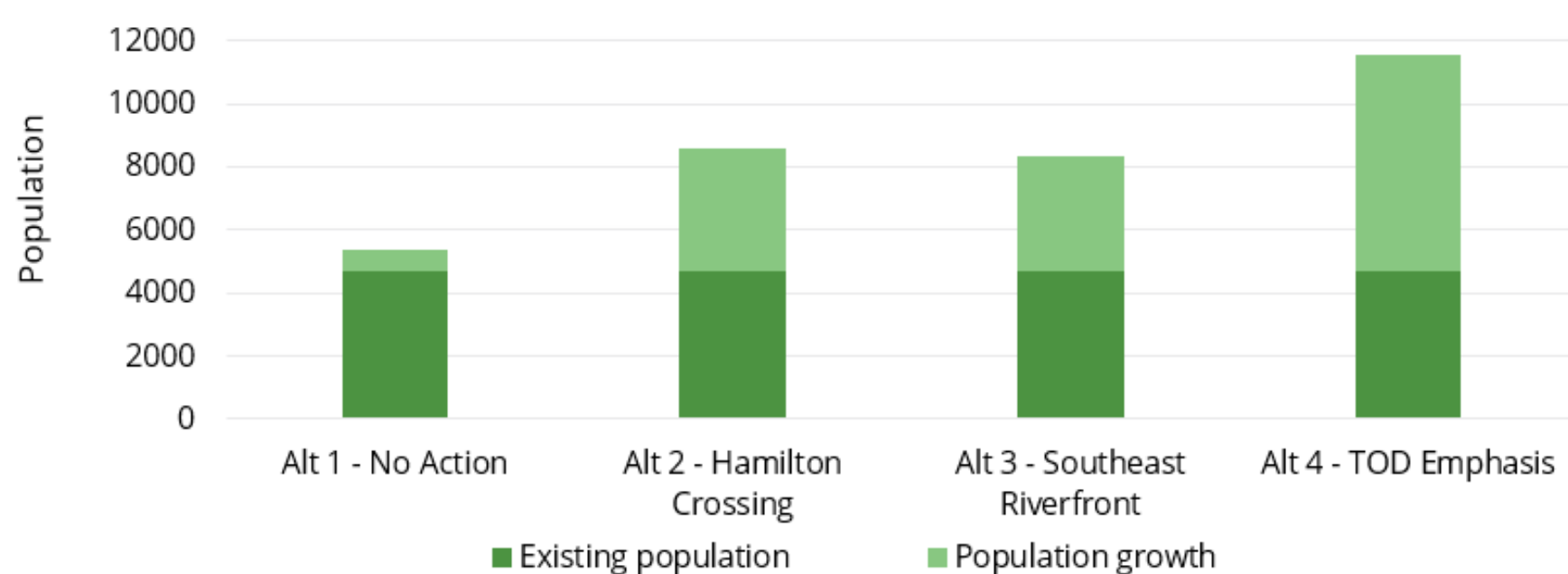
Southeast Riverfront

Alt 4

TOD Emphasis

Draft Growth Projections

- Projections through 2047 were developed to **provide basic assumptions** and inform DEIS impacts analysis; include students and non-student residents
- Based on **additional building capacity** created by changes to zoning and local effect of investments
- These are projections for studying in the DEIS and are **not intended to provide fine-grained forecasts** of likely development outcomes.



Draft Subarea Plan Goals & Policies

South Logan TOD Plan: Draft Land Use Goals

LU-1 Equitable Transit-Oriented Development

Leverage the introduction of the City Line to foster new development that supports transit, biking, and walking for most daily needs, especially in the vicinity of new transit stops, while monitoring and mitigating the impacts of redevelopment on existing residents and businesses to ensure all enjoy the benefits of TOD.

LU-2 Housing Capacity and Variety

Promote the development of higher density housing including a variety of housing types and prices that support individuals and families at all stages of life while minimizing physical and economic displacement.

LU-3 Private Investment

Build upon previous public and private investment in the district, highlighting unique resources, including proximity to education and medical services as well as employment and recreational opportunities.

South Logan TOD Plan: Draft Land Use Goals

LU-4 Transform the Southeast Riverfront Area

Coordinate public realm investments; updates to development regulations and design standards; and partnerships with local organizations, universities, and developers to create a lively, attractive, pedestrian-friendly regional hub in the southeast area.

LU-5 Support Higher Education Institutions

Support Gonzaga University, the newly located programmatic centers for University of Washington and Eastern Washington University and associated health sciences sectors.

LU-6 Retail & Services

Enhance neighborhood serving retail, dining, and commercial service uses and amenities, and support growth of regional destinations.

South Logan TOD Plan: Draft Land Use Goals

LU-7 Recreational Uses & Amenities

Strengthen and expand the neighborhood's park and recreational assets.

LU-8 Shorelines

Improve public access and enjoyment of study area shorelines while protecting environmental health.

South Logan TOD Plan: Draft Community Design Goals

CD-1 Sense of Place

Promote the thoughtful integration and design of new development that builds on South Logan's diverse urban context & history with integrity.

CD-2 Human scale

Maintain and enhance the neighborhood's human-scaled development patterns, with attractive and well-connected walking routes, activated streetscapes, preserved historic buildings and diverse architectural styles, and ample greenery, trees, and natural stormwater treatment features.

South Logan TOD Plan: Draft Community Design Goals

CD-3 Friendlier Streets

In conjunction with crosswalk and Centennial Trail improvements, create a safer, more welcoming walking environment in the subarea, especially along and across Hamilton St at key points through a range of techniques.

CD-4 Community Space

Increase the presence of accessible indoor public community spaces for meetings, events, and social gatherings.

South Logan TOD Plan: Draft Connectivity Goals

CT-1 Transit Connections

Promote mobility hubs around transit stations that are designed to make public transportation safe, easy, and comfortable to use.

CT-2 Improved Circulation along N Hamilton Street

Enhance opportunities to cross N Hamilton St to reduce its impact as a barrier within the subarea, and enhance connectivity for people walking, bicycling, and rolling within the neighborhood.

CT-3 Connectivity for People Walking, Biking, or Rolling

Provide connections throughout the Logan neighborhood with designated facilities for people walking, biking, or rolling.

South Logan TOD Plan: Draft Connectivity Goals

CT-4 Accessibility of Existing Facilities

Retrofit existing facilities for people who walk, bike, and roll to improve accessibility for all users through new capital investments.

South Logan TOD Plan: Draft Sustainability Goals

SU-1 Shoreline Protection

Protect and enhance the environmental health of the Spokane River shoreline and waterway in the subarea.

SUS-2 Environmental Innovation

PLACEHOLDER GOAL: Continue to emphasize and support the greater University District as an innovation-focused community.

SUS-3 Decarbonization

PLACEHOLDER: TO BE DEVELOPED

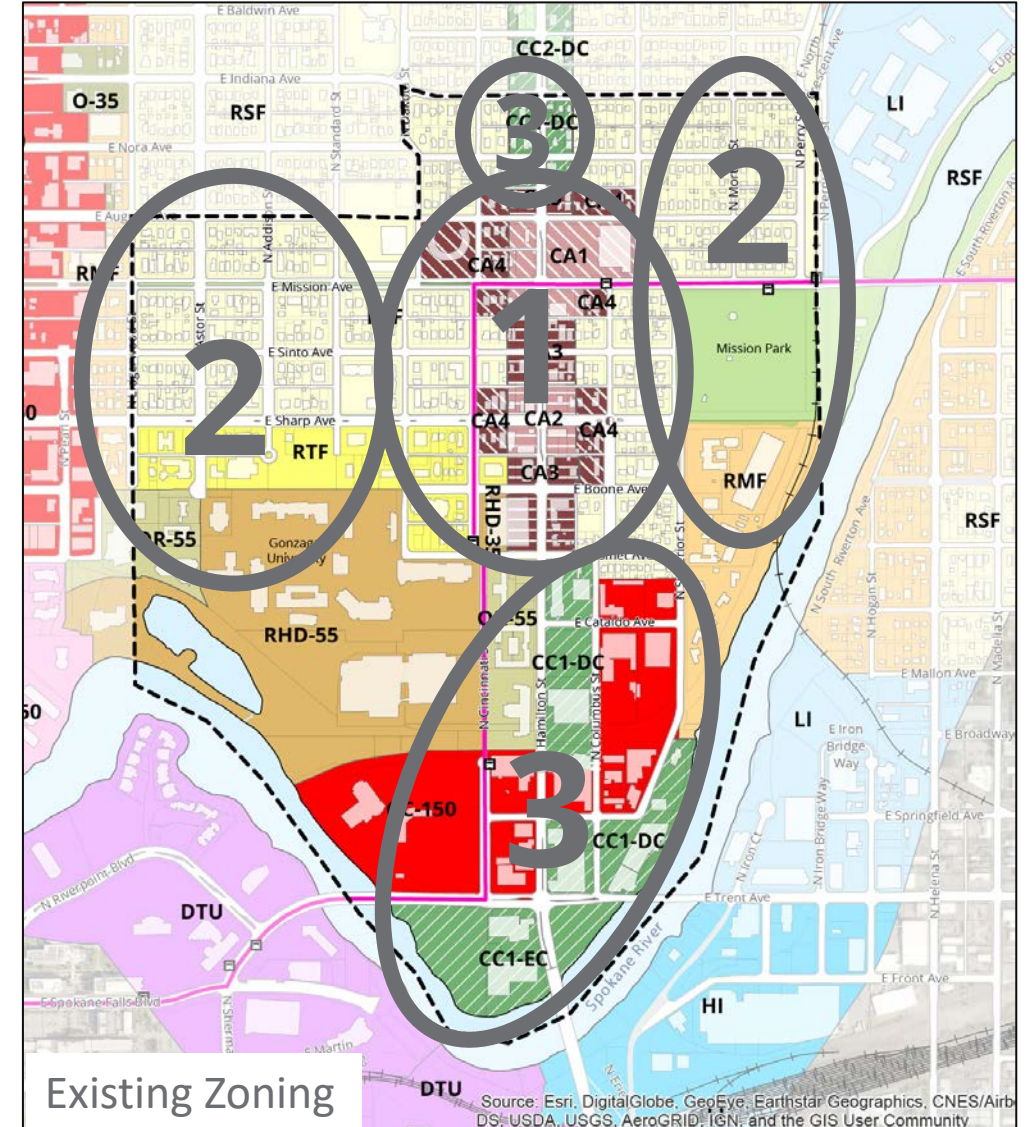
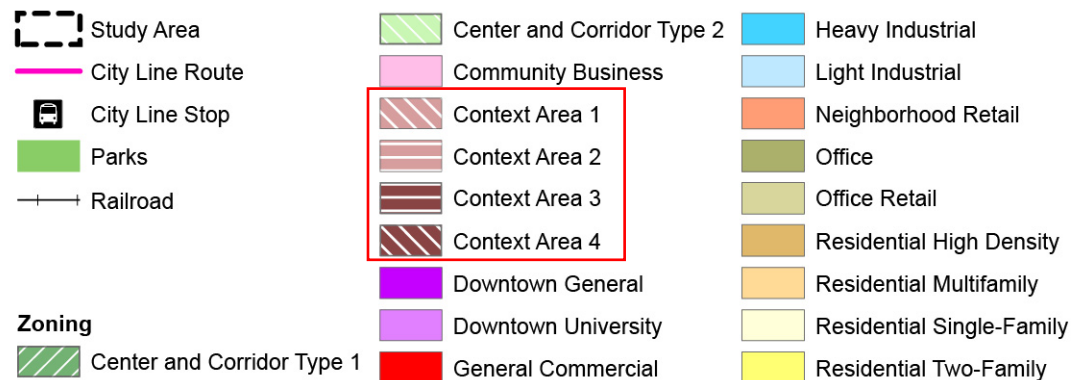
Area Sustainability Highlights:

- Catalyst Building Eco-District
- UW School of Medicine-GU Health Partnership Building
- SEIRR Building
- City Line
- Spokane River

Draft Subarea Plan Zoning Strategies

Three Strategy Areas

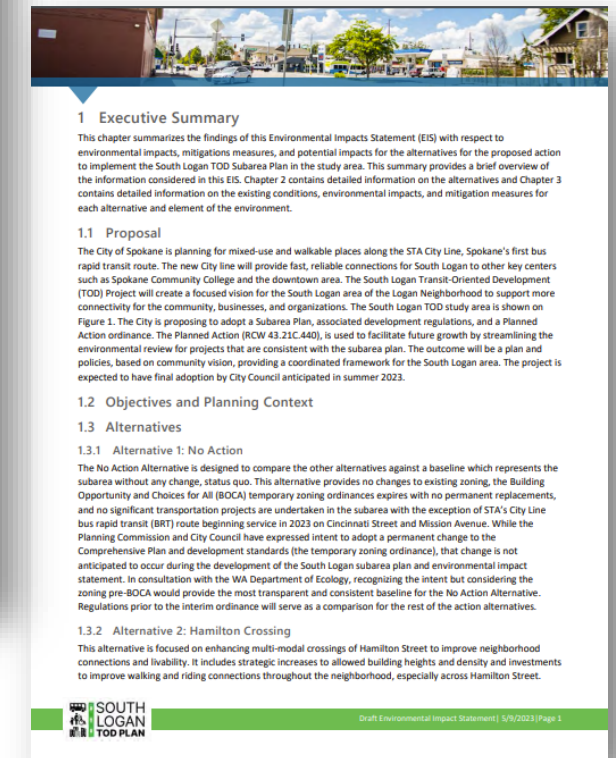
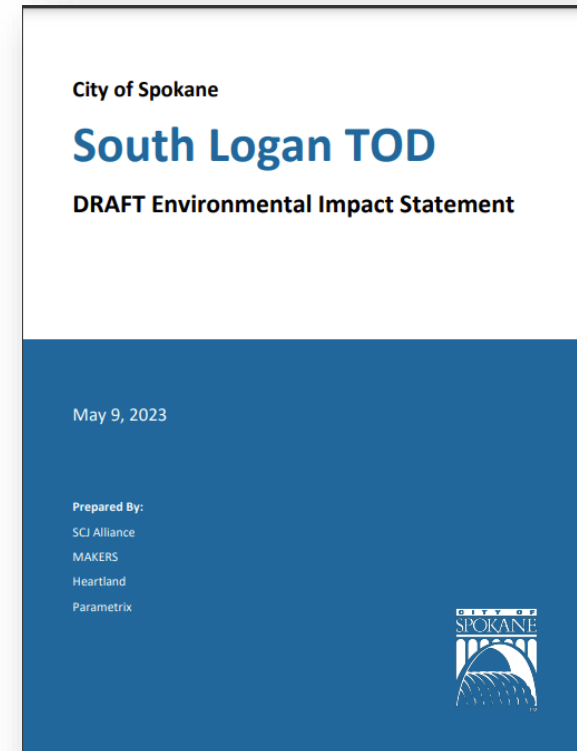
1. Form-Based Code – consolidate context areas, adjust boundaries, and focus on design provisions
2. Residential areas – integrate increases from 1-year interim zoning ordinance, support more housing capacity varying per alternatives
3. CC & GC zones – rezone all GC to CC as the transit-supportive zone



DEIS Overview

South Logan TOD Draft Environmental Impact Statement

- **Purpose:** to inform the City's decision on a preferred alternative for the subarea plan
- **DEIS Content:**
 - Description of Alternatives 1-4
 - Description of the existing conditions
 - Analysis of potential environmental effects
 - Identification of mitigation strategies



DEIS Elements

Existing Conditions

Potential Impacts

Mitigation Strategies

- Air Quality
- Water Resources and Water Quality
- Biological Resources and Critical Areas
- Environmental Health
- Land and Shoreline Use
- Housing and Anti-displacement
- Aesthetics, Light and Glare
- Recreation
- Historic and Cultural Preservation
- Transportation
- Utilities and Infrastructure

Summary of DEIS Findings

- Results of the Analyses
 - Incremental development over time would likely minimize most impacts
 - Construction could have temporary impacts on air & water quality, biological resources, environmental health, transportation, and utilities
 - Redevelopment under the Subarea Plan would be required to comply with current building and stormwater codes
 - All alternatives would provide increased access to public transit and new/additional housing options
- Significant Unavoidable Impacts
 - Increased growth would put more pressure on limited recreational facilities

Summary of Potential Impacts & Mitigation Strategies

Category	Potential Impacts	Mitigation Strategies
Land Use	<ul style="list-style-type: none"> All actions would require updates to the comp plan – development standards and zoning map Alternatives differ by distribution of zoning and intensification of density, use, and height Commercial development around Hamilton Street 	<ul style="list-style-type: none"> Incremental development over time would likely moderate the impacts on land use. City of Spokane may choose to update zoning and design regulations in applicable areas
Housing and Anti-Displacement	<ul style="list-style-type: none"> Denser and more diverse housing, likely to make up a large share of all new development, potential for increased housing/rent costs Some vulnerability to business displacement as property values rise. 	<ul style="list-style-type: none"> Expand upon anti-displacement policies and incorporate into planning documents Engage neighborhood stakeholders, leaders, and neighboring agencies/groups (UDPDA)
Air Quality	<ul style="list-style-type: none"> Most projects would include demolition and removal of existing structures, excavation and site preparation, and construction of new buildings The estimated increase in vehicle traffic due to population growth is not expected to significantly affect air quality in the area. 	<ul style="list-style-type: none"> Construction best management practices (BMPs), such as fugitive dust control and regular equipment maintenance, would be required Mitigation strategies for intensification of uses could include the requirement for developments to include additional landscaping and open or green spaces.

Summary of Potential Impacts & Mitigation Strategies

Category	Potential Impacts	Mitigation Strategies
Water Resources & Water Quality	<ul style="list-style-type: none"> Population growth will increase wastewater and stormwater runoff 	<ul style="list-style-type: none"> Projects will be required to comply with current stormwater and development regulations
Biological Resources & Critical Areas	<ul style="list-style-type: none"> All anticipated growth has the potential to affect biological resources and critical areas through site disturbance during construction and through land use activities after construction 	<ul style="list-style-type: none"> All development would be required to comply with the current stormwater, critical areas, shorelines and other development regulations
Environmental Health	<ul style="list-style-type: none"> Temporary impacts from construction noise, dust, and traffic <ul style="list-style-type: none"> Specific effects would depend on the amount, duration, and type of construction activities. The impact of the action alternatives is that they would increase the potential number of people, or other “sensitive receptors” located near existing sources of harmful air pollutants 	<ul style="list-style-type: none"> Enhanced community engagement on projects Enhanced construction BMPs
Aesthetics, Light and Glare	<ul style="list-style-type: none"> Future projects could change the look and feel of the subarea All action alternatives would allow larger buildings throughout portions of the study area 	<ul style="list-style-type: none"> Development that is aligned with the policies set forth in the Spokane Comprehensive Plan, Logan Neighborhood Identity Plan, design standards and, design review

Summary of Potential Impacts & Mitigation Strategies

Category	Potential Impacts	Mitigation Strategy
Recreation	<ul style="list-style-type: none"> The subarea has a deficit of park lands available to the public 	<ul style="list-style-type: none"> Public investments offer opportunities to enhance recreational uses in multiple locations Potential for several public/private partnerships to enhance recreational opportunities Regulatory changes that further emphasize pedestrian-oriented development
Historic and Cultural Preservation	<ul style="list-style-type: none"> All alternatives, including the No Action Alternative will continue to see redevelopment activity <ul style="list-style-type: none"> Some older structures renovated or replaced by new development 	<ul style="list-style-type: none"> Existing development and design standards Continuation of the interim housing ordinance design standards
Transportation	<ul style="list-style-type: none"> Increased access to public transit Constructions may result in temporary impacts to existing facilities 	<ul style="list-style-type: none"> Safety improvements <ul style="list-style-type: none"> More facilities to walk, bike, or roll Intersection enhancements At grade separated crossings
Utilities and Infrastructure	<ul style="list-style-type: none"> Upgrade utility infrastructure or add capacity due to buildout under each alternative Population growth and development will increase the need for additional utilities (stormwater, power and natural gas, and communications) 	<ul style="list-style-type: none"> Regulations in place to ensure development does not exceed capacity of various utilities

Alternative 1: No Action

Alternative 2: Hamilton Crossing

Nighborhood connections
and livability

Enhance multi-modal crossing
of Hamilton

Enhance ped/bicycle
connection across river

Moderate strategic residential
upzoning

Alternative 3: Southeast Riverfront

Transforming Southeast
Riverfront Area for an amenity
rich mixed-use center

Maximize riverfront
connections

Pedestrian focal point at
Columbus St with "Springfield
Main Street"

Public/private "gap"
partnerships

Focused minor residential
upzones

Alternative 4: TOD Emphasis

Leverage full TOD
opportunities

Upzoning around BRT stations

Expand mixed use zoning east
and west

Columbus St. improvements
and greenway

Increased residential upzoning
Boone to Mission

What We've Heard So Far

Community Outreach

Community
Survey

Community
Planning
Studio

Stakeholder
Interviews

Online
StoryMap

Plan
Commission
Updates

City Council
Updates

Community
Updates

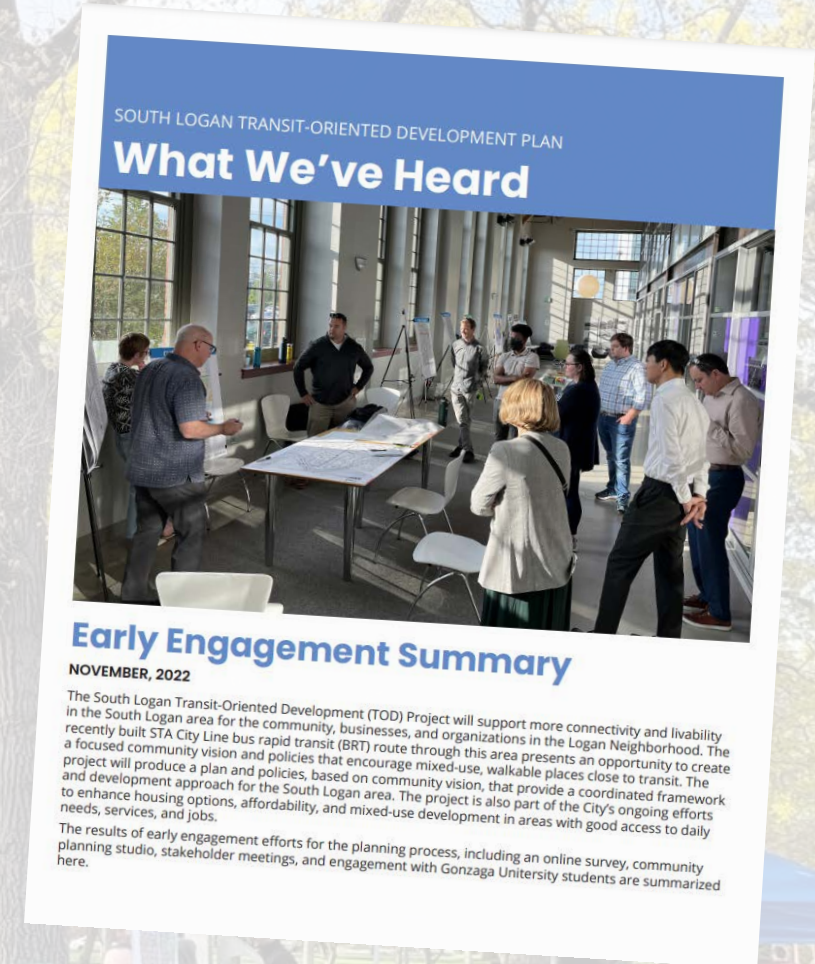
Community
Tabling

Gonzaga
Forum

Blog Posts

Social Media

Email
Newsletter



Early engagement summary is available on the project webpage: my.spokanecity.org/southlogantod

May 18 Community Workshop



May 18 Community Workshop

Areas of Agreement

- Limit impacts to historic buildings
- Good quality design for new buildings is important
- The southeast is the best opportunity for new development



May 18 Community Workshop

Areas of Disagreement

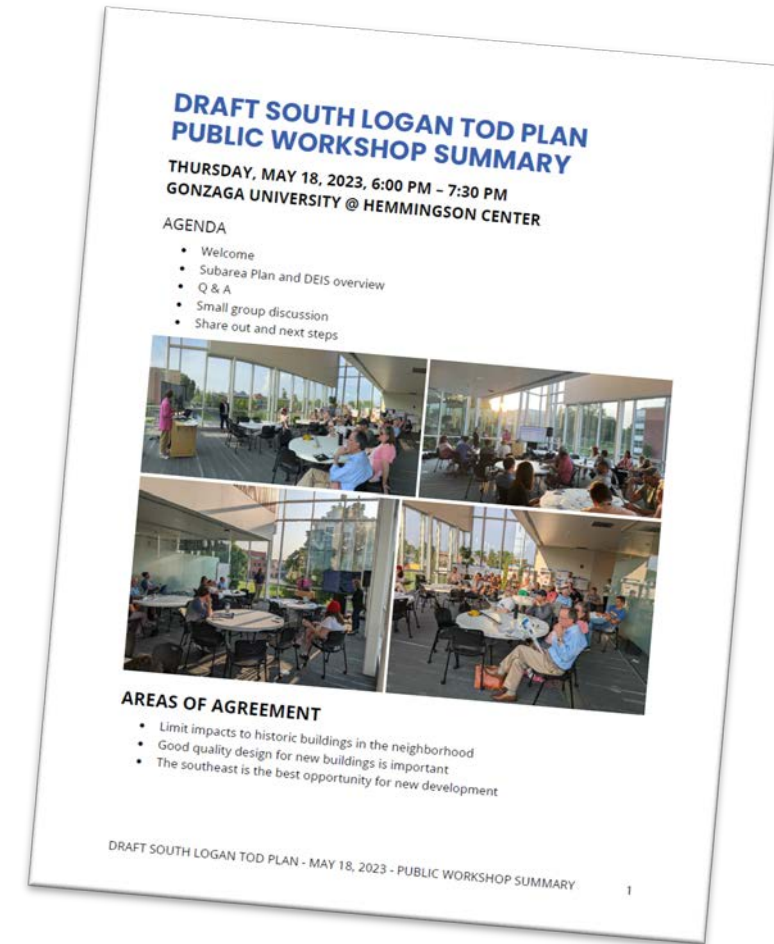
- Future study of Sharp Ave pedestrian bridge
- Development north of Gonzaga (protecting character, scale and form of new development)
- Role of detached housing/internal conversations for student housing vs. apartment buildings

May 18 Community Workshop

Other topics we heard:

- Support for access to riverfront, pedestrian infrastructure improvements
- Moderate housing increases closer to Mission Ave with addition of higher density along Sharp Ave
- Support for traffic calming improvements along Hamilton St
- Desire for Logan Neighborhood gateway
- Concern about long-term success of plan and redevelopment
- Concerns over displacement of non-students
- Concerns about public safety in the neighborhood

See **Public Workshop Summary** for more details on opportunities, concerns, goals, and feedback from small group discussions



Preferred Alternative?

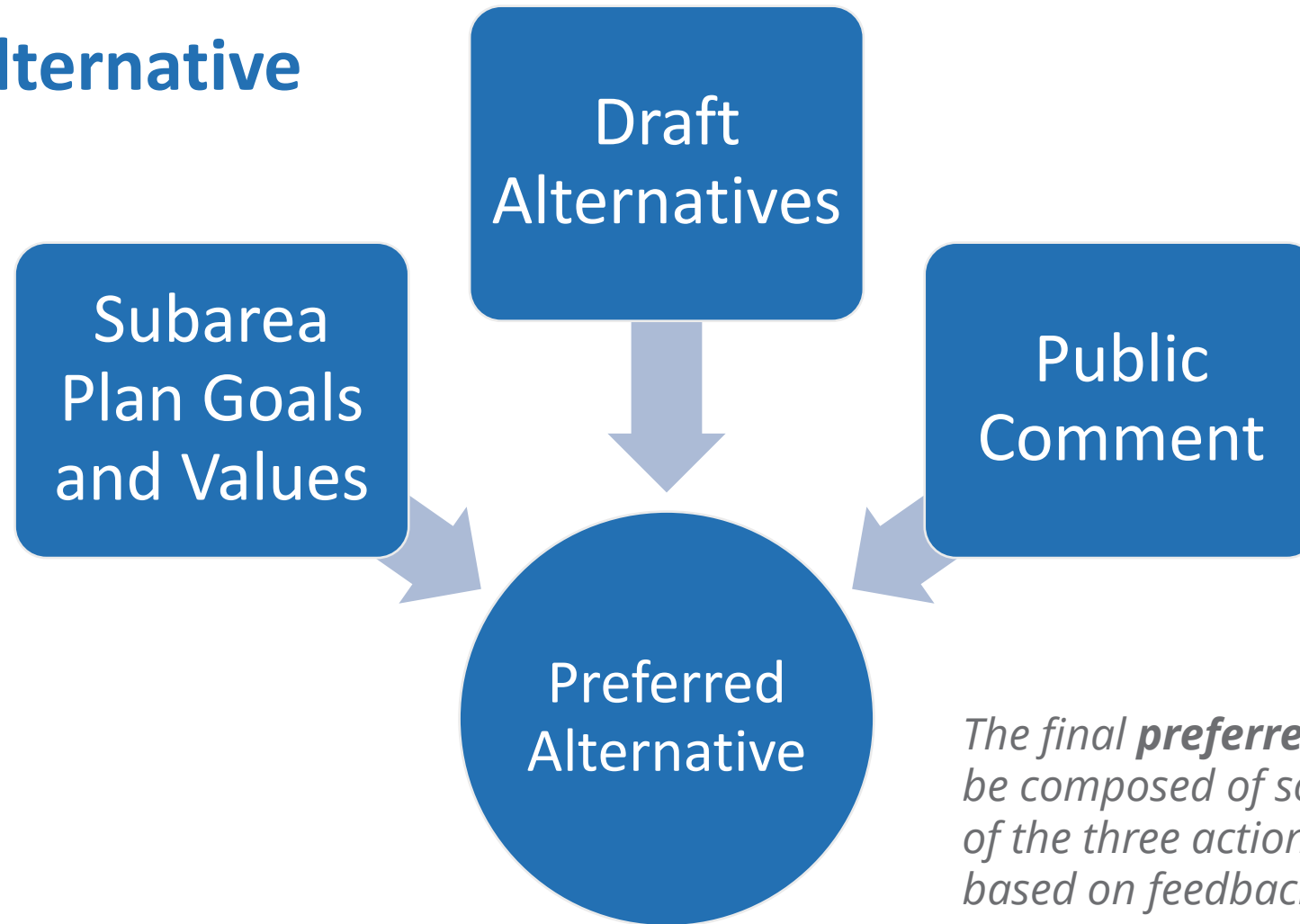
Development of Preferred Alternative

A preferred alternative is part of SEPA that helps indicate the direction that an agency determines is best given the analysis, public input and other considerations for approval.

Draft plan and DEIS public comment ends on June 8, 2023

More discussion and draft considerations will be shared at the Plan Commission workshop on June 14, 2023

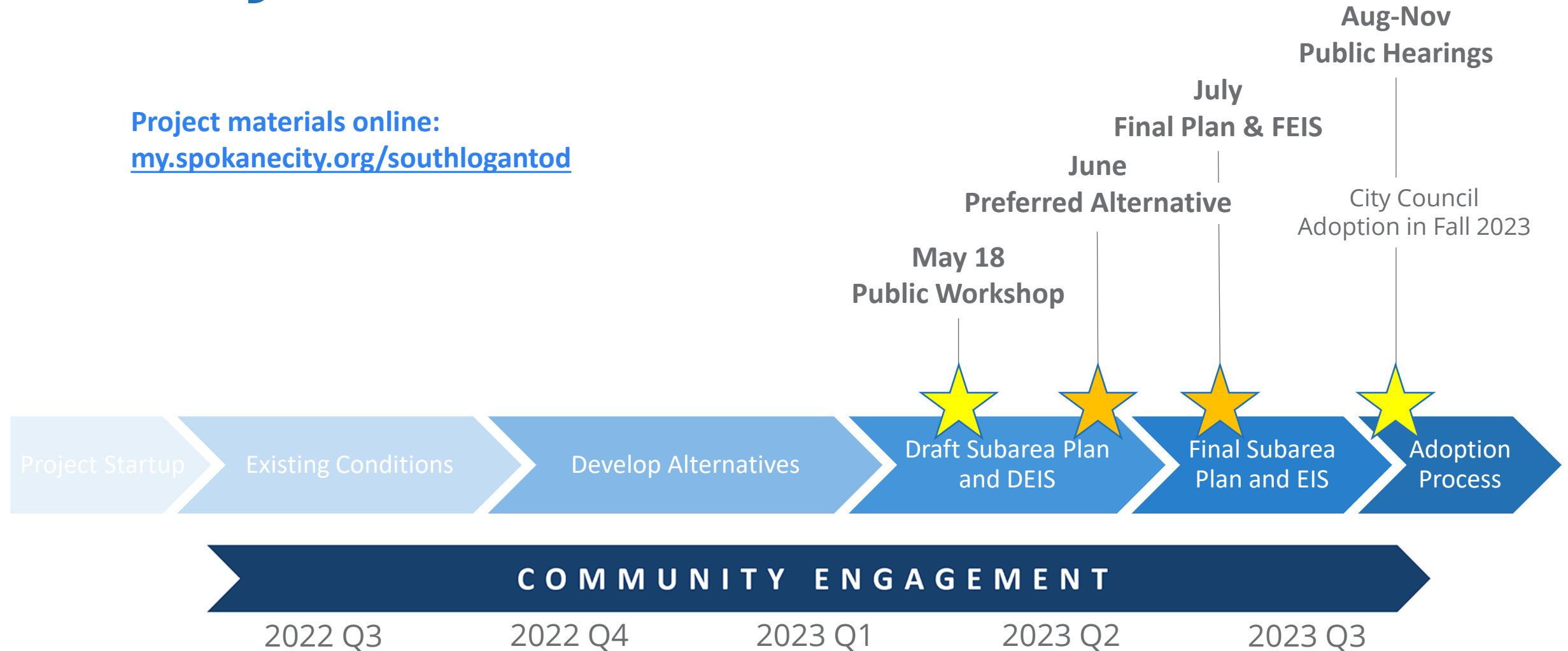
Development of Preferred Alternative



Next Steps

Project Timeline

Project materials online:
my.spokanecity.org/southlogantod



Key Dates

Plan Commission and City Council Process

Sign up for the email newsletter or
check the website for more:
my.spokanecity.org/southlogantod

June

- *PC* workshop on Preferred Alternative and draft resolution

July

- *PC* hearing on Final Plan and draft resolution
- *CC* process for Preferred Alternative and adoption by resolution for Final Plan

Aug-Nov

- Public hearings for final implementation package: Planned Action Ordinance, zoning changes

An aerial photograph of a city, likely a school district, showing various buildings, parking lots, and green spaces. The image is overlaid with a semi-transparent blue band across the middle, which contains the text "Thank you".

Thank you

Briefing Paper

Plan Commission Hearing 6-28-2023

Division & Department:	Business and Development Services, Development Services Center
Subject:	Spokane School District has applied for a Street Name Change; renaming of a section of W. Dean Avenue, between Howard Street and Washington Street, to "Joe Albi Way."
Date:	Plan Commission Workshop June 14, 2023 Plan Commission Hearing scheduled for June 28, 2023
Contact (email & phone):	Taylor Berberich, 509-625-6193
City Council Sponsor:	
Executive Sponsor:	Development Services Center
Strategic Initiative:	n/a
Outcome: (deliverables, delivery duties, milestones to meet)	Plan Commission will review and send a recommendation to City Council. City Council may approval of the renaming of a portion of W. Dean Avenue, between Howard and Washington Streets, to Joe Albi Way.

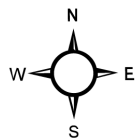
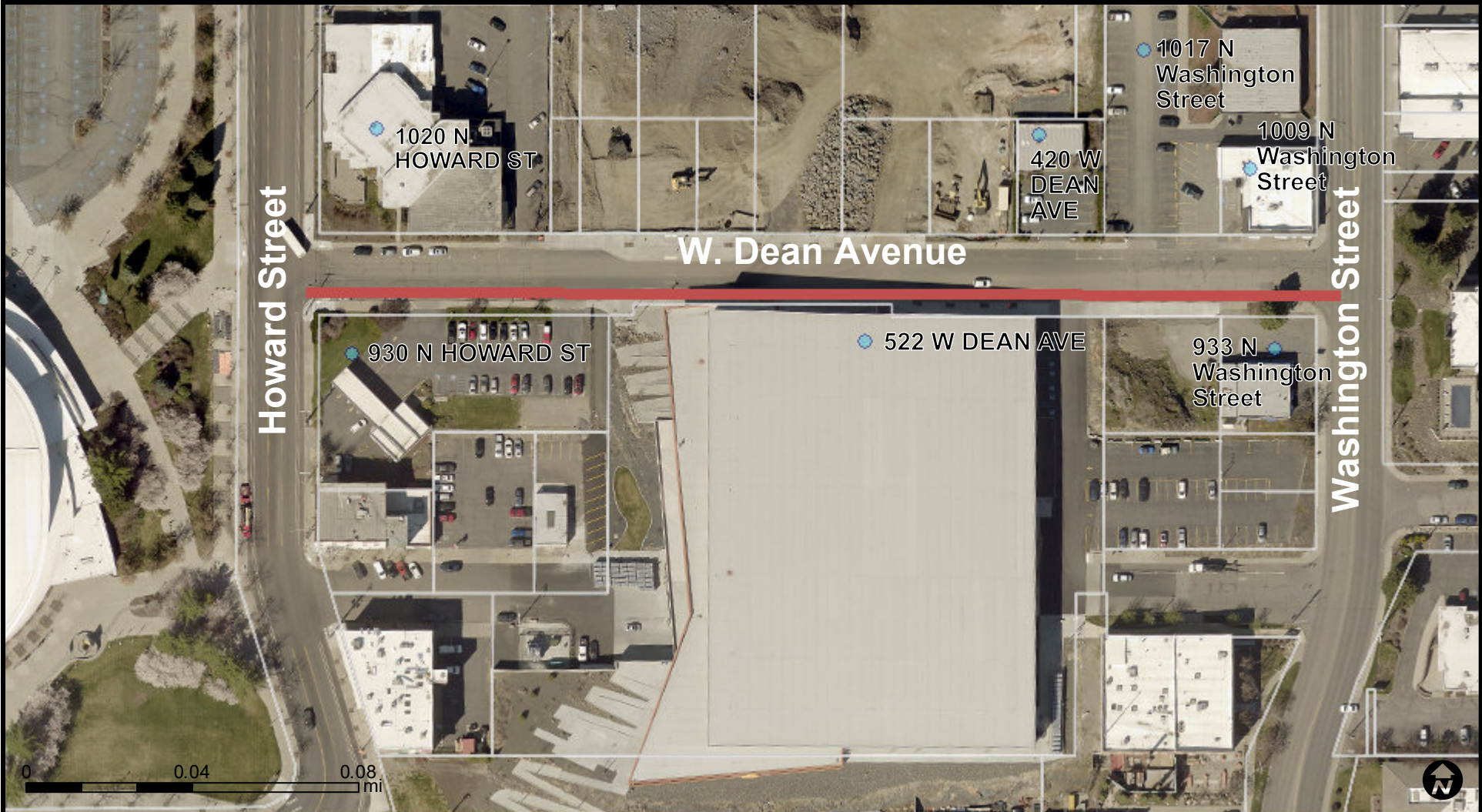
Background/History:

Spokane Public Schools (SPS), in partnership with the Spokane Public Facilities District (PFD), is building a new stadium in downtown Spokane, adjacent to the Spokane Arena, The Podium, and the Spokane Civic Theatre. The PFD will maintain and operate the stadium after construction is completed, saving the School District significant operational costs. In addition, the PFD will use the stadium for professional sports, concerts, and other entertainment events when not in use by the School District, resulting in significant community and economic benefit to the greater Spokane area.


To recognize the legacy of the former stadium's namesake Joe Albi, the School District has included in the design of the new Stadium an area near the front entry to be named "Joe Albi Plaza," which will include a display plaque and the statue of Joe Albi (Joe Fan), once located in the former stadium. To further recognize the many contributions Joe Albi made to sports in Spokane, the District has submitted a Street Name Change Application to the City of Spokane, requesting to rename the section of West Dean Avenue between Washington Street and Howard Street to 'Joe Albi Way.' This section of West Dean Avenue is located adjacent to the Podium and the new downtown stadium currently being constructed.

Adjacent property owners have been notified of this request by mail and email. This section of street will be posted with two signs giving notice of the June 28th hearing before the Plan Commission.

Spokane School District No. 81 has, by resolution No 2023-05, voiced its support for this proposal. This resolution is included as an attachment.



Legend

-  Parcel
-  Project Limits
-  Address Point

W. Dean Avenue

That section between Howard Street and Washington Street
Dean Avenue Renaming

City of Spokane GIS



THIS IS NOT A LEGAL DOCUMENT:
The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.



General Application

Rev.20180104

DESCRIPTION OF PROPOSAL

Request to rename the section of West Dean Avenue between Washington Street and Howard Street to "Joe Albi Way". This section of West Dean Avenue is located adjacent to the Podium and the new downtown stadium currently being constructed.

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

501 W. Gardner Avenue, Spokane WA 99201

APPLICANT

Name: Spokane Public School (Shawn Jordan – Chief Operations Officer)

Address: N. 200 Bernard, Spokane, WA 99201

Phone: 509-354-7227

Email: ShawnJ@Spokaneschools.org

PROPERTY OWNER

Name: Spokane Public Facilities District

Address: 720 W. Mallon, Spokane, WA 99201

Phone: 509-279-7000

Email: scurran@spokanepfd.org

AGENT

Name: Shawn Jordan, Chief Operations Officer, Spokane Public Schools

Address: N. 200 Bernard, Spokane WA 99201

Phone: 509-354-7227

Email: ShawnJ@Spokaneschools.org

Assessor's Parcel Numbers: 35181.4107

Legal Description of Site: _____

SPOKANE SCHOOL DISTRICT NO. 81
SPOKANE COUNTY, WASHINGTON

RESOLUTION NO. 2023-05

A RESOLUTION of the Board of Directors of Spokane School District No. 81, Spokane County, Washington, expressing its support to rename a portion of West Dean Avenue adjacent to the new downtown Stadium site as “Joe Albi Way”; and providing for related matters.

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF SPOKANE SCHOOL DISTRICT NO. 81, SPOKANE COUNTY, WASHINGTON, as follows:

Section 1. Findings and Determinations. The Board of Directors (the “Board”) of Spokane School District No. 81, Spokane County, Washington (the “District”), takes note of the following facts and makes the following findings and determinations:

(a) On November 6, 2018, the District’s voters approved a ballot proposition, submitted pursuant to District Resolution No. 2018-10 (the “2018 Election Resolution”), authorizing the District to undertake and finance certain capital projects, including to “... replace or renovate ... Albi Stadium ...” (the “Stadium Project”). Section 2(h) of the 2018 Election Resolution, which was incorporated by reference in the ballot proposition, further defined the Stadium Project to include: “Construct a new stadium to replace Albi Stadium on a site to be determined by the Board that will include, but not be limited to, a stadium facility, parking, locker rooms, restrooms, concessions and other capital facilities and improvements.”

(b) On March 10, 2021, downtown Spokane business community members presented a proposal requesting the Board consider constructing the Stadium Project in downtown Spokane, adjacent to the Spokane Arena and the Podium indoor sports facility.

(c) The District subsequently engaged the community to evaluate the downtown proposal for the Stadium Project, including: (1) conducting two public forums (the first on March 16, 2021 and the second on March 17, 2021) with the majority of those providing public comment in favor of the downtown location; (2) conducting a Thought Exchange from March 12 to March 31, 2021 that engaged 7,704 participants, received 11,223 “thoughts” from students, District staff, parents/guardians and community members and concluded “there is overwhelming support for a downtown stadium” with the highest rated themes being consideration of the Spokane Civic Theatre, student centric approach for access and scheduling and a strong relationship with the Spokane Public Facilities District (the “PFD”); and (3) receiving correspondence from District principals and athletic directors, Spokane Civic Theatre, Eastern Washington University, Washington State University and numerous elected officials and other community members.

(d) Upon hearing and consideration of the community feedback, the Board on April 21, 2021, adopted a motion to allow District staff to engage in negotiations to create a partnership with the PFD regarding the development and operation of the Stadium Project in downtown Spokane.

(e) Based on general terms of understanding negotiated by District and PFD staff, and after due consideration, and being fully informed and advised, the Board adopted Resolution No.

2021-13 to, among other actions, "... select and designate the Stadium Project to be constructed in downtown Spokane on an approximately five to seven acre site, which is bordered by Boone avenue to the north, Howard street to the west, Dean avenue to the south, and Washington street to the east, together with other sites necessary for parking and related facilities and improvements." Resolution No. 2021-13, § 2.

(f) Under the resulting partnership with the PFD, the District is constructing the Stadium Project at the downtown Spokane location. The PFD will maintain and operate the stadium, saving the District significant costs. In addition, the PFD will use the stadium for professional sports, concerts and other entertainment events when not in use by the District, resulting in significant community and economic benefit to the greater Spokane area.

(g) To recognize the legacy of the former stadium's namesake Joe Albi, the District has included in the design of the Stadium Project an area near the front entry to be named "Joe Albi Plaza," which will include a display plaque and the statue of Joe Albi (Joe Fan), once located in the former stadium. The current draft of the display plaque recognizes Joe Albi's accomplishments and history, as follows:

"The son of Italian immigrants and a lifelong Spokane resident, Joseph Aloysius Albi was more than a local businessman – he was a trial attorney, philanthropist, civic booster, diplomat, and sports supporter. The Spokane Daily Chronicle called him 'a man with a million ideas, every one of which was designed to help some deserving youngsters and to promote...his favorite city.' Albi founded the Athletic Round Table in 1920 and served as its president until his death 42 years later. During that time, he raised and distributed more than two million dollars for the Spokane sports community. His legacy includes Esmeralda Golf Course; Spokane Coliseum; the inaugural U.S. Women's Open golf tournament; numerous PGA Tour events, including the 1944 PGA Championship; and Spokane Memorial Stadium, which hosted everyone from the Green Bay Packers to Elvis Presley to Billy Graham. Renamed in honor of Albi just weeks before his death, the original stadium was demolished in 2022. Today's stadium is a modern testament to the visionary who transformed Spokane sports for good."

(h) To further recognize the many contributions Joe Albi made to sports in Spokane, the District has submitted a Street Name Change Application to the City of Spokane, requesting to rename a section of West Dean Avenue, located adjacent to the Stadium Project site between Washington and Howard Streets, to "Joe Albi Way" (the "Joe Albi Way Application").

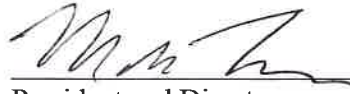
(i) The Board now desires to express its support of the Joe Albi Way Application.

Section 2. Declaration of Support. After due consideration, and being fully informed and advised, the Board hereby expresses its support for the Joe Albi Way Application.

Section 5. Effective Date. This resolution takes effective from and after its adoption.

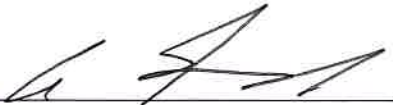
ADOPTED by the Board of Directors of Spokane School District No. 81, Spokane County, Washington, at a regular open public meeting held this 24th day of May 2023.

SPOKANE SCHOOL DISTRICT NO. 81,
SPOKANE COUNTY, WASHINGTON



President and Director

ATTEST:



DR. ADAM M. SWINYARD
Secretary to the Board of Directors



SPOKANE CITY/COUNTY HISTORIC PRESERVATION OFFICE

*Providing historic property protection and development
services to the City of Spokane and Spokane County.*



June 2, 2023

Dear Shawn Jordan and Spokane Public Schools,

This letter is in response to a request from Spokane School District 81 to prepare a short sketch of the history of Dean Avenue and its namesake Chester Dean Ide. The request was prompted by the school district's proposed renaming of a section of Dean Avenue between Howard Street and Washington Street near the downtown stadium and Podium.

Based on the records examined by the Spokane Historic Preservation Office, Dean Avenue (originally Dean Street) was first named as such when Ide's Addition to Spokane was platted in 1883. Ide's Addition was platted by Chester Dean Ide, who shamelessly named the addition after himself. He also used his middle name (Dean, which was probably a family name) and his surname (Ide) for two of the street names.

Chester Dean Ide, and his wife (Lucy nee Loomis) and son (Clarence W. Ide), were significant in late 19th and early 20th century Spokane. Chester was born in Vermont in 1830. In his thirties, he fought in the Civil War with the Union Army as a member of the Wisconsin 25th Infantry Regiment. In 1878, just over a decade after the war ended, the Ides along with a group of thirty-five family members from Wisconsin moved to Spokan Falls via wagon train. Lucy Ide kept a daily journal during their move which can be viewed at the Ferris Archives at Northwest Museum of Arts and Culture.

The Ide family were among the earliest white individuals to arrive at the Spokan Falls townsite, three years before the city incorporated and over a decade before Washington statehood. Chester was a serial homesteader who received title for hundreds of acres of land from the federal government, land that was the ancestral territory of regional tribes including the Spokane Tribe of Indians. In 1880, Chester was appointed as the postmaster of the Mondovi Post Office in Spokane County, a position he held for three years. In 1881, Chester purchased 160 acres in the heart of Spokane from the Northern Pacific Railroad Company. As the city grew, Chester developed the land, which included most of the modern West Central Neighborhood, into a residential district. Chester lived in Spokane until his wife died in 1903 at which time he relocated to Seattle with his son, Clarence. Chester died in 1917 at 86 years old and he is interred at Greenwood Cemetery in Spokane.

Chester's son, Clarence, was 18 years old when the family moved to Spokan Falls. In the 1890s, he served as a Washington State Senator representing Spokane County during the first decade of statehood. He later relocated to western Washington where he became a US Marshall and customs officer. Clarence died in 1917 at just 56 years old in Seattle, just six months after the death of his father. Despite Clarence's untimely death, the family helped to initiate a long political legacy in Washington State. Clarence's daughter Irma Evans (nee Ide), who was active in politics herself, was the mother of Washington's legendary three term governor and United States

Senator, Daniel J. Evans, which makes Clarence the grandfather and Chester the great-grandfather of Governor Evans.

The Ides previously had a more prominent Spokane street in West Central along the north river bluff adorned with their family name, Ide Avenue, which has been reconfigured multiple times and renamed to Summit Parkway. Considering the loss of Ide Avenue, preserving Dean Avenue as a street name is of greater priority since the other street name memorializing the family has been changed. But, the original section of Dean Avenue, as platted by the Ides, was further west than the section proposed for renaming near the downtown stadium/Podium. The original section was between Elm Street and Cedar Street. When the area around the stadium/Podium was first platted as Keystone Addition in 1890, the name Dean Avenue was adopted for the section of section of road between Howard Street and Washington Street likely based on a city policy to use uniform street names for all streets that have alignment east to west and north to south.

Furthermore, the section of Dean Avenue near the downtown stadium/Podium is (and always has been) disconnected from the main contiguous portion of Dean which has an eastern terminus at Adams Street, half a dozen blocks to the west. The small section of Dean Avenue near the stadium/podium also does not proceed further to the east from Washington Street. It is a standalone section of Dean Avenue between Howard Street and Washington Street that is potentially ripe for renaming.

Sincerely,

A handwritten signature in blue ink, appearing to read "Logan Camporeale", with a large, stylized initial "L" and "C".

Logan Camporeale



Building Opportunity for Housing

June 14 Workshop with Plan Commission

June 7, 2023

Plan Commission President, Commissioners:

We look forward to bringing Phase I of the Building Opportunity for Housing project to your hearing on June 28th. In advance of the hearing, there are a few items we would like to discuss with you at your next workshop. Of course, we will also be happy to answer any questions you have at that time.

Optional Language to Consider

Per our discussion with you last workshop, we would like to take a little time with you on June 14th to discuss some optional changes to the Building Opportunity for Housing Phase I proposal. Because the Public Comment Period will have ended by the time you receive this, we suggest you keep these potential changes in mind as we get ready for your hearing on June 28th. If you agree that one or more of the following changes should be made, the best method to do so would be to include the changes in a motion made during the hearing. Here are the three possible changes we would like you to consider:

Change 1: “Residential Plus” instead of “Residential Increased.”

A commenter at our virtual open house suggested “Residential Plus” would be a better name for the second level of residential intensity. After thinking about it, staff feels this would be a welcome change and it seems “Residential Plus” is a better term than “Residential Increased” in this case.

Change 2: New Language for Policy LU 5.5

Following our discussion with you at the last workshop, staff has prepared possible changes to Policy LU 5.5 that make it clear that development that is both compatible *and* complementary is preferred. Suggested language follows. The original proposed changes are in red. New changes, suggested to conform to our discussion at the last workshop, are shown in light blue.

LU 5.5 Compatible and Complementary Development

Ensure that infill *and* redevelopment projects are well-designed and designed to be compatible with and complement surrounding uses and building types.

Discussion: New infill development and redevelopment should be designed and planned to seek compatibility with its location. Consideration should be given to multiple scales of compatibility, from the site on which the use will be constructed to the wider area in which it will reside. New development/redevelopment should also seek to complement and enhance the existing neighborhood where possible by expanding the choices available in the area while complementing and improving the existing use and form of surrounding properties the area in which it is located. For example, middle housing types provide for diverse choices-increased diversity in scale and form while also maintaining a high level of compatibility with existing residential neighborhoods, especially in those areas where only one housing type was previously available.

Change 3: “Places of Worship” instead of “Churches”

The word “churches” appears three times in the proposal. However, following a comment letter received from a member of the public, the term “places of worship” would be more inclusive of religions and faiths that don’t use the term “church” (i.e., Judaism, Sikhism, Buddhism). Staff strongly recommends this change.

If you wish to recommend one or more of these changes at the hearing, staff will have sample language available for you to include in your overall motion.

Staff Report

By the time we have our workshop with you on June 14 the Staff Report for the proposal will have been published. The moment it is available online we will email you directly with its location. It will be published on the project page here:

<https://my.spokanecity.org/projects/shaping-spokane-housing/building-opportunity-for-housing/2023-comprehensive-plan-amendment/>

Please note that there are several criteria that must be considered when Plan Commission makes a recommendation on a Comprehensive Plan Amendment, per [SMC 17G.020.030](#). The staff report outlines each criterion and provides an overall analysis of how the proposal relates to those criteria. Also included is a summary of the in-depth public engagement process undertaken for this project as well as copies of every comment letter and email received during the public comment period.

Plan Commission Actions—Comprehensive Plan Amendments

To help inform your thinking and preparations for the hearing on June 28, we thought you might appreciate a little information about the action(s) you will be considering. This is a Comprehensive Plan Amendment and is therefore guided by [SMC 17G.020](#).

When it comes to the decision before the Plan Commission, [SMC 17G.020.060\(B\)\(10\)](#) provides specific guidelines as to Plan Commission’s options. Generally summarized, Plan Commission has three possible choices when making that recommendation:

1. Recommend City Council approve the amendment;
2. Recommend City Council approve the amendment, including changes to the proposal; or
3. Recommend City Council deny the amendment.

Regarding a recommendation to approve with changes, these would include any proposed changes to the language of the proposal—including the optional language discussed above.

If you ultimately feel the amendment should be denied, it must be for one of the following reasons: (1) the proposal is inconsistent with the guiding principles of the plan or the decision criteria; (2) the proposal should be addressed in another project in the work program; or (3) there was not enough information available to reach a decision.

Important Dates and Next Steps

As we outlined in previous workshops, the major steps required for this proposal are expected to occur on the dates below. These are approximate and may change slightly, but they are helpful when considering our path through this process.

- ✓ May 8: Public Comment Period Begins
- ✓ May 10: PC Workshop
- ✓ May 24: PC Workshop
- ✓ June 7: Public Comment Period Ends
- June 14: Final PC Workshop
- June 12: Staff Report and SEPA Determination
- June 28: Plan Commission Hearing
- July 31: City Council Hearing

Thank you again for all your time and careful consideration throughout this process. We look forward to seeing you all and having a good discussion on June 14.

Sincerely,

Your Building Opportunity for Housing Team