



# Spokane Plan Commission Agenda

Wednesday, May 28, 2025

2:00 PM

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

**Virtual Meeting Link - See Next Page 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"><li>1. Roll Call</li><li>2. Approve <a href="#">5/14/2025</a> meeting minutes</li><li>3. City Council Liaison Report</li><li>4. Community Assembly Liaison Report</li><li>5. President Report</li><li>6. Secretary Report</li><li>7. Transportation Commission Liaison Report</li><li>8. Approval of current agenda</li></ol>	<p>Planning Staff</p> <p>All</p> <p>CM Kitty Klitzke</p> <p>Mary Winkes</p> <p>Jesse Bank</p> <p>Spencer Gardner</p> <p>Ryan Patterson</p> <p>All</p>
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## Workshops:

2:20 – 3:45	<ol style="list-style-type: none"><li>1. <a href="#">PlanSpokane 2046: Growth Alternatives Goals</a></li></ol>	<p>Tirrell Black and Lisa Grueter,</p> <p>BERK Consulting</p>
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**Adjournment: The next regular PC meeting will be held on Wednesday, June 11, 2025.**

\*Items denoted with an asterisk may include final action taken by the Commission. Written public comments will be accepted on these items up to one hour prior to the start of the meeting. Verbal testimony may also be accepted during the meeting.

**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 Briefing Center in the lower level of Spokane City Hall, 808 W. Spokane Falls Blvd., is wheelchair accessible and also is equipped with an infrared assistive listening system for persons with hearing loss. Headsets may be checked out (upon presentation of picture I.D.) through the meeting organizer. Individuals requesting reasonable accommodations or further information may call, write, or email Risk Management at 509.625.6221, 808 W. Spokane Falls Blvd, Spokane, WA, 99201; or [mhowmaster@spokanecity.org](mailto:mhowmaster@spokanecity.org). Persons who are deaf or hard of hearing may contact Risk Management through the Washington Relay Service at 7-1-1. Please contact us forty-eight (48) hours before the meeting date.

# Fourth Wednesday - Plan Commission Meeting Information

Wednesday, May 28, 2025

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 ID: 224 747 524 410</p> <p>Passcode: 697m6DR7</p>	<p><b>Microsoft Teams</b></p> <p><b>Join on your computer, mobile app or room device</b></p> <p><a href="#">Click here to join the 4<sup>th</sup> Wednesday meeting</a></p> <p>Meeting ID: 224 747 524 410 Passcode: 697m6DR7</p> <p><a href="#">Download Teams</a>   <a href="#">Join on the web</a></p> <p><b>Join with a video conferencing device</b></p> <p><a href="mailto:cityofspokane@m.webex.com">cityofspokane@m.webex.com</a></p> <p>Video Conference ID: 112 253 098 1 <a href="#">More info</a></p>
<p>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: <a href="mailto:plancommission@spokanecity.org">plancommission@spokanecity.org</a>. Written public comments will be accepted on these items up to one hour prior to the start of the meeting.</p>	
<p><b>The audio proceedings of the Plan Commission meetings will be recorded and are available online.</b></p>	

# Plan Commission & Committees

## Upcoming Agenda Items (All items are subject to change)

June 11, 2025 - Plan Commission (90 minutes available) Hybrid		
Workshop		
Time	Item	Presenter
2:00 – 2:20	Meeting Briefing	Plan Commission
2:20 - 3:20	PlanSpokane 2046: Chapter Review	Staff (Kevin & Tirrell coordinating)
3:20-3:45	PlanSpokane 2046: Growth Alternatives	Tirrell Black
3:45 – 4:00	Transition to Chambers	
Hearing Items		
4:00 - TBD	Complete Streets Ordinance	Jon Snyder

June 25, 2025 - Plan Commission (90 minutes available) Hybrid		
Workshop		
Time	Item	Presenter
2:00 – 2:20	Meeting Briefing	Plan Commission
2:20 - 3:20	PlanSpokane 2046: Chapter Review	Staff
3:45 – 4:00	Transition to Chambers	
Hearing Items		
4:00 - TBD	Excelsior Wellness Development Agreement (tentative)	Kevin Freibott

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# Spokane Plan Commission - Draft Minutes

Wednesday, May 14, 2025

Hybrid Meeting in Council Briefing Center & Microsoft Teams Teleconference

Meeting Minutes: Plan Commission Workshop called to order at 2:01 pm by Vice President Ryan Patterson.

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

- None

## **Attendance for Plan Commission Workshop:**

- Board Members Present: Ryan Patterson, David Edwards, Greg Francis, Amber Lenhart, Carole Shook, Tim Williams
- Board Members Not Present: President Jesse Bank, Tyler Tamoush, Jill Yotz
- Non-Voting Members Present: Mary Winkes (Community Assembly Liaison), Kitty Klitzke (Council Member Liaison)
- Non-Voting Members Not present: None
- *Quorum Present:* Yes
- Staff Members Present: Angie McCall, Spencer Gardner, Tirrell Black, Tim Fischer, Kevin Freibott, KayCee Downey, Brandon Whitmarsh, Tim Thompson, Jackie Churchill, Jon Snyder, Inga Note, Kevin Picanco, Nicole White

**Minutes:** Minutes from 4/23/2025 approved by majority of 4-0-2(abstentions for absences).

## **Briefing Session:**

- **Commission President Report - Jesse Bank (Absent)**
  - In lieu of the President's report, Commissioner Francis reported that long-term previous Plan Commissioner, Michael Baker, passed away.
- **Transportation Commission Liaison Report - Ryan Patterson**
  - No report as there has not been a meeting since the last Plan Commission.
- **City Council Liaison Report - Kitty Klitzke**
  - CM Klitzke stated that things that are coming to the forefront are that the Latah Valley moratorium is expiring as part of the typical public process. There is always an end date for the moratoriums. There has been some dissention regarding the process. There currently is not an expectation that there will be an extension. Council at this time does not feel that there is enough justification to have another moratorium put into place. They (council) cannot perpetually have moratoriums without justification as this would put possible liability/liabilities and/or litigation into place.
  - The steering committee of elected officials probably will not meet this month, but if they do, it will take place next week and she will report back at the next Plan Commission meeting as such.
  - Commissioner Shook asked CM Klitzke about the public process for renaming a city-owned building/street/bridge. CM Klitzke responded that CM Dillon is spearheading a more formalized process as it pertains to the following and she will need to speak with him if she has more questions.
- **Community Assembly Liaison Report - Mary Winkes**

- Mary reported that a resolution from the Community Assembly for parking and for the Latah Valley moratorium went before City Council at the Urban Experience committee meeting.
- **Secretary Report - Spencer Gardner**
  - Spencer wanted to highlight an emergency ordinance that is coming before council on Monday evening, May 19<sup>th</sup>, related to Title 17. A couple of weeks ago staff noticed that there was an error that was introduced into the language around the approval as it relates to plats in Title 17. The error technically says that we don't consider things like public health and safety, adherence with our standards and conformance with the Comprehensive Plan for certain types of plats. This was simply an inadvertent error that was caught by staff. No one has noticed up to this point. Staff felt as though this needed to be fixed immediately. So, an emergency ordinance is now proposed that would restore what has always been the case in terms of how plats are treated.
    - In the process, we worked with our legal team, and they identified a related issue. This issue is that the code that tells us how we update Title 17 (this is the code that lays out the Plan Commission process with eventually sending recommendations to City Council), was drafted for how to update the code in normal times and does not indicate one way or another on how we are to handle emergency situations. Therefore, there is a related emergency amendment not in Title 17 but in Title 4 which includes how the Plan Commission operates and is setup. This is an amendment to the Plan Commission duties that essentially states that City Council can make emergency amendments or interim zoning ordinances or moratoriums (which are both governed by the same section of the RCW), that they can make those changes, and those changes don't necessarily need to go to Plan Commission before council considers those. This is basically putting into code what is already a standard of practice.
  - June 5, 2025, at 11:00am - 12:00pm has been tentatively scheduled for the joint City Council and Plan Commission meeting. Angie will send out a placeholder invitation with more information to come.

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

**Workshop(s):**

- PlanSpokane 2046: Summary of Visioning Engagement
  - Presentation provided by staff member Tirrell Black.
  - Questions asked and answered.
  - Discussion ensued.
- Complete Streets Ordinance and Request for Hearing
  - Presentation provided by staff member Jon Snyder.
  - Questions asked and answered.
  - Discussion ensued.

**Motion**

- *I [Commissioner Francis] move that we [Plan Commission] advance the Complete Streets Ordinance in a request to go to hearing. Commissioner Shook seconded the motion.*
- Discussion: Commissioner Francis noted that they would incorporate some minor language adjustments as long as it does not change the content of the ordinance. Jon Snyder replied with his notes of two areas that were brought to his attention during this workshop. VP Patterson noted to the group that they will still have time to review the ordinance prior to the hearing.
- **Motion passes by voice vote unanimously 6-0-0.**
- Staff will find an appropriate date for the hearing.

Workshop Adjourned at 3:22PM.

Hybrid Meeting in Council Briefing Center & Microsoft Teams Teleconference for Plan Commission Hearing

Meeting Minutes: Plan Commission Hearing called to order at 4:00 pm by Vice President Ryan Patterson.

**Attendance for Plan Commission Hearing:**

- Board Members Present: Vice President Ryan Patterson, David Edwards, Greg Francis, Amber Lenhart, Carole Shook, Tim Williams
- Board Members Not Present: President Jesse Bank, Tyler Tamoush, Jill Yotz
- *Quorum Present: Yes*
- Non-Voting Members Present: Mary Winkes (Community Assembly Liaison)
- Non-Voting Members Not Present: CM Kitty Klitzke
- Staff Members Present: Angie McCall, Spencer Gardner, Tim Thompson, Kevin Picanco, Tim Fischer

**Hearings:**

- Six Year Streets Capital Improvement Plan Update

- Presentation provided by Kevin Picanco.
- Questions asked and answered.
- Discussion ensued.
- No public testimony.

**Motion**

- *I [Commissioner Greg Francis] move to recommend approval to City Council of the 2026-2031 Six Year Streets Capital Improvement Plan. Seconded by Commissioner Amber Lenhart.*
- No further discussion.
- **Motion passes unanimously 6-0-0.**

- ADU Updates ([HB 1337](#)) [SMC 17C.300](#), [17H.010.040](#)

- Presentation provided by staff member Tim Thompson.
- Questions asked and answered.
- Discussion ensued.
- No public testimony.

**Motion**

- *I [Commissioner Greg Francis] move to recommend approval to City Council for the Accessory Dwelling Unit updates to SMC 17C.300 and 17H.010.040 to comply with House Bill 1337. Seconded by Commissioner Tim Williams.*
- No additional discussion.
- **Motion passes unanimously 6-0-0.**

- Honorary Naming of Post Street Bridge

- Presentation provided by staff member Tim Thompson.
- Questions asked and answered.
- Discussion ensued.
- Public Testimony: Rick Hastings

**Motion**

- *I [Commissioner Greg Francis] move to recommend approval to City Council to add the honorary name of Friends of the Falls Memorial Bridge to the Post Street Bridge. Seconded by Commissioner David Edwards.*
- Discussion ensued regarding the term memorial.

- *Commissioner Tim Williams proposed that we [Plan Commission] amend the proposal to simply be Friends of the Falls. Seconded by Commissioner David Edwards. Commissioner Francis asked for clarification on the amendment to state Friends of the Falls Bridge? Commissioner Williams agreed that the amendment would state: Friends of the Falls Bridge not simply Friends of the Falls.*
- **Voice vote on the amendment: Vote passes unanimously 6-0-0.**
- Some additional discussion ensued.
- *Commissioner Greg Francis, in honor of Michael Baker, called to question.*
- **Voice vote on the call to question passed unanimously 6-0-0.**
- *VP Ryan Patterson stated (in clarification) to vote as amended to support the honorary naming of the Post Street Bridge to the Friends of the Falls Bridge.*
- **Motion passes unanimously 6-0-0, as amended.**

Hearing Adjourned at 5:16 PM.

The next regularly scheduled Plan Commission meeting is scheduled for Wednesday, May 28, 2025.

# Memo

**Date:** May 28, 2025

**To:** Tirrell Black, Deputy Director Planning, City of Spokane

**cc:** KayCee Downey, Planner II, City of Spokane; Taskina Tareen, Senior Associate, and Stefanie Hindmarch, Senior Associate, BERK

**From:** Lisa Grueter, AICP, Principal, BERK

**RE:** Proposed Draft Environmental Impact Statement Topics and Recommended Alternatives for Study

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## Introduction

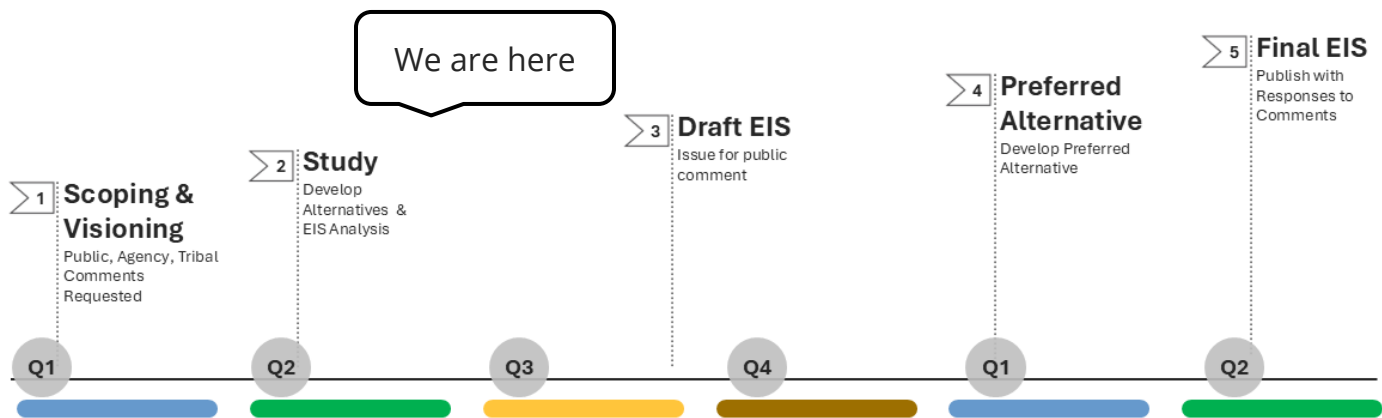
The City of Spokane has initiated a periodic update of its Comprehensive Plan under the Growth Management Act (GMA). As part of the process, the City is proposing the development of a nonproject environmental impact statement (EIS) under the State Environmental Policy Act (SEPA). The City last prepared an EIS for its initial Comprehensive Plan adopted in 2001 with a horizon year of 2020. That planning horizon has now expired. The new EIS for the 2026 Periodic Update will address growth to the year 2046. The EIS will address cumulative evaluations across the city limits and planning area, as well as area-specific evaluations (e.g., breakouts for neighborhood areas of focus as appropriate).

An EIS is an informational document that provides the City, public, Tribes, and agencies with environmental information to be considered in the decision-making process. An EIS is required under SEPA for larger projects or for major plans, regulations, and programs. An EIS describes potential environmental impacts, reasonable alternatives, and ways to avoid or minimize negative impacts that could result from implementation of the Comprehensive Plan. The EIS evaluation and mitigation measures would inform the Spokane Comprehensive Plan periodic update.

# EIS Process

The process for an EIS includes a scoping period to share what are likely topics and alternatives and invite comments, a comment period on the Draft EIS, and a Final EIS that responds to comments. See [Exhibit 1](#). The scoping period extended from February 5, 2025 to April 7, 2025.

## Exhibit 1. SEPA EIS Steps



## Environmental Topics

Agency comments during the 60-day scoping period were received from the Spokane Tribe of Indians, Washington State Department of Transportation, Spokane Transit, Spokane Riverkeepers, and University District Development Association. Requests were made to study cultural resources, critical areas, groundwater, habitat, water conservation, transportation mitigation on state routes, transit-oriented development, and climate resilience.

Elements of the environment proposed for study in the Comprehensive Plan EIS include those listed below with underlines showing integration of agency comments. Each Alternative would be evaluated with these topics. Under all topics the City can consider climate resilience.

- ▶ Earth, water quality, and water resources
- ▶ Air quality and greenhouse gas emissions
- ▶ Plants and animals, including critical areas and habitat
- ▶ Land use patterns and urban form, including historic and cultural resources
- ▶ Relationship to plans, policies, and regulations
- ▶ Population, employment, and housing
- ▶ Transportation, including multiple modes and city and state facilities
- ▶ Public services: police, fire and emergency medical services, parks, schools, and libraries
- ▶ Utilities: power, water, wastewater, and stormwater

# Objectives

Objectives are required by SEPA to identify purpose and need and compare alternatives per WAC 197-11-440 and -442. Objectives are particularly important when comparing long-range plans like the Comprehensive Plan Periodic Update.

Achievement of new GMA requirements (e.g., housing affordability targets, new climate element per HB 1181), engaging community members, and other process aims could serve as EIS objectives.

- ▶ **Meet Periodic Update Requirements:** Comply with Comprehensive Plan periodic review requirements to meet state laws including recent changes to the GMA regarding housing, resiliency to climate impacts, tree canopy, active transportation, addressing needs of overburdened communities, green infrastructure, planning for jobs and economic development, and more.
- ▶ **Accommodate Growth:** Demonstrate population and housing capacity to accommodate growth targets through 2046 based on State projections and County allocations in consultation with the City.
- ▶ **Protect Critical Areas:** Develop critical area regulation updates that respond to best available science.
- ▶ **Clarify the Plan:** Update policies that are inconsistent, outdated, duplicative, or unclear.
- ▶ **Simplify the Plan and Codes:** Update and simplify future land use map categories and zoning districts and reflect any new designations such as within centers and corridors.
- ▶ **Fast-Track Desired Growth:** Facilitate desired growth in priority locations through permit streamlining such as through SEPA planned actions or infill exemptions.

A vision statement, goals, or values, in a plan can serve as objectives. Additionally, EIS objectives can address the City's Visioning Engagement Themes (see following page).



# Community Visioning Engagement EXECUTIVE SUMMARY



Over 300 community members provided insightful feedback for Spokane's future vision.



Feedback will help direct the PlanSpokane 2046 Periodic Update and inform the growth options of our city for the next twenty years!

## COMMON THEMES :

- Access to nature
- Sustainability and environmental stewardship
- Healthy and clean



### NATURE

- Welcoming and diverse
- Accessible
- Family-friendly
- Connected
- Human-centered
- Safe



### COMMUNITY

- Good jobs
- Culture and arts economy
- Cutting-edge
- New industries
- Reuse



### INNOVATION

- Affordable
- Walkable and bike-friendly
- Access to neighborhood services
- Attractive

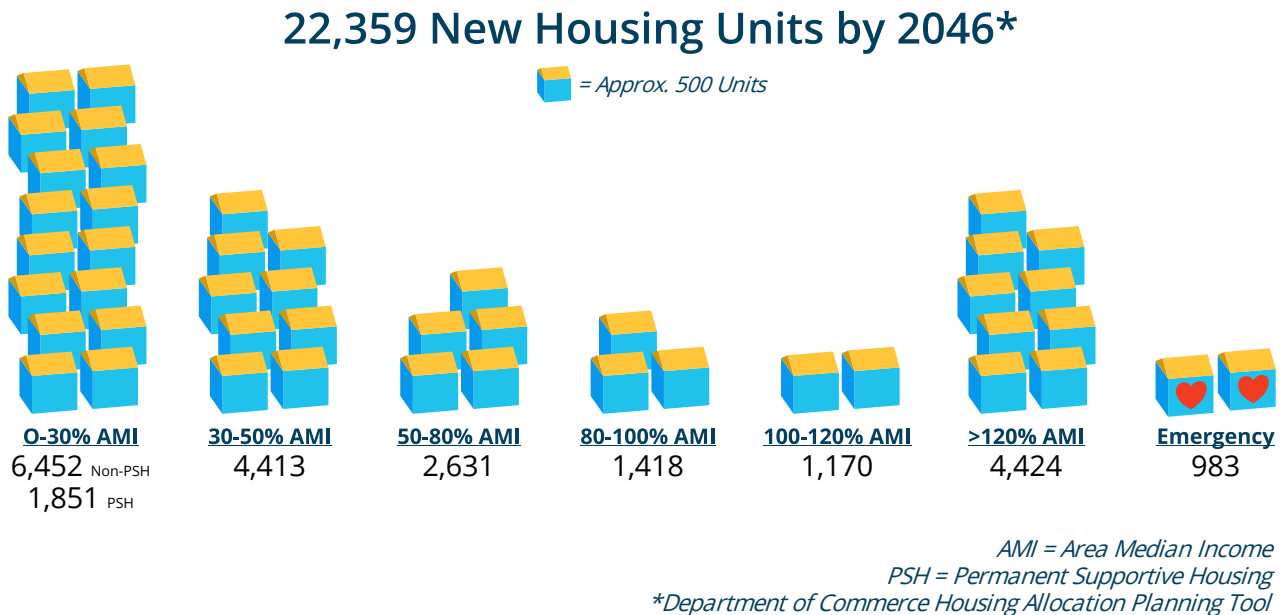


### LIVABLE

## Growth Trends

EIS alternatives will be evaluated for their ability to achieve housing growth targets that are a foundation for the Comprehensive Plan Land Use and Housing Elements. Housing targets were set considering GMA requirements and through a consultation process between Spokane County and each city. That process established that the City of Spokane should plan for 22,359 dwelling units by 2046. The City will need to provide capacity to achieve housing allocations at all income levels in its Periodic Update. See [Exhibit 2](#).

### Exhibit 2: Housing Target

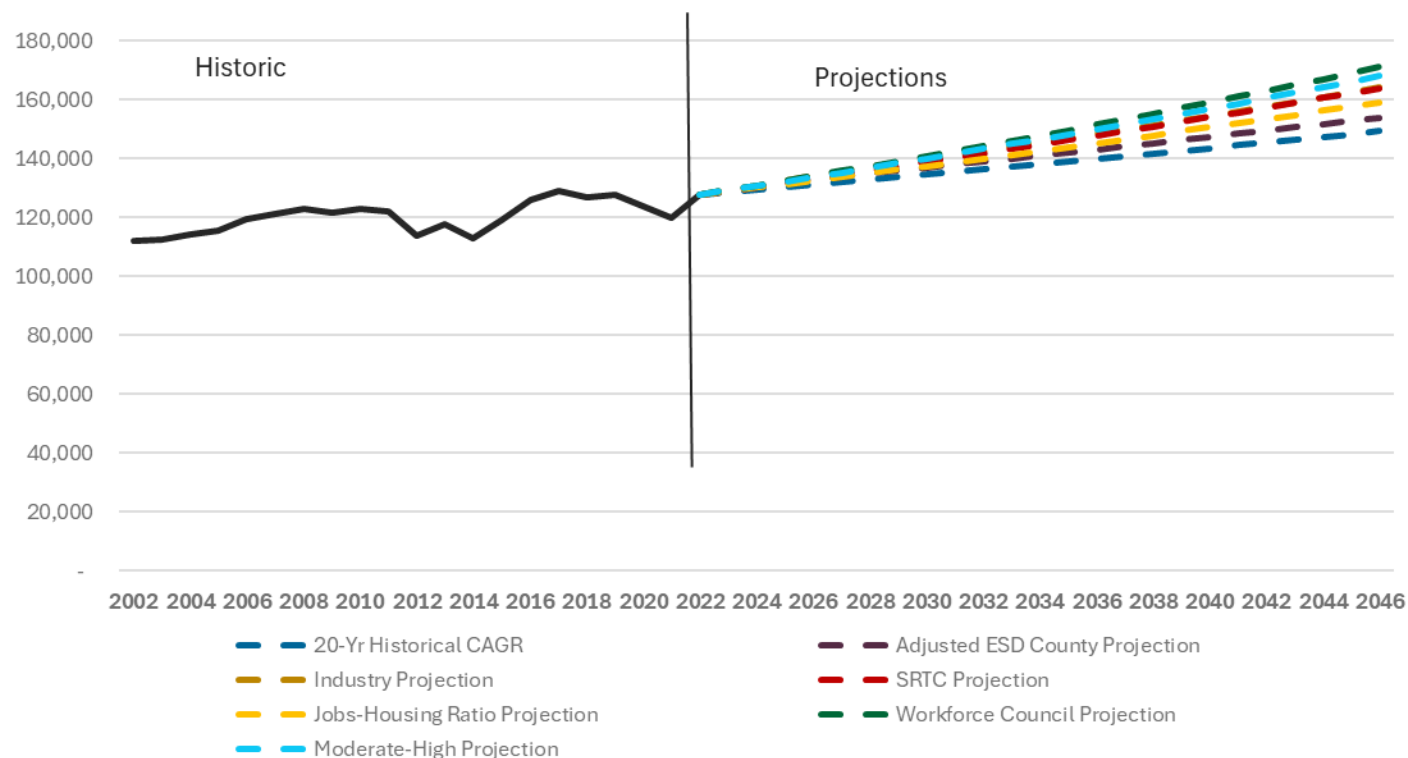


Source: City of Spokane, 2024.

Spokane County and cities do not formally allocate job targets. The City's EIS Alternatives can evaluate a range of potential job growth to help the City consider its role as a regional job center, the balance of housing and jobs for its community, and ensuring the city plans appropriately for infrastructure (avoiding over-investment or under-investment).

Based on a number of employment projections, the City could anticipate nearly 21,000 to 42,000 new jobs by 2046. See [Exhibit 3](#).

### Exhibit 3: Employment Projections



	20-Yr Historical CAGR*	Adjusted ESD ** County Projection	Jobs- Housing Ratio Projection	Industry Projection	SRTC *** Projection	Moderate- High Projection	Workforce Council Projection
CAGR*, 2022-2046	0.65%	0.77%	0.92%	1.04%	1.05%	1.15%	1.22%
Absolute Change, 2022-46	20,659	24,939	30,138	34,690	34,850	38,848	41,730
Avg Annual	898	1,084	1,310	1,508	1,515	1,689	1,814

Legend: \*compound annual growth rate (CAGR)

\*\*Employment Security Department (ESD)

\*\*\* Spokane Regional Transportation Council (SRTC)

Source: BERK Consulting, Inc. March 2025.

**20-Year Historical CAGR.** Forecasts employment growth based on historical patterns by applying the observed 20-year compound annual growth rate of 0.65% from 2022 to 2046.

**Adjusted Employment Security Department (ESD) County Projection.** Forecasts employment growth based on the forecasted county employment growth as reported by ESD and the share of countywide growth that has occurred in Spokane in the past ten years (2012-2022).

**Jobs-Housing Ratio Projection.** Forecasts employment based on the housing unit growth target for 2046 (22,359 units) and an assumed jobs-housing ratio (average of the past ten years has been 1.3).

**Industry Projection.** Forecasts employment by comparing and selecting from a mix of 10-, 20- year observed city or county employment growth by industry, ESD's forecasted employment by industry for the county, and industry projections for the City provided by the Spokane Workforce Council. These forecasts of industry employment are aggregated to calculate countywide employment.

**Spokane Regional Transportation Council (SRTC) Projections.** Applies the employment growth rate of 1.05% generated by SRTC for the City of Spokane.

**Moderate-High Projection.** Considers a growth rate in the range of the SRTC Projections and Workforce Council Projection at a 1.15% growth rate.

**Workforce Council Projection.** Applies the employment growth rate of 1.2% generated from projections provided by Spokane Workforce Council and developed by Lightcast, a private provider of data. The projections are based on historical trends projected forward 10 years into the future, but it should be noted that the historic data used shows almost double the growth seen in the US Census Longitudinal Employer-Household Dynamics (LEHD) historic data.

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## Alternatives

An EIS is required to identify and analyze Alternative approaches to meeting the goals of a proposal. In the case of Comprehensive Plans, these "EIS Alternatives" represent different growth strategies. Alternatives should be distinct and represent a diverse range of options that can highlight the impacts of different potential choices in growth strategies. The Alternatives should be broad enough that the final Preferred Alternative, which is included in the final plan, will fall within the range of the Alternatives studied (features can be mixed and matched).

### Alternative 1 No Action – "Stay the Course":

- ▶ This SEPA-required Alternative is the continuation of the current Comprehensive Plan and associated zoning and regulations. Recently amended plans are included such as the Logan Subarea Plan.
- ▶ Growth would continue as planned under current rules which is focused on Centers and Corridors originally conceived in the early 2000s.

Two Action Alternatives will be evaluated in the Draft EIS. The Alternatives would explore different ways the City can both meet GMA requirements and objectives for a resilient, connected, and livable city.

Based on the scoping process, BERK recommends evaluating the following action alternatives:

► **Alternative 2: Distributed and Balanced**

- Prioritizes **jobs/housing balance**.
- Includes **planned transit-oriented development** (TOD) improvement areas. This aligns with recent state legislation in HB 1491, which is awaiting the Governor's signature at the time of this writing.<sup>1</sup>
- **Modifies Centers and Corridors concepts** using the Centers and Corridors Study recommendations to better consider market conditions and zoning best practices (mixed use designations).

► **Distributes growth across designated Centers and Corridors.**

- Recognizing community interest in walkable areas with services, there are new areas with **neighborhood/small scale retail**.
- Would **facilitate growth through an infill exemption** under SEPA (RCW 43.21c.229) where the EIS provides upfront evaluation of growth along frequent transit routes, and documents plans or development regulations that provide mitigation measures. The City may also raise SEPA thresholds citywide (WAC 197-11-800).
- **Simplifies the land use plan** so that there are fewer land use designations implemented by multiple zones. This provides flexibility to respond to changing community needs and market conditions, and avoids unnecessary Comprehensive Plan amendments.

► **Alternative 3: Center City and Regional Hubs**

- **Focuses both jobs and housing growth in regional hubs and connections between them particularly Center City** (connecting regional centers/hubs via I90 and NSC). Concentrates industrial jobs in public development authorities southwest and northeast, and additional education/health jobs in the City Center/University Area.
- **Balances regional travel priorities with neighborhood livability** by identifying key transportation connections between regional centers and considering opportunities to use excess road capacity to make some urban thoroughfares more pleasant.
- City **investments prioritize certain Centers and major Corridors** to maximize impact of designation and removing or modifying the designation in other areas where appropriate, while still considering livability/streetscape improvements.
- Like Alternative 2, **simplifies the land use plan** so that there are fewer land use designations implemented by multiple zones.
- **Includes an infill exemption** (RCW 43.21c.229) along frequent transit routes, particularly bus rapid transit, and potentially includes a planned action with upfront

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<sup>1</sup> Near bus rapid transit stops, buildings with an average of 2.5 FAR would have to be allowed. There would be a minimum 10% required affordable dwelling units. See <https://app.leg.wa.gov/billsummary?BillNumber=1491&Initiative=False&Year=2025>.

environmental review and mitigation measures for jobs centers, focused on light industrial and commercial /mixed use. The City may also raise SEPA thresholds citywide (WAC 197-11-800).

A Final EIS would study a Preferred Alternative in the range of the studied Alternatives, potentially including components of all of the different Alternatives.

A comparison of alternative features is provided below.

#### Exhibit 4: Preliminary Alternative Features

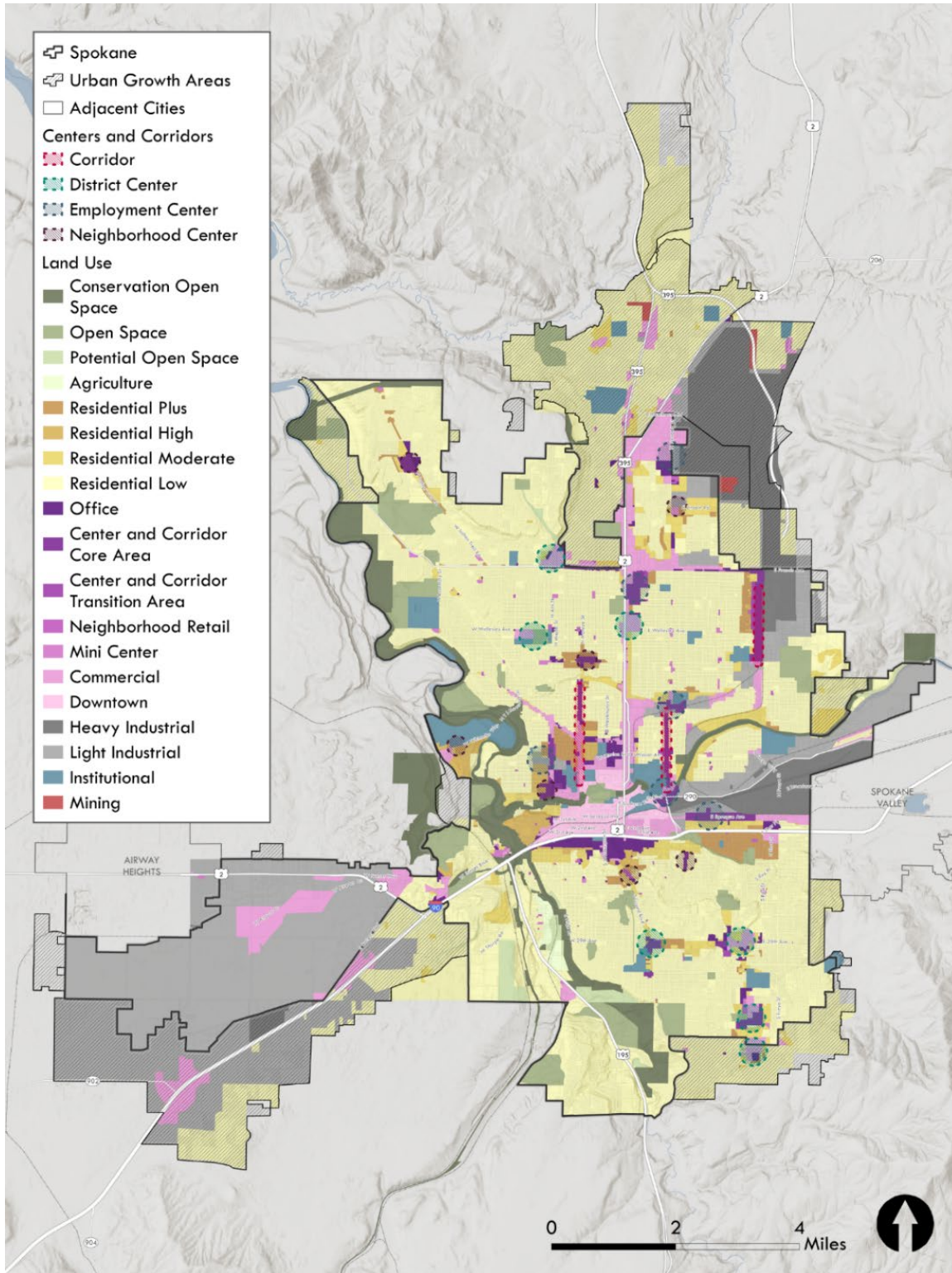
Feature	Alternative 1: Stay the Course	Alternative 2: Distributed and Balanced	Alternative 3: Center City and Regional Hubs
Updated Comprehensive Plan	No	Yes	Yes
Simplified Land Use Plan	No	Yes	Yes
Growth Pattern			
City Center	Some	More	Most
Industrial/Tech Hubs	More	More	Most
Centers & Corridors	More	Most	Some
Growth Projections			
Total Housing Targets	Meets: 22,359 housing units	Meets: 22,359 housing units	Meets: 22,359 housing units
Affordability Targets	Under evaluation. Has capacity at 80% AMI and above. Below 80% AMI is under evaluation.	Meets all income levels. This includes Lowrise (2-3 stories) and Midrise (5-6 stories) housing in proximity to transit and inclusion of new mixed use zones. Meets HB 1491 transit-oriented development near bus rapid transit.	Similar to Alternative 2, provides housing at all income levels with priority for low and midrise housing along bus rapid transit per HB 1491 and in targeted centers.
Job Projections – a way to assess land use and infrastructure needs	Considers SRTC projections (in current regional model) at 34,690 jobs. This is nearly 15,000 jobs above historic trend according to the Census.	Provides for a Jobs-Housing Balance: 24,939 jobs. This is about 5,000 jobs above historic trend. Allows a mid-range job-projection to help the City plan for infrastructure phasing.	Growth at moderate-high range, 1.15% 38,848 jobs. This is about 19,000 jobs above historic trend. Directed to Center City, West Plains, and Hillyard/ Northeast public development authorities as appropriate.

Feature	Alternative 1: Stay the Course	Alternative 2: Distributed and Balanced	Alternative 3: Center City and Regional Hubs
SEPA Tools			
Consider streamlining SEPA process with: <ul style="list-style-type: none"> <li>▶ Infill Exemption RCW 43.21c.229</li> <li>▶ Planned Action, 43.21c.440</li> <li>▶ Raising SEPA Thresholds citywide, WAC 197-11-800</li> </ul>	None	Infill exemption is transit corridor based. Consider SEPA thresholds, citywide.	Similar to Alternative 2 with a focus on bus rapid transit. Potential planned action in City Center or Hillyard for light industrial or commercial uses. Consider SEPA thresholds, citywide.

## Alternative Concepts

Each alternative is illustrated below together with how the alternative relates to key objectives.

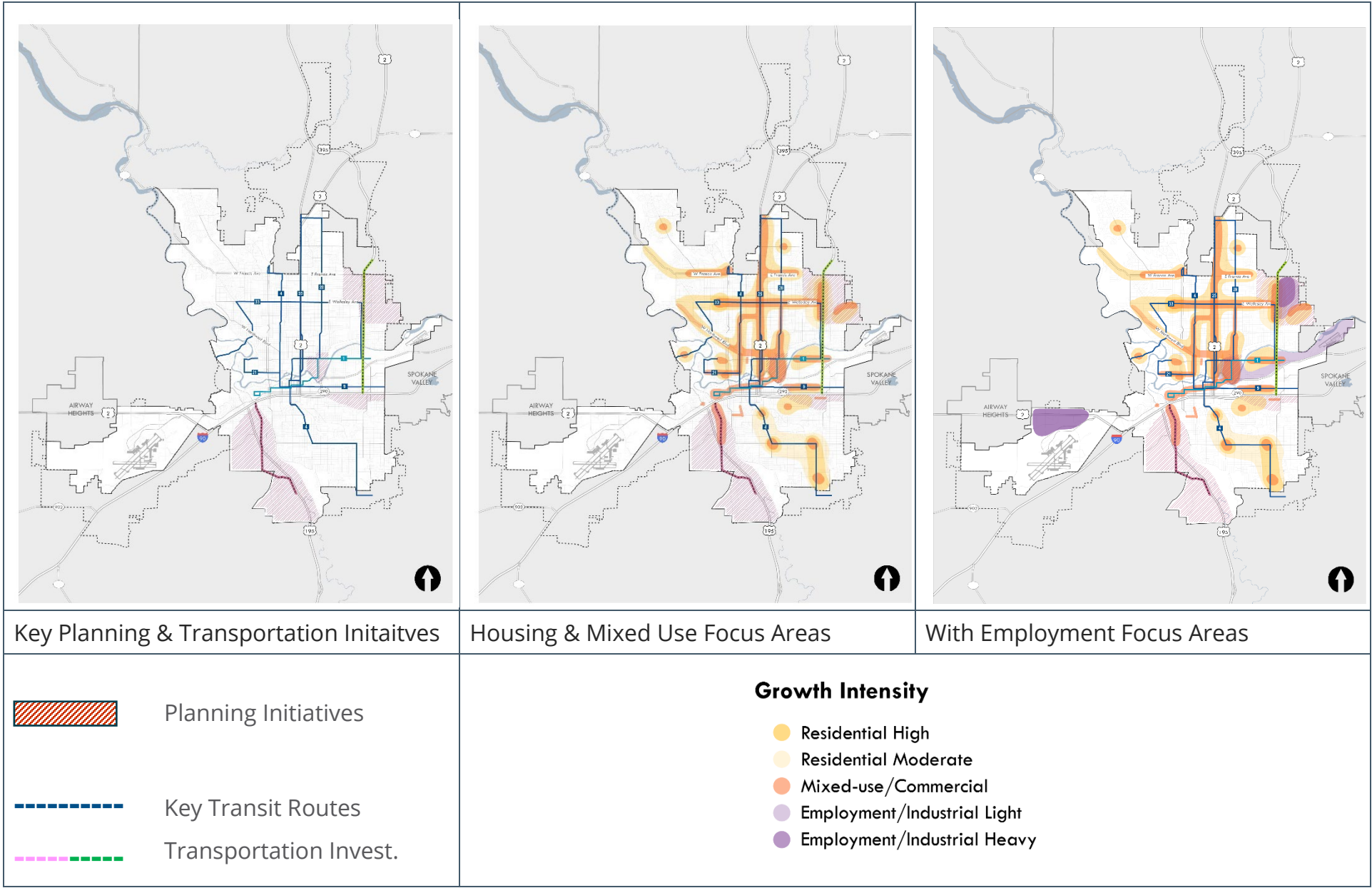
## Alternative 1 Stay the Course



## Alternative 1 – Stay the Course Features

- ▶ **Land Use Concept:** Higher intensity housing in Centers & Corridors and Downtown. Middle housing and single family in Residential areas. Employment focused in health/services (Downtown) and industrial in areas along railroads and near airport.
- ▶ **Targets/Growth:** Meets total housing target; may not meet all income levels. Assumes jobs consistent with regional transportation system.
- ▶ **Nature:** Continues current natural environment policies and critical areas regulations.
- ▶ **Community:** Continues current plan policies regarding neighborhoods and services.
- ▶ **Livable:** Implements recent middle housing strategies and recent subarea plans in Logan.
- ▶ **Innovation:** Continues current economic development policies.

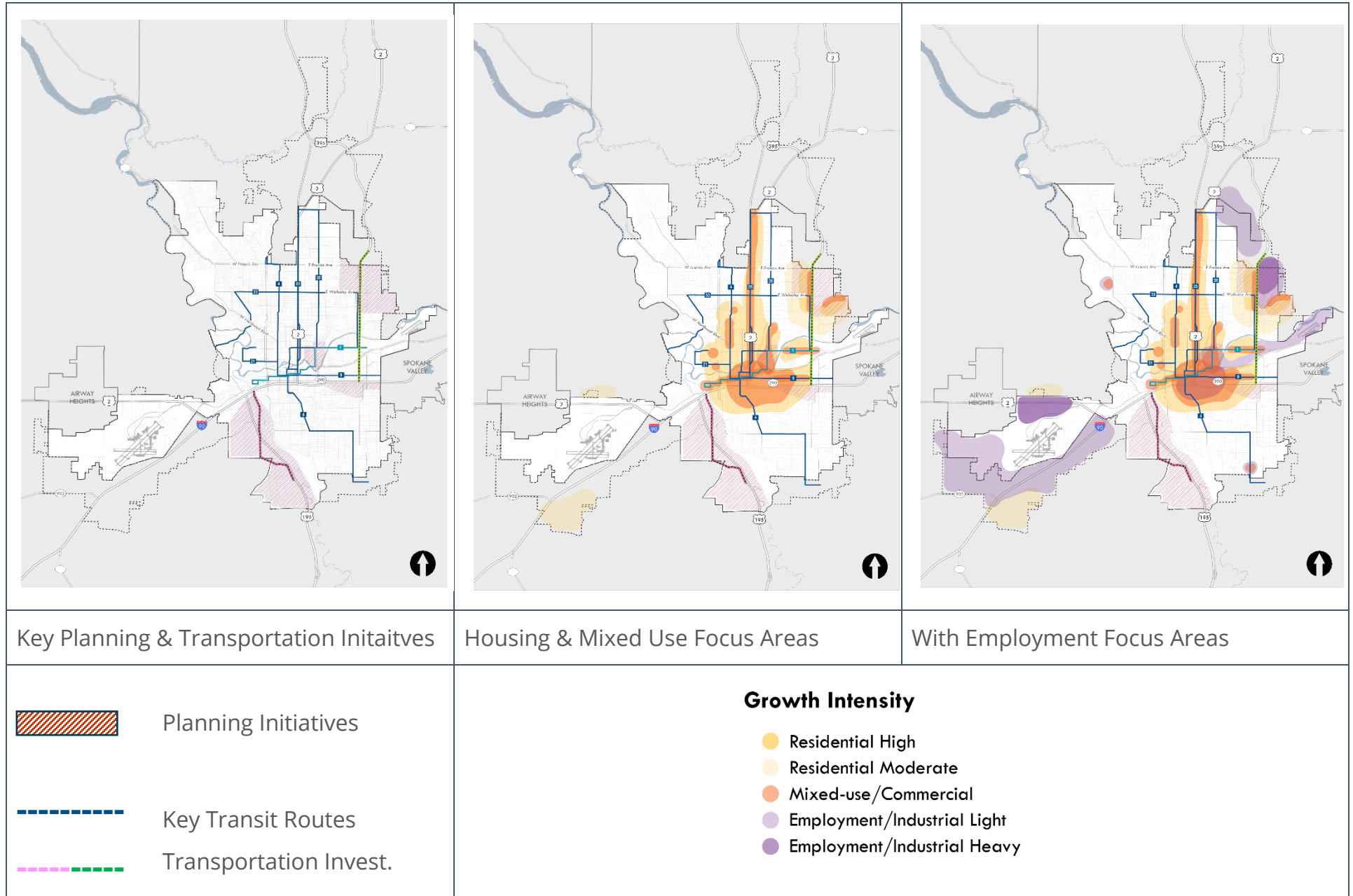
# Alternative 2 Distributed and Balanced



## Alternative 2 Distributed and Balanced Features

- ▶ **Land Use Concept:** Intensify mixed uses along transit in Downtown, Division, and other frequent transit routes. Expand centers to become corridors in South Spokane. Add mixed use zoning to arterials in Northwest and Northeast Spokane. Other areas not called out can grow, change, or remain.
- ▶ **Targets/Growth:** Meets Housing Targets at all income levels. Establishes jobs allocation above trend linked to jobs/housing balance.
- ▶ **Nature:** Includes climate planning per HB 1181. Updates critical areas regulations.
- ▶ **Community/Livable:** Provides greater range of housing in addition to middle housing. Improves accessibility for multiple modes of travel. Neighborhood Commercial can locate with criteria throughout. Distributes neighborhood commercial supporting community businesses.
- ▶ **Innovation:** Provides mixed use development and commercial uses along corridors where there is frequent transit. Continues to support existing job centers.

## Alternative 3: Center City and Regional Hubs



### Alternative 3 Center City and Regional Hubs

- ▶ **Land Use Concept:** Focus higher density growth in City Core, Division, and Hillyard. Increase healthcare, education, and research and development in City Core. New industrial jobs in West Plains, Northeast Public Development Authority, and Hillyard. Other areas not called out can grow, change, or remain.
- ▶ **Targets/Growth:** Meets Housing Targets at all income levels. Establishes highest jobs allocation that focuses investments in areas with existing/planned transportation infrastructure (Downtown transit and street network, airport, rail corridors, NSC).
- ▶ **Nature:** Includes climate planning per HB 1181. Updates critical areas regulations.
- ▶ **Community/Livable:** Provides a greater range of housing in addition to middle housing. Improves accessibility for multiple modes of travel. Neighborhood Commercial can locate with criteria throughout. Distributes neighborhood commercial supporting community businesses.
- ▶ **Innovation:** Greatest focus of new jobs in downtown, airport, and northeast. Focuses where corridor investments are made such as with bus rapid transit.

## Urban Form and Alternatives

Each alternative would advance different suites of housing and employment types, with more intense types in centers and corridors and less intense types in neighborhoods.

### Residential Typologies



Duplex (W Knox Ave)

Residential Low



Lowrise Apt (605 S Grand)

Residential Moderate



Box Car, Univ. District

Residential High

### Commercial Typologies



Corner Market/Cafe

Neighborhood  
Commercial



Shopping Center

Commercial



Nonna Mixed Use

Mixed Use



River Park Square

Downtown

### Industrial Typologies



Surrey, BC

Light Industrial



Trent Avenue

Heavy Industrial



860 E Spokane Falls



Biomedical R&D, Office

## Next Steps











The alternatives will be presented to the City Council and Plan Commission in mid-May. Following review and concurrence the alternatives can be further defined and evaluated in the Draft EIS. The Draft EIS is anticipated to be published in fall 2025 with a comment period. After that, a Preferred Alternative would be developed in close collaboration with the Plan Commission and City Council.

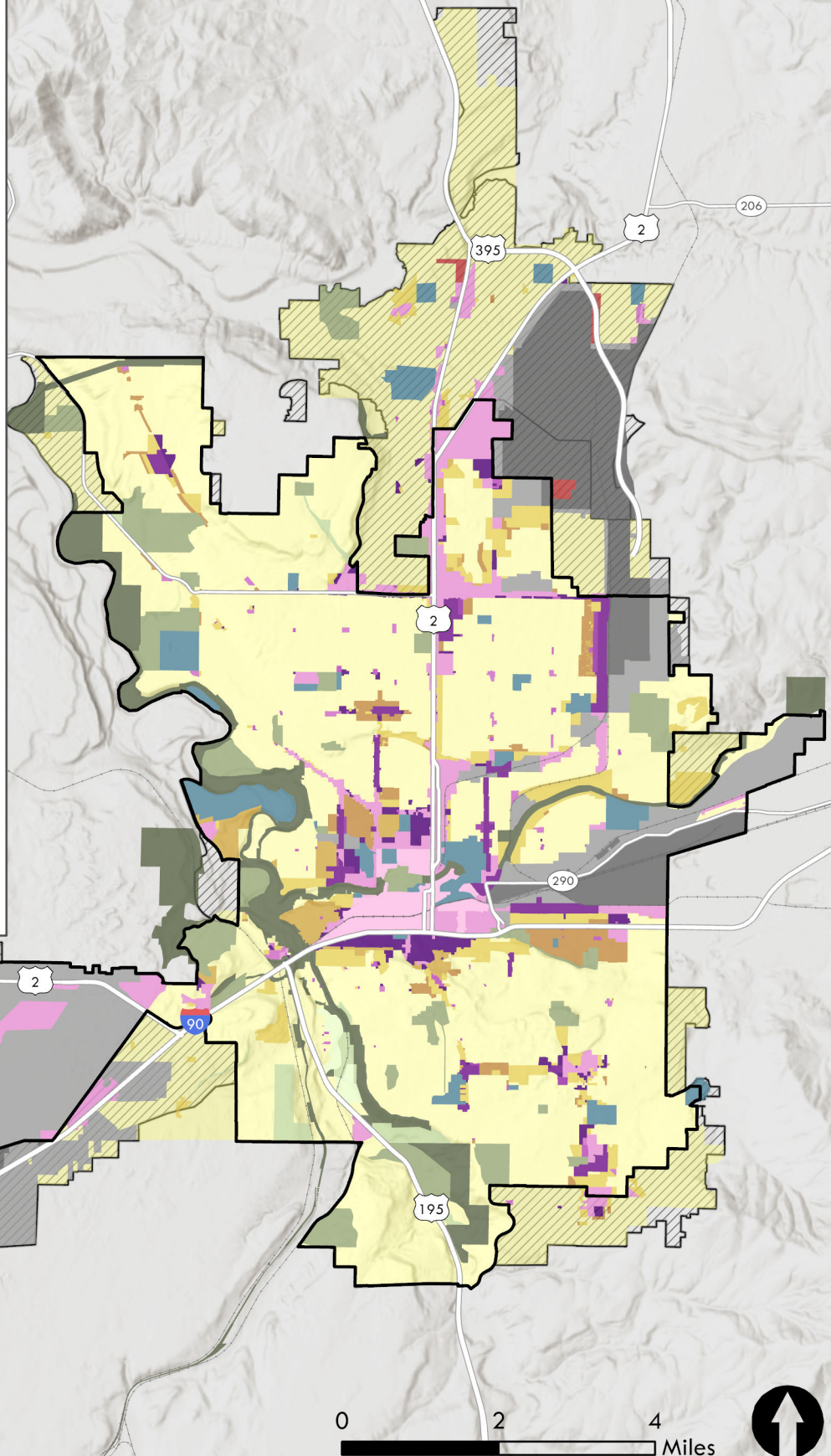
# Map Appendix

# Alternative 1 Stay the Course City of Spokane Land Use Plan 2024

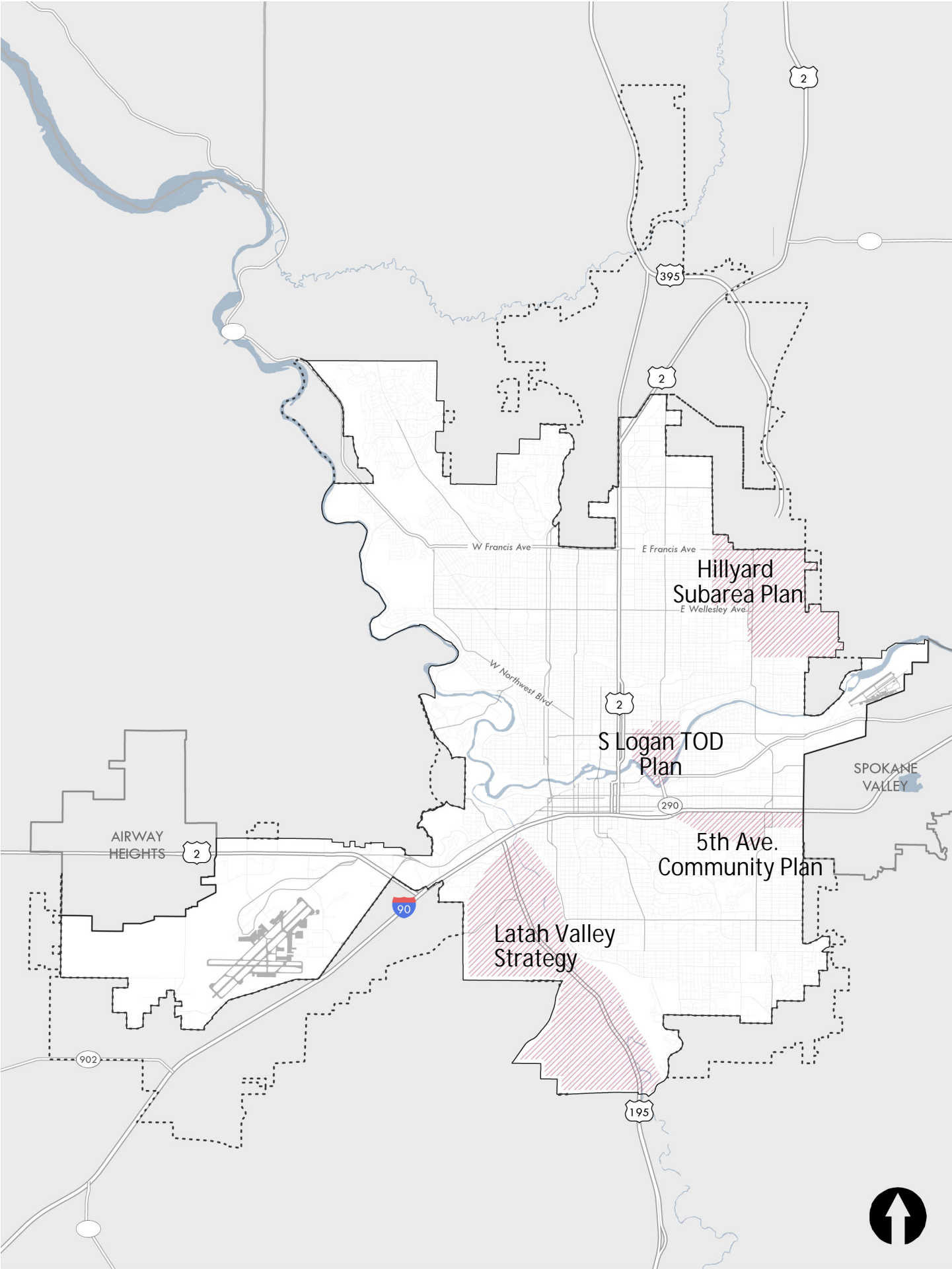
-  Spokane
-  Urban Growth Areas

## Land Use

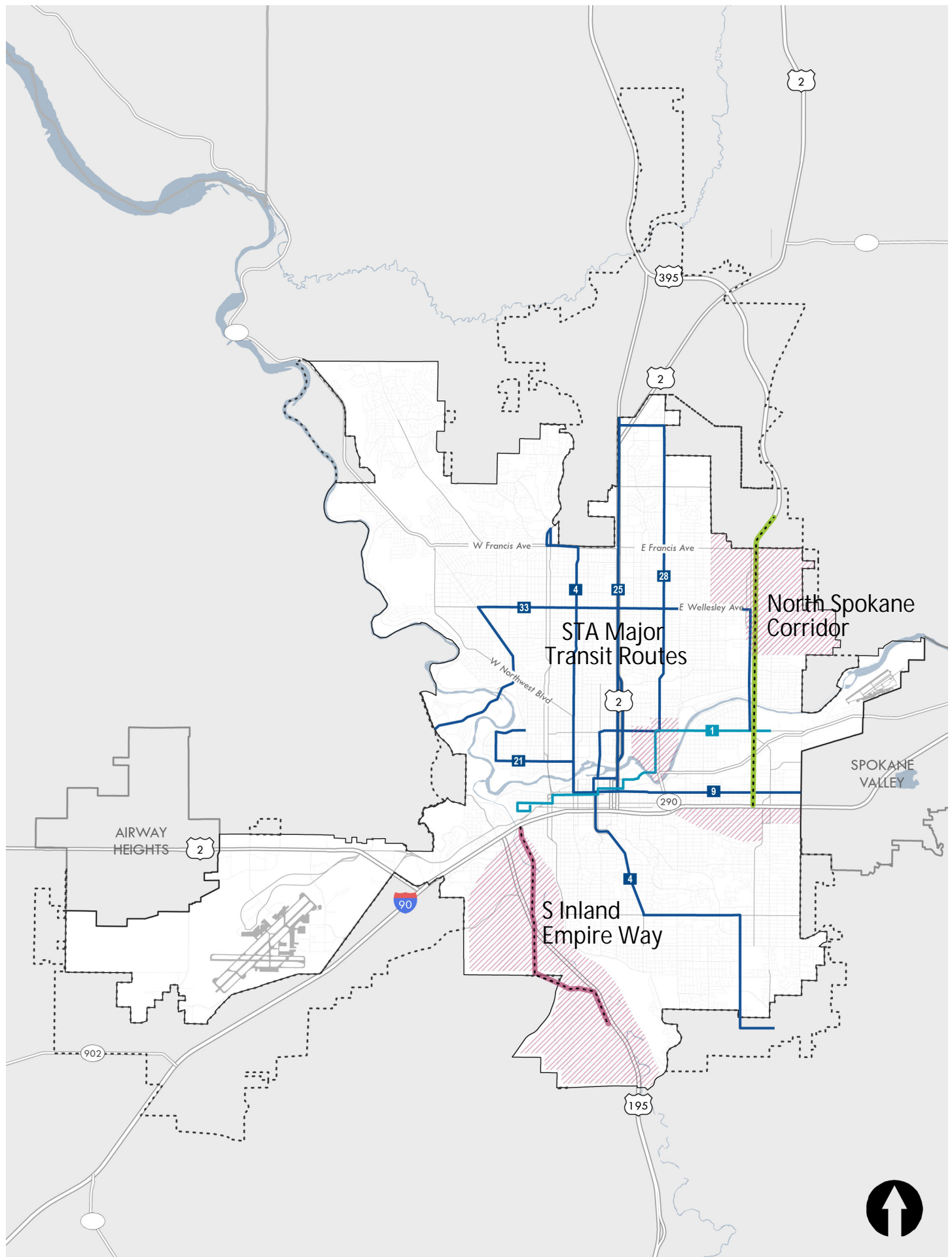
-  Conservation Open Space
-  Open Space
-  Potential Open Space
-  Agriculture
-  Residential Plus
-  Residential High
-  Residential Moderate
-  Residential Low
-  Office
-  Center and Corridor Core Area
-  Center and Corridor Transition Area
-  Neighborhood Retail
-  Mini Center
-  Commercial
-  Downtown
-  Heavy Industrial
-  Light Industrial
-  Institutional
-  Mining



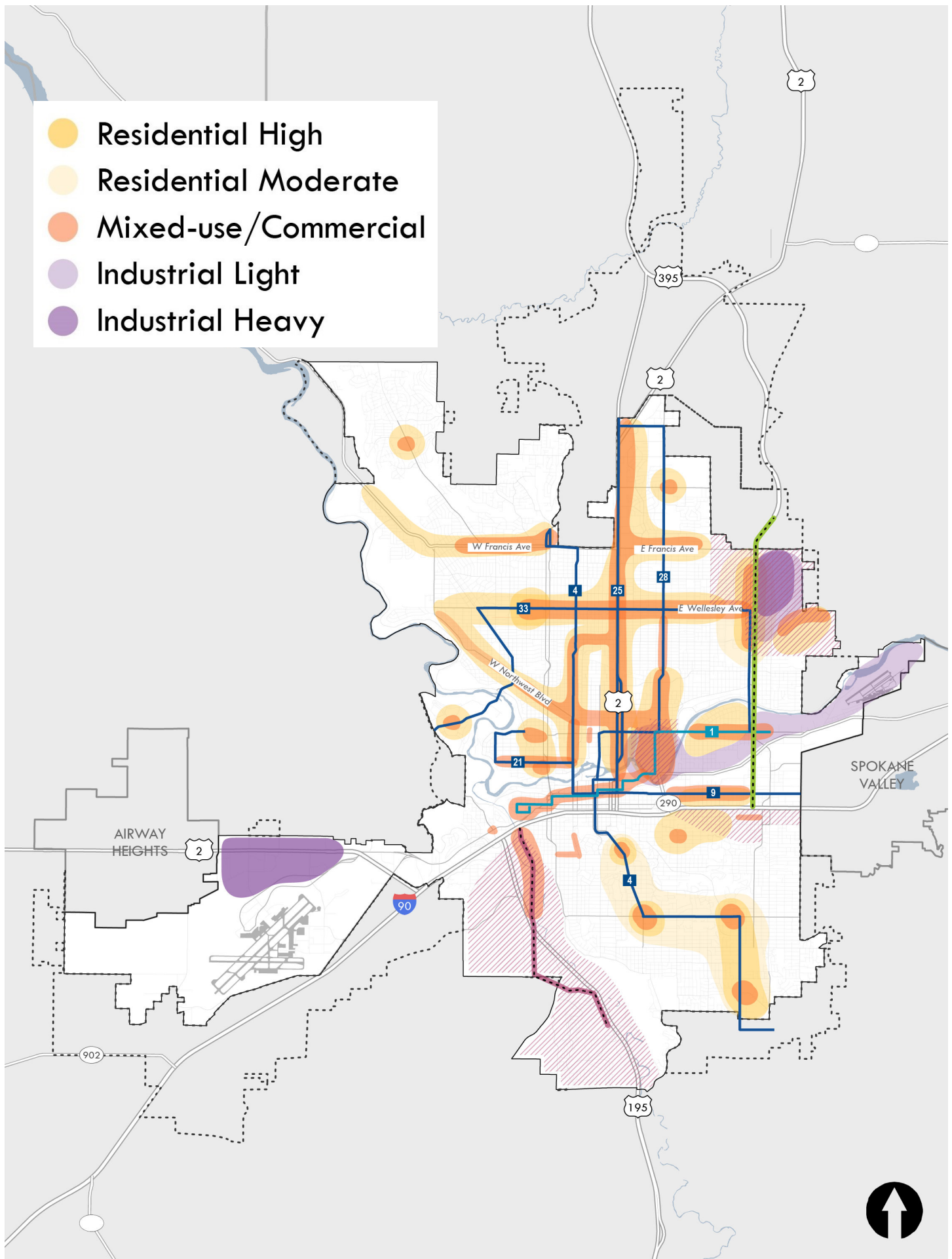
Planning Initiatives to Consider in Alternatives



# Planning Initiatives, Key Transit Routes, Major Transportation Investments



## Alternative 2 Distributed and Balanced



## Alternative 3 Center City and Regional Hubs

