



Plan Commission Agenda

Regular Meeting
Wednesday, May 27, 2026
2:00 PM

Hybrid - Council Briefing Center / Microsoft Teams
808 W Spokane Falls Blvd, Spokane, WA 99201
Virtual Meeting Link - See page two for information

TIMES GIVEN BELOW ARE AN ESTIMATE AND ARE SUBJECT TO CHANGE

Briefing Session – 2:00-2:20

1. Roll Call – Staff
2. Public Comment Period – Citizens are invited to address the Plan Commission on any topic not on the agenda.
3. Approve [5/13/2026](#) meeting minutes – All
4. City Council Liaison Report – CM Kitty Klitzke
5. Community Assembly Liaison Report – Linda Carroll
6. President Report – Jesse Bank
7. Secretary Report – Spencer Gardner
8. Transportation Commission Liaison Report – Ryan Patterson
9. Approval of current agenda – All

Workshops: (All times below are approximate)

1. 2:20 – 2:45 [ReFIVE: Draft 5th Avenue Community Plan](#) (Maren Murphy, Della Mutungi)
2. 2:45 – 3:15 [PlanSpokane 2046: Chapter Review Release Incorporating Climate and Environmental Justice Review](#) (KayCee Downey)
3. 3:15 – 3:35 [STA Wellesley Corridor Development Plan](#) (Mike Tresidder, STA)
4. 3:35 – 3:45 [FLUM Development Introduction](#) (Kevin Freibott)

Adjournment: The next regularly scheduled PC meeting will be Wednesday, June 10, 2026.

*Items denoted with an asterisk may include final action taken by the Commission. Written public comments will be accepted at plancommission@spokanecity.org on these items up to two hours 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 Human Resources at 509.625.6373, 808 W. Spokane Falls Blvd., Spokane, WA, 99201; or ddecorde@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 Teams Meeting Information

Wednesday, May 27, 2026

The PC meeting 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.

Microsoft Teams [Need help?](#)

[Join the meeting now](#)

Meeting ID: 224 747 524 410

Passcode: 697m6DR7

Join on a video conferencing device

Tenant key: cityofspokane@m.webex.com

Video ID: 112 253 098 1

[More info](#)

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. Written public comments will be accepted on these items up to one hour prior to the start of the meeting.

The audio proceedings of the PC meetings will be recorded and are available online.

Plan Commission & Committees

Upcoming Agenda Items

(All items are subject to change)

June 10, 2026 - Plan Commission (90 minutes available) Hybrid

- BuildSpokane – Administration & Procedures Module Review

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Plan Commission – Meeting Minutes Draft

Wednesday, May 13, 2026

City Council Briefing Center

Meeting called to order at 2:00 PM by President Bank

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

- *None*

Attendance:

- Commission Members Present: Jesse Bank, Ryan Patterson, Amber Lenhart, Kyle Madsen, David Rasanen, Tyler Tamoush, Tim Williams, Jill Yotz
- Commission Members Not Present: [Click or tap here to enter text.](#)
- Non-Voting Members Present: Community Assembly Liaison Linda Carroll
- Non-Voting Members Not Present: Councilmember Kjtty Klitzke
- *Quorum Present: Yes*
- Staff Members Present: Spencer Gardner, Emily King, KayCee Downey, Kevin Freibott, Brandon Whitmarsh, Hollis Staal, Tirrell Black, Megan Kapaun, Kiera Randal, Sarah Sirott

Minutes: Minutes from 4/22/2026 approved unanimously.

Briefing Session:

- **Community Assembly Liaison Report** – Linda Carroll
 - During the May 7th Community Assembly meeting, Linda reported that the Plan Commission voted to recommend the Preferred Alternative to City Council. Noting a short timeline until the Council's decision, she urged members to review the maps and refer comments and questions to the Plan Commission and City Council.
 - At that same meeting, the chair of the Land Use Committee expressed concern that the current planning documents have removed, for most chapters, the role of the neighborhood councils in planning. The assembly voted to send the Planning Department, Mayor, and City Council a letter expressing that concern and requesting that the planning documents be updated prior to the City Council's review of the drafts.
- **President Report** – Jesse Bank
 - President Bank did not provide a report.
- **Secretary Report** – Spencer Gardner
 - Spencer first had Megan introduce the Legal department's new intern, Kiera Randal. Kiera just started this week and will be here full time through the summer. She will attend Plan Commission meetings and will provide legal support through the summer.
 - May 18th is the anticipated adoption date for the Preferred Alternative with City Council. If Council successfully adopts that, we can start moving forward and get to the next phase of the Comprehensive Plan.
 - Spencer also presented an idea for an off-site field trip. Staff has been talking about visiting the new development in Airway Heights. It could also be an opportunity for the Plan Commission to check it out and see what's going on elsewhere in the region. This would probably take place late summer.
- **Transportation Commission Liaison Report** – Ryan Patterson
 - There hasn't been a Transportation Commission meeting, but Vice-President Patterson did remind everyone that it is Bike to Work Week and Bike Everywhere Month. There are lots of events surrounding that, as well as some other non-car transportation efforts that will be happening this summer. Spokane Bike Club is the managing sponsor, they have a whole list of all the events taking place. The Bicycle Advisory Board will be having a field trip on Tuesday on the South Hill as well.

Current Agenda: The current agenda was approved.

Informational, Discussion and/or Action Items:

- PlanSpokane 2046: Chapter Review Update
 - Presentation provided by: KayCee Downey
 - Questions asked and answered.
 - Discussion ensued.

- PlanSpokane 2046: Growth Strategy
 - Presentation provided by: Kevin Freibott, Brandon Whitmarsh, Hollis Staal
 - Questions asked and answered.
 - Discussion ensued.

Meeting Adjourned at 3:46 PM.

The next regularly scheduled Plan Commission Meeting is on Wednesday, May 27, 2026.

DRAFT

BRIEFING PAPER: ReFIVE Plan: Draft 5th Ave Community Plan
City of Spokane
Plan Commission
5/27/2026

Subject:

The ReFIVE Plan: Draft 5th Ave Community Plan will be released in late May 2026 for public feedback and input, after nearly a year and a half of community engagement, partnerships and coordination. The draft plan focuses on what identity, connectivity, livability, stability and wealth mean for the 5th Avenue community today and in the future. In addition to goals and strategies, the draft plan will present a vision map and concepts to help illustrate what a reimagined 5th Avenue can look and feel like. The draft plan will also propose updates to land use for the study area based to promote neighborhood serving mixed-uses and expand housing options while ensuring flexibility and adaptability. Visit <https://my.spokanecity.org/projects/fifth-avenue-plan/> for more information.

Background:

In 2025, the City embarked on the planning process to create the 5th Avenue Community Plan, reflecting the vision and desires of the community with priorities and action steps. The 5th Avenue Community Plan will establish a community-led framework of goals and policies for future land use, economic growth, connectivity, and quality of life improvements for the 5th Avenue community in the East Central neighborhood. The plan is supported by community partners including 5th Avenue Forward, Carl Maxey Center, Take Up the Cause, Nuestras Raices, East Central Neighborhood Council, Spokane Public Schools, and businesses and organizations along 5th Avenue.

Relationship to Plans/Actions:

City Council passed Ordinance C36163 in December 2021 appropriating \$1 million of the ARPA funds solely for subarea planning to increase housing along transportation corridors in economically disadvantaged areas in Spokane. City Council passed Resolution 2024-0098 to initiate subarea planning for the 5th Avenue Community Plan. The plan builds on the 5th Avenue Initiative started in 2019 and builds synergy with ongoing and upcoming public projects from both the City, community partners, and partner agencies.

Timeline/ Further Action:

Once released by the end of May, the draft ReFIVE Plan and a community survey will be available online for review and feedback through end of July 2026. Feedback received will inform the final plan for Plan Commission consideration in October, for recommendation for adoption by City Council by December 2026.

ReFIVE

a community plan for fifth avenue

Draft Plan Overview

Plan Commission Workshop | May 27, 2026



PLANNING AREA MAP

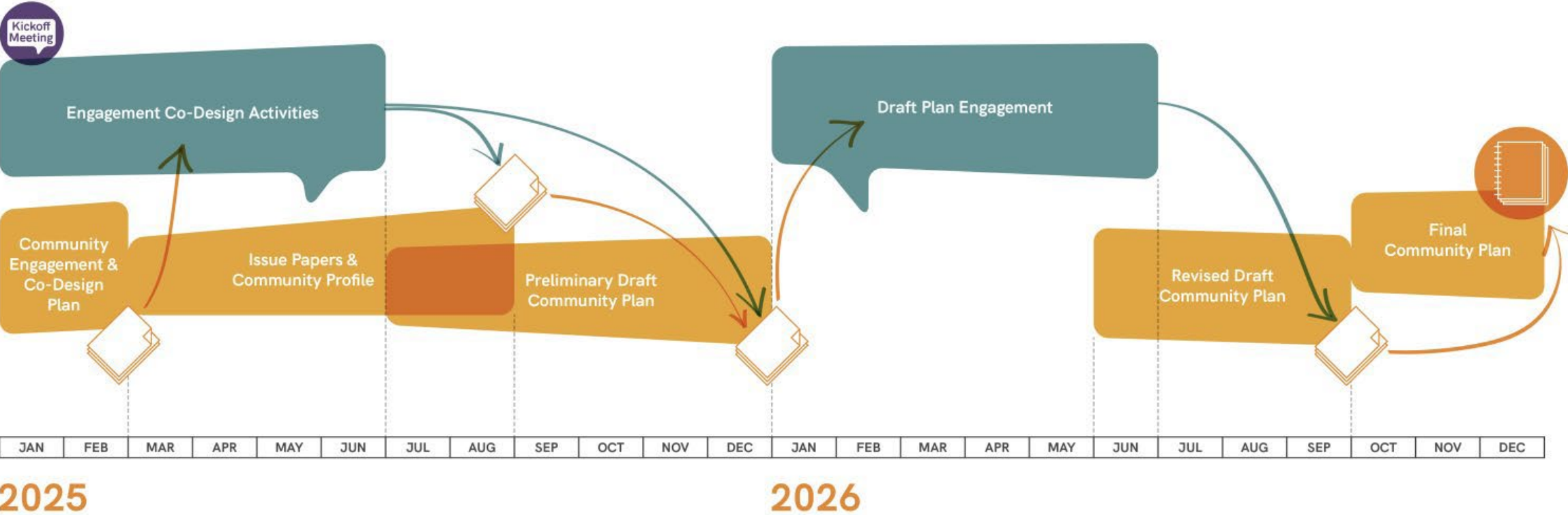


- a** Liberty Park Library
- b** Liberty Aquatic Center
- c** Dr. Martin Luther King, Jr. Family Outreach Center
- d** Libby Center
- e** Carl Maxey Center
- f** Frances L. N. Scott Elementary
- g** Grant Elementary

The **5th Avenue planning area** is focused on the area and community south of I-90 in the East Central Neighborhood centered along East 5th Avenue, a 1.75-mile corridor that connects Liberty Park to Frances Scott Elementary School and the city boundary at Havana Street.

ReFIVE Plan Project Arc

KICKOFF VISIONING DRAFT PLAN DEVELOPMENT & REVIEW FINAL PLAN



How are we listening?

Community Conversations

Interviews and Listening Sessions, Jan 2025 - Feb 2025

Property Owners & Stakeholder Outreach, March – May 2026

Community Working Group

Monthly Meetings, February 2025 - ongoing

Visioning Events

Frances Scott Elementary School Arts Gala, April 2025 & 2026

Grant Park Celebration, Juneteenth 2025

MLK Center Resource Fair, Juneteenth 2025

Community Workshop, October 2025

Black Earth Day, April 2026

Online

Project website

Blog posts, email newsletter

Discussion board & interactive map: <https://spokane5thavenue.com/>

*Spanning all engagement efforts, **co-creation, accessibility, and creativity** were key elements of our approach to best meet community members where they're at and collect a diversity of input.*

Community Working Group:

5th Avenue Forward

Carl Maxey Center

Nuestras Raíces

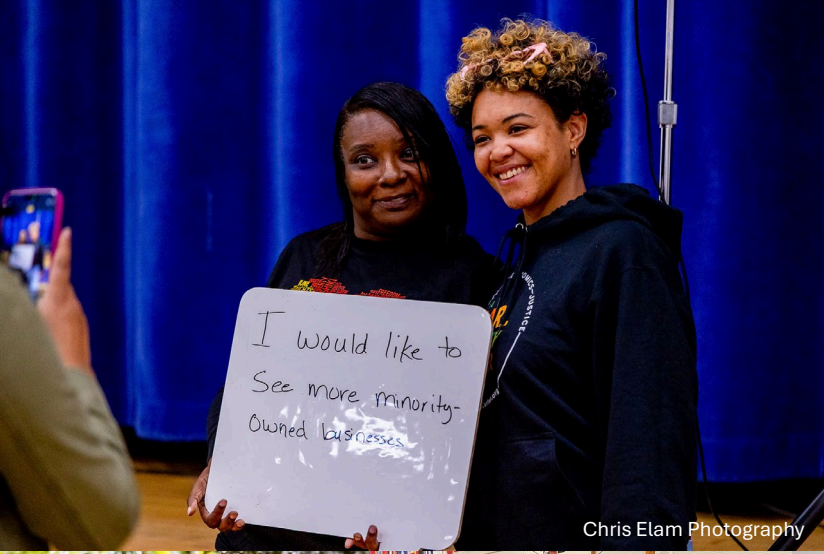
Take Up the Cause

East Central Neighborhood Council

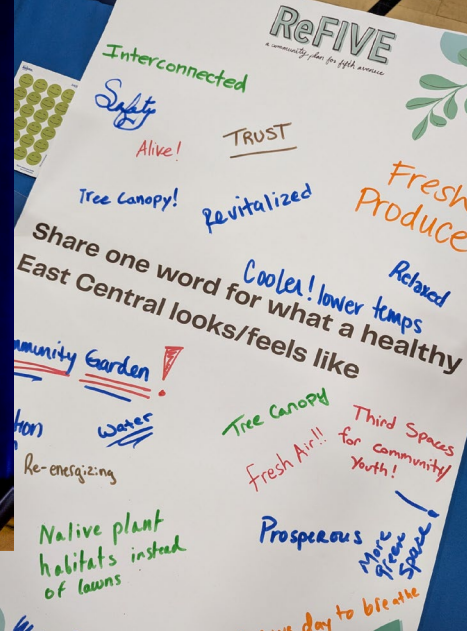
Spokane Public Schools

Youth Representative

Engagement summary online at
<https://my.spokanecity.org/projects/fifth-avenue-plan/>



Chris Elam Photography



Chris Elam Photography

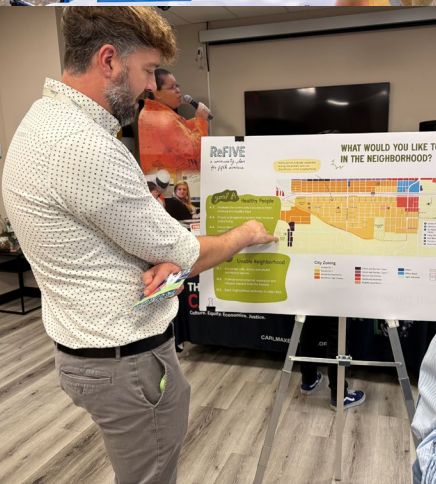


Chris Elam Photography

“ I think that that's the biggest piece that we're looking for, is the restoration of the community that was once thriving.”



Chris Elam Photography



Chris Elam Photography



Chris Elam Photography



What we heard

- Deep connection to the **community's history**
- Desire for economic and cultural **empowerment**
- Commitment to preserving **Black identity** and experiences in the face of historical injustices
- Desire for **affordable housing** solutions
- Commercial and economic **opportunity**
- Improved **traffic safety** particularly for youth



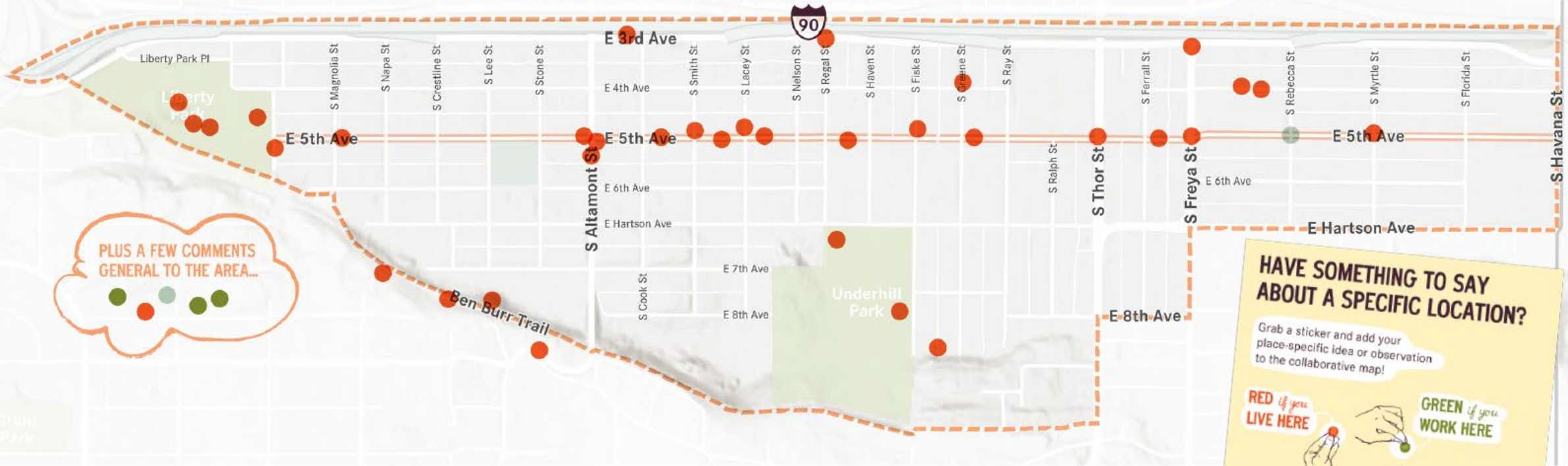
THE BIGGEST OF YOUR BIG IDEAS!

MORE FREQUENTLY MENTIONED ↑



COLLAB MAP COMMENTS *so far!*

- Residents - 35
- Employees/Business Owners - 3
- Everyone Else - 2



PLUS A FEW COMMENTS
GENERAL TO THE AREA...

HAVE SOMETHING TO SAY ABOUT A SPECIFIC LOCATION?

Grab a sticker and add your place-specific idea or observation to the collaborative map!

RED if you LIVE HERE

GREEN if you WORK HERE

THIS COLOR is for EVERYONE ELSE

| 9 | Collaborative Map Comments
Image: Leah Murphy

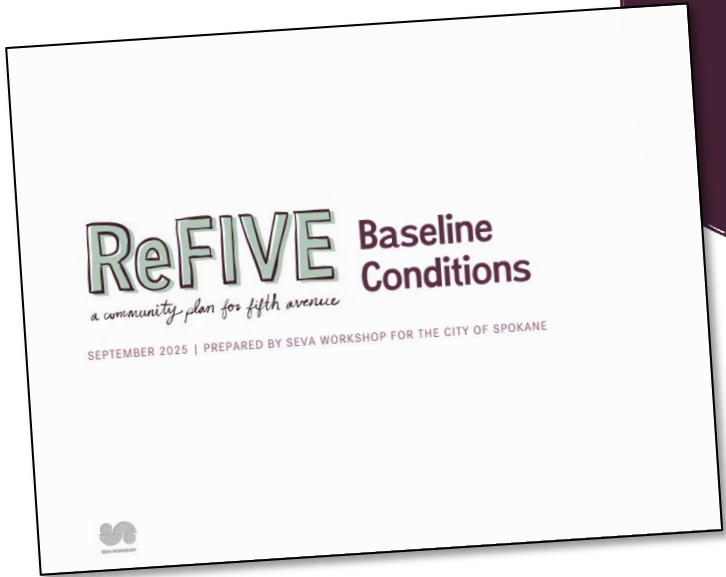
Community ideas & input

defined the

Topics for Study:
-Walkability
-Homeownership
-Community Identity
-Community Wealth Building
-Connectivity
-Restore the Land

became the

Framework of the Plan
-Goal A: Community Identity
-Goal B: Connected Neighborhood
-Goal C: Livable Neighborhood
-Goal D: Community Wealth Building
-Goal E: Home in 5th Avenue



What is the ReFIVE Plan?

Why now?

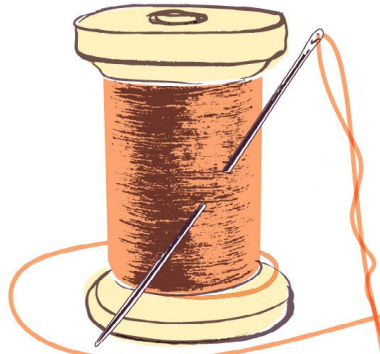


2019
Sandy Williams founded the Carl Maxey Center

Late 1800s - 1920	1920s - 1950s	Late 1950s - 1960s	1970s - 1990s	1980s - 2010s	2010s	2019-2021	2020s	2024-2026
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Early Development	Redlining & Disinvestment	Interstate 90 Construction	Emerging Legacies	Community Organizing	NSC Highway Construction	5th Avenue Initiative	Revitalization & Public Art	ReFIVE Community Planning
East Central, including 5th Avenue, emerged as one of Spokane's first suburbs with homes, shops, and light industry, with a strong Italian American immigrant community early on.	Federal housing policies redlined East Central, restricting investment and mortgage access for minority residents.	I-90 cut through East Central, displacing over a thousand families and businesses and dividing the neighborhood physically and socially.	Buoyed by the civil rights movement, local institutions like the MLK Center are founded and prominent leaders like Carl Maxey and James and Eleanor Chase do the trailblazing work that will establish their legacy.	Residents organized to preserve local heritage, strengthen neighborhood identity, and push for equitable development.	The US 395 North Spokane Corridor (NSC) construction resulted in close to 500 additional homes and businesses displaced for highway infrastructure expansion. A saving grace was the preservation and relocation of the historic Rose Apartments.	A community-driven process co-created with the City to develop a revitalization strategy emphasizing inclusion, mobility, and design.	Murals, small business grants, and public art celebrate the area's diversity.	[description forthcoming]





COMMON THREADS

Three **VISION THEMES**, distilled from thoughtful community conversations, are **THREADED** throughout ReFIVE's ideas. Each of these themes have **TIE-INS** across the plan's five recommendations chapters, **INTERWEAVING** the community's values with the plan's goals and strategies

VISION THEMES

VISION THEMES

Respect

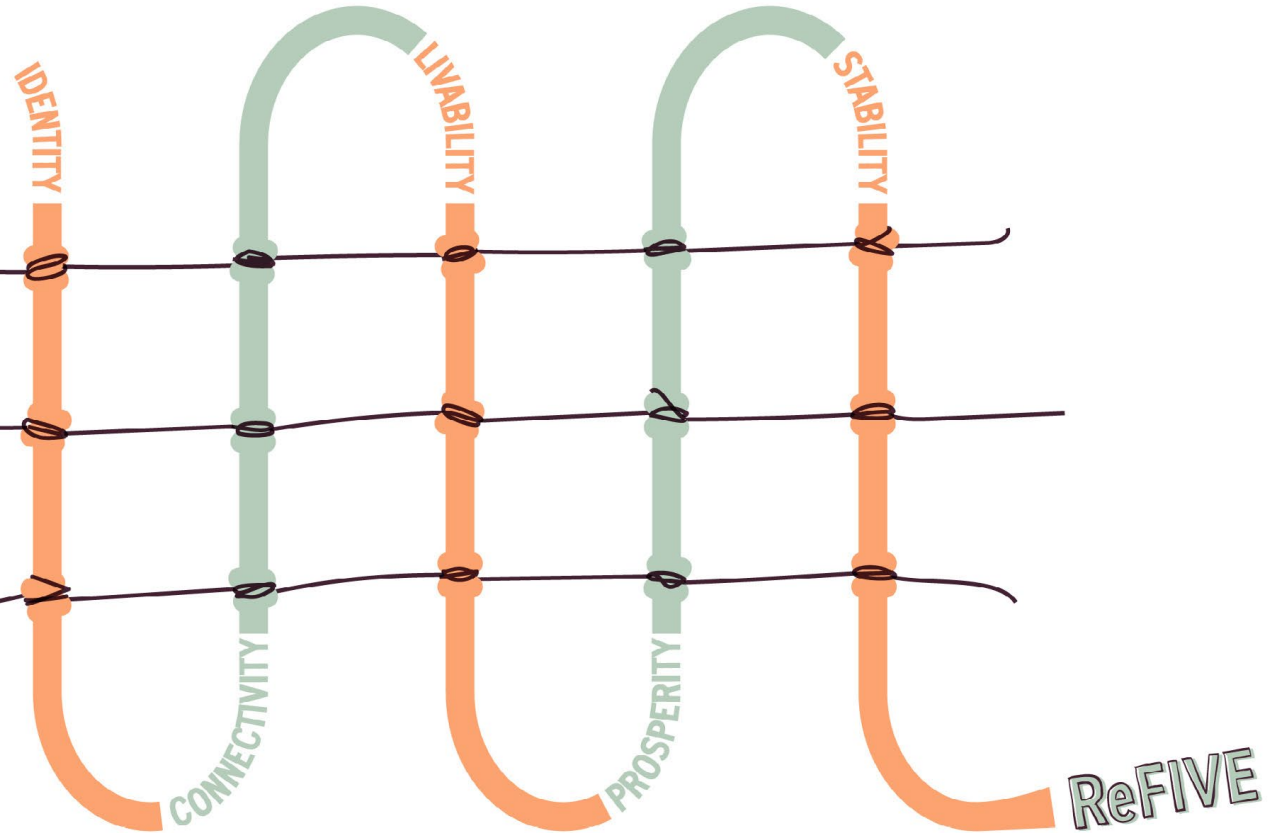
Rebalance **EQUITY** issues through economic opportunity, affordability, and environmental justice.

Resilience

Prioritize **SUSTAINABILITY** and climate adaptation in infrastructure, policy, and programming decisions.

Resourcefulness

Foster **PARTNERSHIPS** between the City and social commons; strengthen and leverage nonprofit and community infrastructure.



ReFIVE Draft Plan Goals



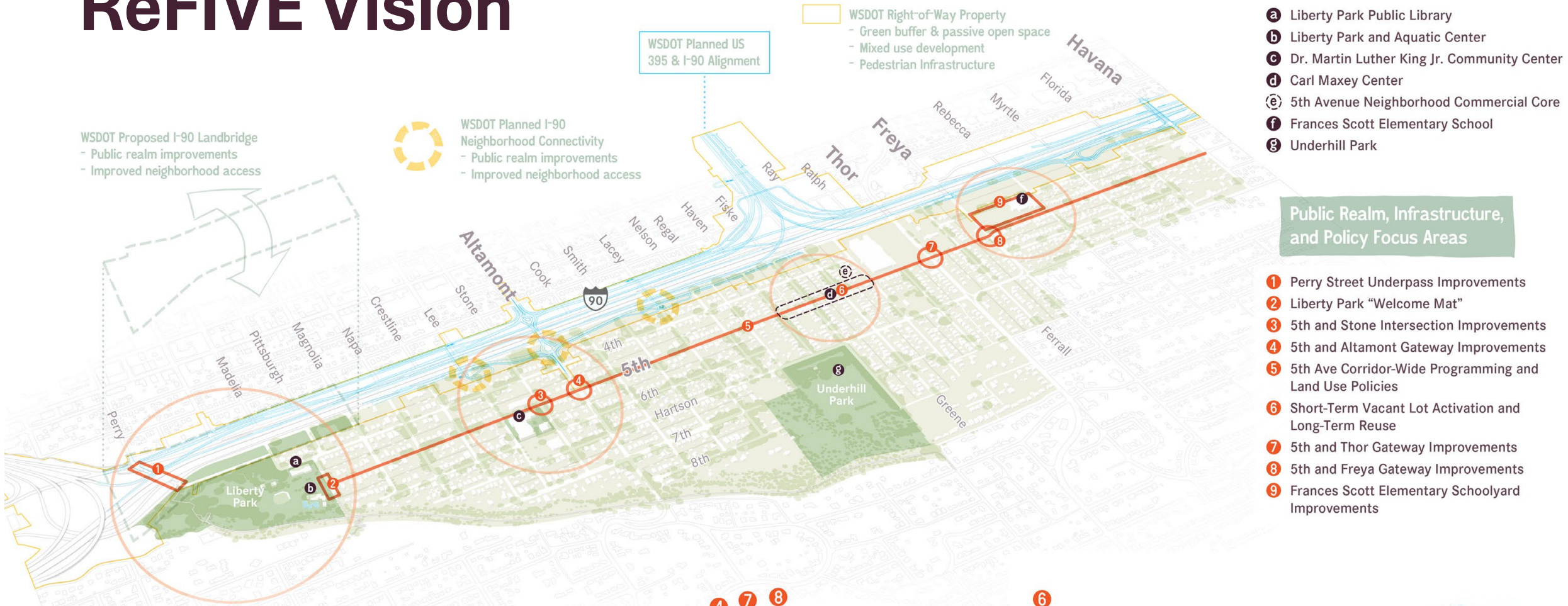
Goals and Strategies At a Glance

GOAL	STRATEGIES
IDENTITY Cement and honor the legacy of the neighborhood’s history, fill the environment with art and color, and celebrate today’s community	1.1: Celebrate 5th Avenue’s rich history as the heart of Spokane’s Black community 1.2: Beautify 5th Avenue 1.3: Organize shared experiences that reflect today’s diversity
CONNECTIVITY Improve the experience of the neighborhood for those who are walking, biking, rolling, or accessing transit.	2.1: Make the neighborhood more accessible 2.2: Make streets and sidewalks safer and more comfortable 2.3: Support neighborhood and district connectivity 2.4: Enhance access to transit
LIVABILITY Make the 5th Avenue neighborhood a welcoming and comfortable space for people of all ages and abilities.	3.1: Encourage safe, active, and playful community spaces 3.2: Create and expand programs that increase active living 3.3: Increase the community’s access to healthy food and water 3.4: Build neighborhood resilience to urban heat 3.5: Mitigate heat, extreme cold, and other climate change impacts

Goals and Strategies At a Glance

GOAL	STRATEGIES
<p>PROSPERITY</p> <p>Foster more resilient, equitable, and sustainable economies by recognizing and nurturing local community assets such as small businesses, non-profits, and cultural organizations.</p>	<p>4.1: Nurture and expand commercial activity and economic development along 5th Avenue</p> <p>4.2: Support new development that advances community goals</p> <p>4.3: Encourage partnerships to connect residents to good jobs and supportive services</p> <p>4.4: Offer technical assistance and funding support to small businesses and entrepreneurs</p>
<p>STABILITY</p> <p>Ensure the future of 5th Avenue is affordable, racially diverse, and inclusive for a wide range of household types.</p>	<p>5.1: Increase housing options and affordability levels</p> <p>5.2: Promote homeownership, especially for first-time buyers</p> <p>5.3: Sustain homeownership for community members</p> <p>5.4: Use creative tools and strategies to acquire sites for affordable housing</p>

ReFIVE Vision



WSDOT Proposed I-90 Landbridge
 - Public realm improvements
 - Improved neighborhood access

WSDOT Planned I-90 Neighborhood Connectivity
 - Public realm improvements
 - Improved neighborhood access

WSDOT Planned US 395 & I-90 Alignment

WSDOT Right-of-Way Property
 - Green buffer & passive open space
 - Mixed use development
 - Pedestrian Infrastructure

Neighborhood Anchors

- a** Liberty Park Public Library
- b** Liberty Park and Aquatic Center
- c** Dr. Martin Luther King Jr. Community Center
- d** Carl Maxey Center
- e** 5th Avenue Neighborhood Commercial Core
- f** Frances Scott Elementary School
- g** Underhill Park

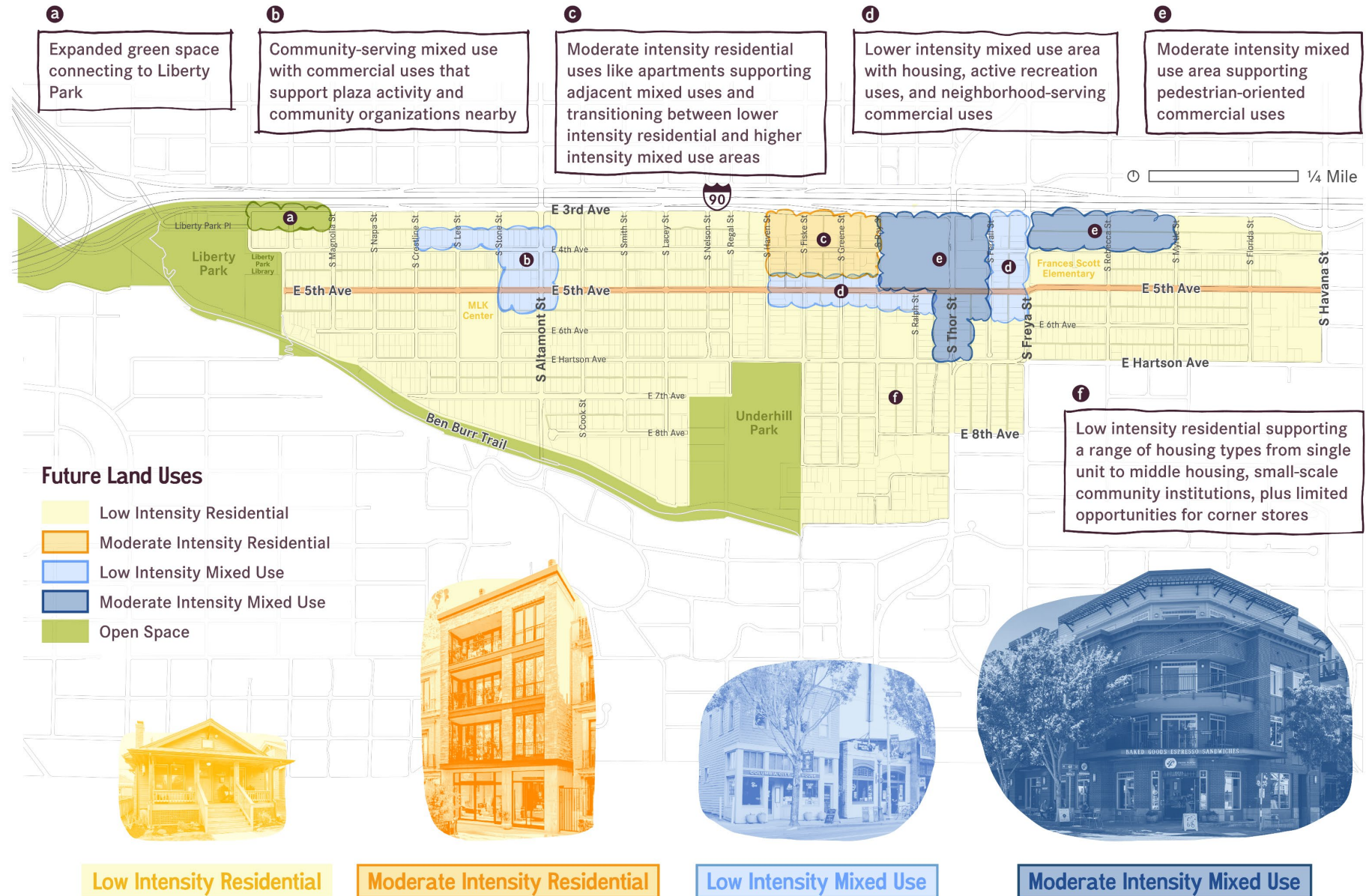
Public Realm, Infrastructure, and Policy Focus Areas

- 1** Perry Street Underpass Improvements
- 2** Liberty Park "Welcome Mat"
- 3** 5th and Stone Intersection Improvements
- 4** 5th and Altamont Gateway Improvements
- 5** 5th Ave Corridor-Wide Programming and Land Use Policies
- 6** Short-Term Vacant Lot Activation and Long-Term Reuse
- 7** 5th and Thor Gateway Improvements
- 8** 5th and Freya Gateway Improvements
- 9** Frances Scott Elementary Schoolyard Improvements



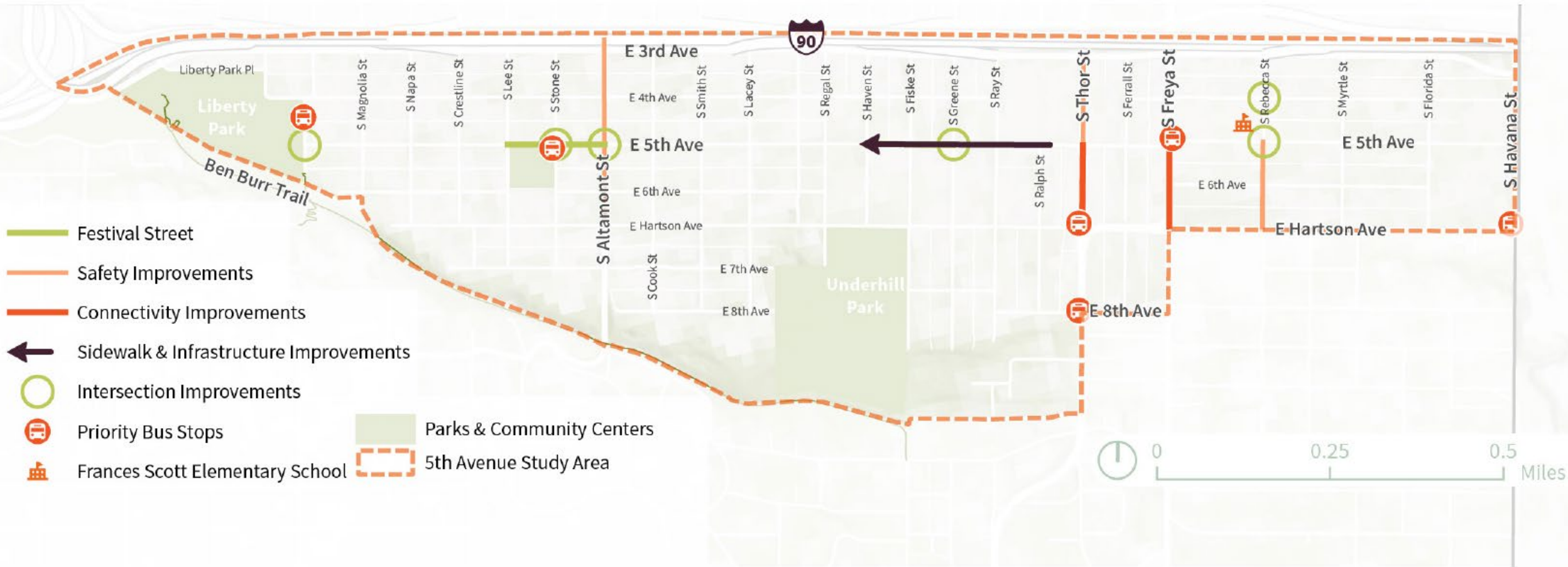
Proposed Land Use Framework

Land use changes to support mixed use development with neighborhood-serving commercial, balancing housing opportunities with homeownership, and expanded green space



Connectivity Improvements

Desired improvements to multimodal transportation and safety to support neighborhood connectivity.



Liberty Park Welcome Mat Concept

Public realm improvements at Liberty Park to better connect neighbors and visitors to the civic spaces and amenities of the library, park, and aquatic center, and create a more welcoming entrance and pedestrian environment for walking, biking, rolling, and transit.



Intersection Improvements Concepts

Expanded traffic calming concepts at intersections:

- ▶ Improves neighborhood safety and livability
- ▶ Advances equity by improving access to transportation for all
- ▶ Enhances sustainability by reducing vehicle miles traveled
- ▶ Improves health by upgrading facilities for people walking, rolling, and biking



Community Schoolyard Concept: Frances Scott Elementary School

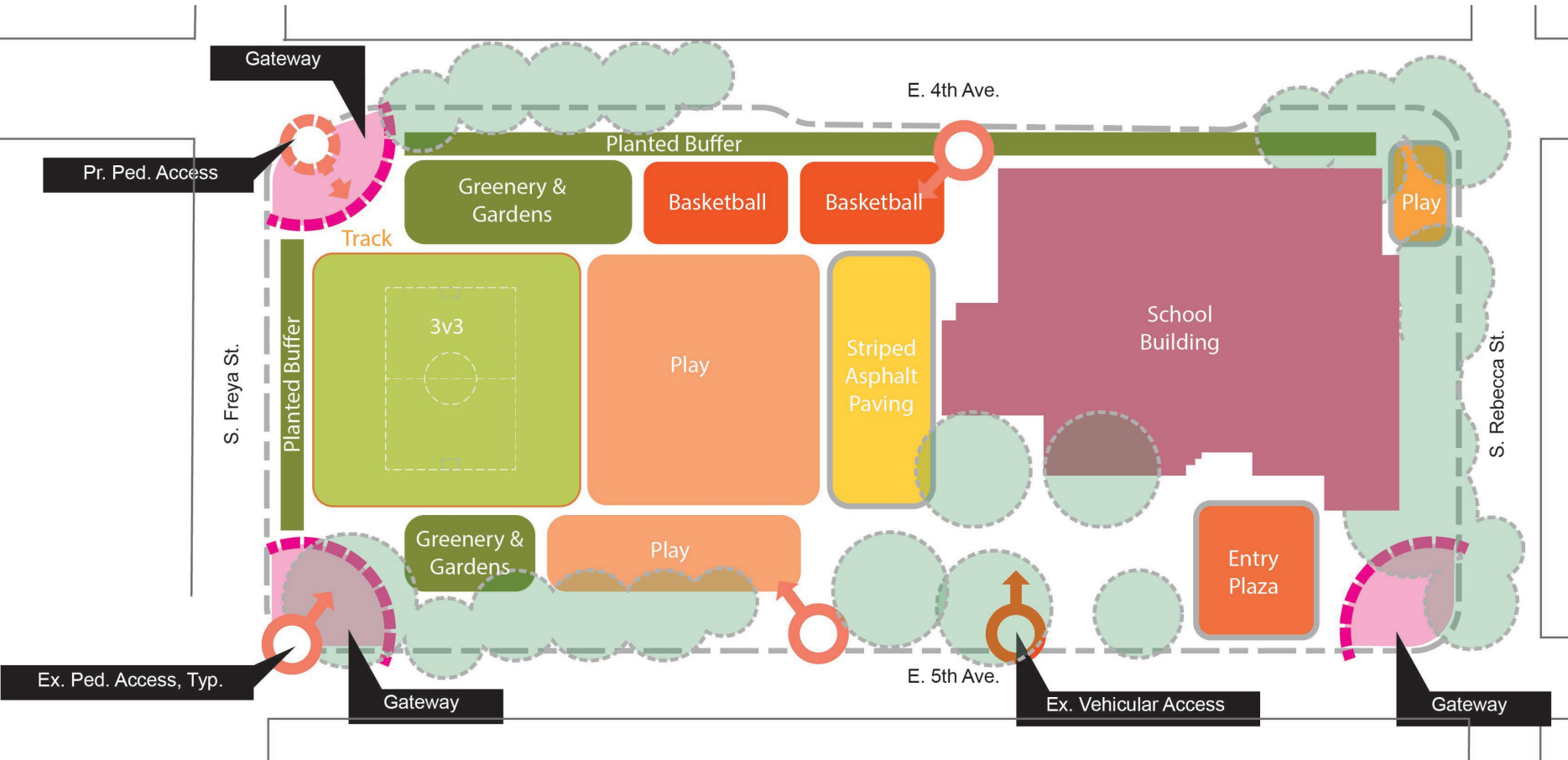
Reimagine the schoolyard to encourage both student recreation and public open space during non-school hours.



Garden Classroom Example



Trust for Public Land



Early Wins/Day One Projects

The Early Wins listed below have been identified by the Working Group as steps that can be taken immediately due to opportunities such as available funding or existing relationships.

Actions	Lead & Partners
1. Pursue the designation of a cultural district for the neighborhood	Fifth Avenue Forward
2. Create a partnership agreement between the Spokane Public Schools, City of Spokane Parks Department and the Trust for Public Lands and seek funding for a pilot project on a greening schoolyard program for Frances Scott Elementary School	Spokane Public Schools, City of Spokane Parks and Recreation Department, and Trust for Public Lands
3. Improvements to Rebecca St. and 4th Ave/5th Ave to support neighborhood connectivity by Frances Scott Elementary School.	City of Spokane, Spokane Public Schools
4. Intersection improvements at 5th Ave and Altamont St and traffic calming at 5th Ave and Stone St near the Martin Luther King Jr. Family Outreach Center.	City of Spokane, MLK Jr. Family Outreach Center
5. Intersection improvements at 5th Ave and Green St . Coordination with STA on bus stop improvements would also benefit transit riders.	City of Spokane, STA
6. Extending the infrastructure improvements from the commercial businesses along 5 th Ave to include in front of Carl Maxey Center.	City of Spokane, Carl Maxey Center
7. Completing sidewalk improvement on 5th Ave between Fiske St and Haven St .	City of Spokane
8. Improvement projects around Thor St/Freya St couplet between 5th Ave and Hartson St to support connectivity across Thor St/Freya St	City of Spokane

Draft Plan Engagement

May 19:
East Central NC

May 27:
PC Workshop

May – July: Draft Plan Survey

May – July: Online Discussion Wall & Interactive Map

June TBD: Community Tabling

June 11: Draft Plan
Virtual Workshop



SAVE THE DATE!

Draft Plan Virtual
Workshop
Thursday, June 11
6:00 pm – 7:30 pm

Visit online for complete schedule:
[https://my.spokanecity.org/projects/
fifth-avenue-plan/](https://my.spokanecity.org/projects/fifth-avenue-plan/)



June 19-20: Juneteenth
Community Events

June/July TBD: Cultural
Small Group Discussions

SEVA



WORK
SHOP

BRIEFING PAPER
City of Spokane
Plan Commission
Workshop, May 27, 2026



Subject

While there are many studies and projects in progress that will inform Comprehensive Plan updates through [PlanSpokane 2046](#), a big part of any periodic update is a review and assessment of the many existing goals and policies. To this end, the City is undertaking a review of the current Comprehensive Plan, known as the Chapter Review process.

This workshop will provide an overview of the Chapter Review process, with details about the May Chapter release scheduled for the week of the workshop (tentative live date May 27). These drafts have been updated based on legislative requirements, community engagement, public comments, and direction from the Spokane Plan Commission. An additional release is expected later this summer, which will include all Chapters and their relevant maps and graphics, along with potential language updates based on feedback.

More information about the Chapter Review process, including draft Chapters once available, can be found on the project webpage:

<https://my.spokanecity.org/planspokane/chapter-review/>

All comments and recommendations about the Comprehensive Plan draft Chapters should be sent to PlanSpokane@spokanecity.org. We encourage the public to include the Chapter name and Goal/Policy number(s) when possible.

Chapter Review Process

The Comprehensive Chapters have been separated into three categories to describe the content found within them: Non-Technical, Technical, and Functional.

Non-Technical Chapters: The Non-Technical Chapter category includes chapters that rely more on community feedback and policy direction than modeling or higher levels of analysis. The chapters are broken into thematic categories – Community (Neighborhoods, Local Governance, and Community Health), Environment (Natural Environment and Parks), and How We Grow (Urban Design and Historic Preservation and Economic Prosperity). Drafts of the Non-Technical Chapters have been available to the public since last fall.

Technical Chapters: The Technical Chapter category includes chapters that rely on data analysis and more technical decision making. While some updates can be made to incorporate community feedback, these chapters also rely on the Environmental Impact Statement (EIS) process and the selection of a Preferred Alternative to provide considerations and guidance in developing policy changes.

The Technical Chapters include Housing, Transportation, Growth Strategy (formerly Land Use), and Capital Facilities.

Functional Chapters: The Functional Chapter category includes chapters that support the rest of the Comprehensive Plan. Edits to these chapters are largely dependent on the rest of the document.

The Function Chapters include Introduction, Implementation*, and the Glossary.

*The Implementation Chapter will not be released in May and is anticipated to be available for the mid-summer release.

Climate Planning

PlanSpokane 2046 presented a unique opportunity to integrate climate considerations into every aspect of our city's future, identifying goals and policies throughout the Comprehensive Plan that meet state requirements and community needs. The Climate Resilience and Sustainability Board (CRSB) voted to recommend climate policies to the Plan Commission on February 12, 2026 for consideration as part of the Plan Spokane 2046, following months of robust community engagement. The climate policies are informed by community engagement, CRSB feedback, and City staff input, and will fully be integrated into the draft Chapters released in May, identified with an icon and note.

More information about the Climate Planning effort can be found on the project webpage: <https://my.spokanecity.org/planspokane/climate-planning/>

Environmental Justice Review

As part of the City of Spokane Climate Planning effort, an Environmental Justice (EJ) Review was conducted to evaluate proposed Land Use and Transportation elements draft policies. The EJ Review identified impacted communities and where implementation guidance or policy language edits were recommended to strengthen equitable outcomes. Language suggestions developed during the process will fully be integrated into the draft Chapters released in May, identified with an icon and note.

Read the Environmental Justice Review Memo for more information:

<https://static.spokanecity.org/documents/planspokane/climate-planning/planspokane-2046-ej-review-memo-final-2026-04-20.pdf>

Background

The City of Spokane is commencing a periodic update to the City's Comprehensive Plan as required by the Growth Management Act (GMA). A "periodic update" is the state's term for a full review of a Comprehensive Plan to make sure it's in conformance with any legislative changes to state law. The last periodic update was completed in 2017. Since the last periodic update, state law has added additional considerations especially around Climate Planning and Planning for Housing for all income levels that need to be added to the City's plan.

Due in 2026, the periodic update will identify policies and future regulations to guide the next 20 years of our city. [More information can be found at PlanSpokane.org](https://www.planspokane.org).

SPOKANE TRANSIT AUTHORITY

Presented to: City of Spokane Plan Commission

Date: May 27, 2026

SUBJECT: Spokane Transit Authority: Wellesley Corridor Development Plan

Route 33 Wellesley has been identified as a future High Performance Transit (HPT) investment in both *Connect Spokane* (STA's comprehensive plan) and in *Connect 2035* (STA's strategic plan). In *Connect Spokane*, Route 33 is identified as a future HPT route in policy HP 4.0 High Performance Transit Network map, which is the foundation, framework, and basis for future service improvements. In *Connect 2035*, the upgrade of Route 33 Wellesley to a High Performance Transit Line was identified as an initiative under Goal 1 – Elevate the Customer Experience. Route 33 Wellesley is an important crosstown route traveling bi-directionally from Spokane Falls Community College (SFCC) to Spokane Community College (SCC) and passing through a number of diverse neighborhoods and commercial corridors

The next step in recognizing Route 33 Wellesley as an HPT route is to complete a corridor development plan (CDP) for approval by the STA Board of Directors. *Connect Spokane* policy HP 1.0 Corridor Development Plan states that “to be recognized as an HPT line, a corridor development plan should first be approved by the STA Board of Directors”. The policy then notes:

The corridor development planning process provides a method to determine the appropriate scale of investment, the service design and the implementation steps toward plan realization. It engages stakeholders including existing and future passengers, property owners and agencies in envisioning the future state of a corridor and ways to make progress, even if incremental. It also may identify the locations of stations and stops and infrastructure requirements.

To date, STA has been awarded \$630,000 in Spokane Regional Transportation Council (SRTC) CMAQ grant funds for planning, engineering, and design activities for the Wellesley Corridor Development Plan.

Engagement to date has included:

- Northwest Neighborhood Council
- Hillyard Neighborhood Council
- North Hill Neighborhood Council
- Nevada Heights Neighborhood Council
- City of Spokane planning staff
- Internal STA planning and development staff
- Rogers High School Leadership class
- STA Planning & Development Committee

In meeting with community members and students, several themes emerged:

- Safety: This took several different forms, not all of which can be directly addressed by STA, but includes:
 - Bus stops with minimal waiting room, especially high use stops, directly next to a busy roadway
 - Lack of protected crossings in certain parts of the corridor
 - Minimal protection from elements at majority of Route 33 stops
- Embrace a holistic approach: Identify all other benefits to the additional infrastructure, such as increased attention to stops, the opportunity to partner with community partners/students, and the opportunity to explore new and creative ways to install infrastructure in a constrained corridor.
- Focus on key destinations: Several stops were identified as key stops in need of infrastructure, including:
 - Haven (new NEPDA development),
 - Crestline (transfer to Route 27 Crestline)
 - Pittsburg and Perry (Rogers High School)
 - Nevada (transfer to Route 28 Nevada)

The proposed timeline for project completion is shown below.

Timeframe	Activities	Audience
June 2026	Engagement Round 2: Focus on potential concepts and trade-offs	Neighborhood Councils, City of Spokane staff, Community Colleges
July 2026	Update on Engagement Round 2 to date	STA P&D Committee
July 2026	Apply for Regional Mobility Grant	N/A
July-August 2026	Finish draft plan	N/A
September 2026	Review draft plan	STA P&D Committee
September 2026	Engagement Round 3: Review recommendations	Neighborhood groups
October 2026	Report on engagement round 3	STA P&D Committee
October 2026	Public Hearing	STA Board
November 2026	Recommendation for adoption	STA P&D Committee
November 2026	Adoption	STA Board

STA staff will present on the existing conditions, community engagement, and analysis completed to date, and highlight upcoming community engagement and next steps.



May 20, 2026

Spokane Plan Commission
City of Spokane

Re: FLUM Development Introduction

Dear President Bank and Plan Commissioners,

With the recent adoption of the Preferred Alternative by City Council (RES 2026-0035), the time has come to begin to work in earnest on the Future Land Use Map (FLUM) for PlanSpokane 2046. This will take concerted efforts by many to create, including engagement with the community and what I expect to be multiple conversations with Plan Commission.

We hope to create an initial draft FLUM for your consideration and for the public to consider by mid-July. Once a full draft is available a range of public engagement efforts will kick off, so the community can inform the refinement of this important aspect of PlanSpokane.

We hope to give a brief introduction to the work required to create the draft FLUM at your next workshop on May 27. For your consideration before then, the FLUM team has developed the following steps proposed for creating the FLUM for PlanSpokane:

Step 1: Convert the existing Land Use Plan Map Designations to the new Designations described in the draft PlanSpokane Growth Strategy chapter.

Result: A "baseline map", the starting point for all work to follow.

Step 2: Amend and adjust the Designations in the baseline map according to the Preferred Alternative, Plan Commission's input on the plan thus far, and the text of the various draft chapters¹. This represents a change from current conditions, implementing the Comprehensive Plan.

Result: A full Draft FLUM for public consumption.

¹ Also to be considered are any direct requests from commenters we've received thus far, asking for specific updates to their property(ies) through PlanSpokane.

Step 3: Issue the completed Draft FLUM to the public and begin engagement efforts that will allow the community and decisionmakers to explore the map and suggest/request refinements.

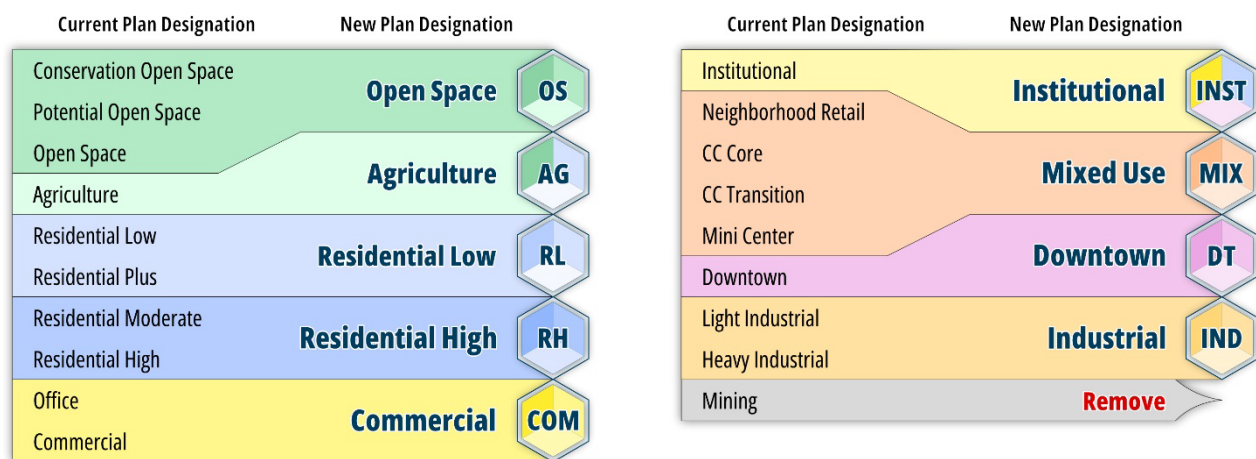
Result: A summary report (in person and/or written) on engagement and comments received as well as changes made and any specific areas/situations we'd like Plan Commission to help refine.

Step 4: Finalize the Draft FLUM for inclusion in the August document publication.

Result: A Draft FLUM (Map GS-02) for inclusion in PlanSpokane 2046.

Creating the Baseline Map (Step 1)

The conversion chart below shows how each of the existing Land Use Plan Map Designations will be combined into the Designations in the baseline version of the FLUM². This will be a straight conversion with no other changes made to accommodate or implement PlanSpokane.



While building the baseline map, we also intend to make careful adjustment of the current boundaries to match real-world conditions—25 years of land use mapping and amendments have left our plan with some minor errors we must take the time to correct. I will show you some examples of these at the workshop provided there is time. These are generally innocuous and usually represent small areas of split-designation within some parcels.

Creating the Draft FLUM (Step 2)

Staff will work diligently to create a range of proposed changes to the baseline map. These changes will be directly informed and guided by the Preferred Alternative and the various chapters already drafted for PlanSpokane. To accomplish this, we intend to utilize a series of guidelines that inform how decisions might be made while amending the baseline map to match the Preferred Alternative. To inform our thinking during this stage, we propose using the general guidelines shown in the following table:

² While the current Land Use Plan Map includes a Mining designation, it is not currently used inside city limits. As the FLUM will not include Designations outside City Limits, "Mining" is not proposed to continue into the FLUM.

Guiding Principle <i>"To the greatest extent possible..."</i>	Approximate Weight (1=low, 5=high)
A. Limit intensity increases to those areas indicated on the Preferred Alternative Map for potential intensity increase.	5
B. Focus intensity increases near transit or other infrastructure for those that walk, roll, bike, etc.	5
C. Seek to maximize the depth of more intense or Mixed Use designations from the street, avoiding narrow strips of Designations only one lot deep.	4
D. Avoid single-parcel designations, seeking to unify designations across multiple lots with similar conditions.	4
E. Place more-intense Designations adjacent to other more-intense Designations.	3
F. When deciding between Mixed Use or Residential High, defer to the preferred alternative map showing these different types of change.	3
G. Prioritize Mixed Use over Commercial Designations to enhance flexibility.	3
H. Avoid any new areas of intense Designation inside large areas of Residential Low. An exception to this is the application of some Mixed Use in former Neighborhood Retail or Mini Center locations, typically found inside large Residential Low areas.	3
I. Prioritize the use of Residential High instead of Mixed Use or Commercial in areas that will provide the greatest additional residential capacity.	3
J. Limit any new Commercial designations to areas facing arterials or where infrastructure for those that drive is abundant.	3
K. Seek to match designations at all corners of intersections (e.g. a single corner lot designated Mixed Use with the remainders designated Residential Low).	2
L. Use physical barriers and buffers between Designations of different intensity, such as rights-of-way, parks, open spaces, and the Spokane River.	1

Naturally, we would love to hear from you regarding your thoughts on the guidelines above. There will likely be special cases where the FLUM might deviate from these somewhat, but we will endeavor to highlight any for your consideration later.

You and the community will have ample opportunity to discuss any site-specific changes you might like to see, including any concerns you have with any special circumstances, once the draft FLUM is created.

As with all things PlanSpokane 2046, the ultimate intent is to get the map completed and refined, ready for a hearing before the Plan Commission later this year followed by a hearing by the end of the year before City Council to adopt the plan. Please note, however, it will require weeks of work before we can bring you any substantive updates on this matter.

We look forward to seeing everyone next week during the workshop. Please let us know if you have any questions at that time.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin Freibott". The signature is stylized with a large, sweeping initial "K" and a long, horizontal flourish extending to the right.

Kevin Freibott, Senior Planner
Planning & Economic Development Department
planspokane@spokanecity.org
509-625-6500