

**SPECIAL MEETING NOTICE/AGENDA OF THE
SPOKANE PLAN COMMISSION CHAPTER REVIEW SUBCOMMITTEE**

MEETING OF Wednesday, April 22, 2026

12:00 P.M. – CITY HALL THIRD FLOOR, CONFERENCE ROOM 3B

The Spokane Plan Commission Chapter Review Subcommittee will be holding a Special Meeting at 12:00 p.m. on Wednesday, April 22, 2026, in the City Hall 3rd Floor Conference Room 3B at 808 W. Spokane Falls Boulevard, Spokane, WA. The purpose of the meeting is to consider and discuss items on the attached agenda.

The special meeting will be open to the public.

SEE ATTACHED AGENDA



Spencer Gardner
Planning Director

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.



Spokane Plan Commission Chapter Review Subcommittee Agenda

Special Meeting
Wednesday, April 22, 2026
12:00 PM

Hybrid – City Hall 3rd Floor, Conference Room 3B / Microsoft Teams
808 W Spokane Falls Blvd, Spokane, WA 99201

Virtual Meeting Link - See page two for information

Chapters: Growth Strategy (Land Use)

Group 6 Members: Jesse Bank, Ryan Patterson, Jill Yotz, Tim Williams, Kerry Brooks, Kathryn Alexander

TIMES GIVEN BELOW ARE AN ESTIMATE AND ARE SUBJECT TO CHANGE

Subcommittee Briefing Session – 12:00-12:10

1. Roll Call – Planning Staff
2. Introduction – Planning Staff
3. Approval of current agenda – All

Agenda: (All times below are approximate)

1. 12:10 – 2:00 [Growth Strategy \(Land Use\) Chapter](#) (KayCee Downey, Kevin Freibott, Hollis Staal, Brandon Whitmarsh)

*Items denoted with an asterisk may include final action taken by the Board. 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.

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Plan Commission Chapter Review Subcommittee Teams Meeting Information

Wednesday, April 22, 2026

The Plan Commission Chapter Review Subcommittee 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?](#)

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Meeting ID: 284 377 675 435 00

Passcode: KY2Yr3w6

Dial in by phone

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[Find a local number](#)

Phone conference ID: 199 927 957#

Join on a video conferencing device

Tenant key: cityofspokane@m.webex.com

Video ID: 111 998 276 4

[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.



April 16, 2026

Land Use Chapter Review Subcommittee
Spokane Plan Commission
City of Spokane

Re: April 22 Meeting of the Chapter Review Subcommittee

Dear President Bank, Plan Commissioners, and CRSB Members,

The Land Use Chapter Review Subcommittee is scheduled to meet **Wednesday, April 22 at 12:00 PM in Conference Room 3B, Third Floor of City Hall**. The following materials have been provided for your review and comment during this meeting:

1. **Complete Growth Strategy Chapter**. Draft text of Chapter 3 of PlanSpokane 2046, showing the results of initial streamlining and updates. In addition to the policy section you reviewed last meeting, this version includes the growth strategy, the Urban Hub details, and descriptions of all nine proposed Land Use Designations.

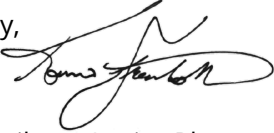
Following our last discussion on these topics at the Plan Commission, coupled with ongoing engagement and coordination with so many others, we've been hard at work updating the concepts we outlined at Plan Commission, including the five focus areas for the strategy and the Urban Hubs concepts—the next evolution in the Centers and Corridors strategy. Urban Hubs represent the implementation of the [Centers and Corridors Update Study](#) adopted last year as well as the updated manner by which the City hopes to build a little flexibility and choice into the Comprehensive Plan while also ensuring the community's vision is achieved.

Perhaps the update that most stands out is the name—the chapter is no longer referred to in the draft as the "Land Use Chapter," and is now named the "Growth Strategy" chapter. This new name better aligns with the intent of the overall chapter and helps to reinforce the way it guides the City's growth towards the community vision expressed in the whole plan.

Please take the time to read and consider the attached materials *before* the meeting as time will be limited. Members are also encouraged to review the [previously adopted Land Use Chapter](#), to help support discussion around reorganization and streamlining.

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 fluid and cursive, with a large initial "K" and "F".

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

Introduction and Guidelines

The following chapter provides the goals and policies meant to guide growth and development in the City of Spokane through the lens of the **Growth Strategy** element. While reviewing this document, it helps to keep a few things in mind:

1. PlanSpokane 2046 is NOT an entirely new document. The existing Comprehensive Plan and ongoing community engagement were the foundation of this document, along with adopted plans, state legislation, and new engagement informing proposed changes.
2. The current Comprehensive Plan, Shaping Spokane, can be found at shapingspokane.org. Readers may refer to that document if they wish to see the existing chapter language.
3. The Vision and Values, previously found in each chapter, are being combined into a single unified vision for the City. Accordingly, those sections of the chapters do not appear in this document.
4. Many policies in the existing plan include “discussion” below the policy. Where those discussions do not provide a better understanding or clarification of the policy, they have been removed from this new document or the language in that discussion has been incorporated into the policy language itself. These removals are not identified specifically here.
5. The plan has undergone a review and minor edits throughout. Terms have been updated, language has been streamlined, and many small changes have been made to increase readability and understanding. Minor wording changes aren’t marked directly to make sure the proposed language is as clear as possible, but any large updates may be identified.
6. A range of helpful notes are provided in the sidebar to the right—these are not part of the proposed text, rather they help readers understand certain proposed changes.
7. The [Climate Planning effort](#) is nearly complete. Where policies have been added as a result of that effort a special icon has been included (see at right).
8. Study of Racially Disparate Impacts and Displacement have resulted in some new policies and language amendments throughout the plan. Those are similarly marked with special icons (see at right).
9. Some policies or goals from the past versions of the Comprehensive Plan may have been omitted. If they have been combined with other policies or goals, there will be an icon and description in the blue

The following icons will appear where:



General information or notation is provided, clarifying changes to the existing text.



Language was streamlined or condensed. Minor changes won't be marked.



New text or policy was added, not sourced from the current plan.



Two or more policies in the existing plan were combined into one.



A policy or language was added because of a change in state law requirements.



Policies recommended from the Climate Resilience and Sustainability Board (CRSB).



Racially Disparate Impacts or Displacement work may impact this language in the future.



Text, goals, or policies were removed—a reason will be provided.

margin. Where policies or goals have been removed entirely, they are listed at the end in their own section.

The currently proposed language for this chapter begins on the following page. Please be sure to note the “version date” at the bottom of the page as we anticipate future changes as this effort evolves.

Growth Strategy

Introduction

The growth strategy represents the community's vision for how different parts of a city should develop in the long-term. The guidance it provides informs future decisions such as how zoning and development regulations are crafted, making that vision a reality. Spokane has a long history of planning for its future, including the establishment of the City Plan Commission in 1917 and the first zoning ordinance passed in 1929. The first land use plan, a guide for future growth that included both maps and policies, was adopted in 1968 as the official guide for development in Spokane. Later, the first Growth Management Act (GMA) compliant Comprehensive Plan was adopted by the City Council in 2001. Since then, many updates and complementary plans have been adopted, helping guide and shape future growth based on the evolving wants and needs of the community.

While land use is the primary method by which the City of Spokane can determine its growth patterns and strategies, it works together with the other important topics found in the Comprehensive plan to inform decision making, help shape the city's future, and support the community's vision.

The following chapter includes both a narrative description of the overall growth strategy and specific land use designations to be applied throughout the city. Goals and policies build upon past plans, community engagement, and the current and future needs of the community to inform and guide decision making needed to reach the community vision for Spokane over the next twenty years. Accordingly, both the descriptions and policies should help inform decision makers and the public.

Capacity to Accommodate Growth

To create and implement a growth strategy, the City must understand its capacity for growth and the actual growth in population, housing units, and jobs expected over the 20-year planning horizon. A detailed analysis of the City's allocated 20-year growth has been conducted as part of the Environmental Impact Statement (EIS) adopted alongside this plan. Furthermore, certain detailed analyses and studies were undertaken to ensure that the proposed vision and strategies are sufficient to accommodate and serve that expected growth. A Land Capacity Analysis details the City's capacity for physical development, while additional analysis was done to identify the capacity to accommodate both permanent and emergency housing at different affordability levels.

Overall, the City has sufficient capacity to accommodate the expected population growth through 2046. The Comprehensive Plan has been crafted towards accommodating that growth and housing affordability for all



The title of the chapter has changed from Land Use to Growth Strategy to better relay the content of the chapter and more easily cross reference the impact of other chapters on this chapter, while also making the topic more understandable for the general public.



The original introduction has been replaced with a broader discussion of the setting for this chapter, avoiding outdated terms and concepts, and emphasizing the overall growth strategy, which is helped through the land use discussion but not *only* about land use.



Much more detailed data on capacity and growth will be included in a technical appendix to this chapter.

income brackets, ensuring consistency with the community’s vision for the future.

Growth Strategy

The overall growth strategy was developed through deep engagement with the community to help discern and understand the community’s land use vision; an understanding and exploration of previous strategies; and careful study and analysis of various topics like how growth is concentrated and ways to improve prior strategies. The land use strategy includes five focus areas:

A GRAPHIC IS BEING DEVELOPED FOR THIS LOCATION, SYMBOLIZING HOW THESE FIVE FOCUS AREAS WORK TOGETHER TO ACHIEVE THE COMMUNITY’S VISION

Infill Development

Infill development is typified by new construction on vacant or underutilized lots in developed areas. It can occur at all scales of development, from backyard cottages in residential neighborhoods to large new apartment buildings on former parking lots.

Infill development is beneficial for many reasons. Building in already-developed areas reduces the need for new, expensive infrastructure, while also supporting environmental stewardship and community resiliency through reduced sprawl. Additionally, infill provides greater potential for vibrant and connected neighborhoods with housing and services in close proximity to one another, better meeting the diverse needs of the whole community.

Transit-Oriented Development (TOD)

Transit Oriented Development (TOD) is defined by concentrated activity and a diversity of opportunities within easy walking, biking, and rolling distance of high-performance transit lines. TOD is most successful when it focuses on a fixed point of concentrated activity. Key characteristics of TOD include active street frontages with housing, shopping, and employment opportunities near transit stations. TOD enhances neighborhood access to resources, provides safe streets, expands transportation options, and fosters local economic growth and resiliency.

Mixed-Use Development

Proximity to services, shopping, and other needs improves the quality of life of residents and visitors alike and reduces how far people must travel to access their daily needs. Allowances for mixed uses throughout the city at a range of scales will support active and vibrant communities for all. Neighborhood-scale commercial and retail uses such as small shops, cafes, and community spaces help establish a sense of community and



New section outlining the growth strategy for the city, including the five major focus areas that work together to achieve the community’s vision for the future.

place and serve neighbors who can easily access them. Mixed-use development can also serve as activity centers for the larger community. Urban Hubs, described in the next section, establish vibrant mixed-use areas, where elevated intensity is paired with enhanced development and design standards for people walking, biking, and rolling.

Employment & Services

In addition to housing, employment and services are important contributors to a healthy community, supporting both residents and visitors. Sufficient capacity and intensity must be accommodated to ensure the city’s residents have a place to work and grow, and to access the services and materials they need. By providing a mix of employment opportunities throughout the city, residents can work closer to home, improving their work/life balance while also reducing the need for lengthy commutes and extended driving.

A Vibrant Downtown

Downtown serves as the civic and commercial heart of the city, where housing, business, employment, community resources, recreation, and public spaces abound. Downtown is uniquely placed to serve both the community in Spokane and the wider interstate region. Spokane’s downtown should continue to grow and evolve through the next twenty years and beyond, providing much needed opportunities for development, services, commercial uses, community spaces, cultural events, and housing in a growing, thriving city like Spokane.

The overall growth strategy seeks to address these five focus areas through implementation of Urban Hubs and Corridors, the Future Land Use Map (FLUM) and its Land Use Designations, and a range of goals and policies. All these work together, alongside the rest of the Comprehensive Plan, to help the community achieve the vision it has laid out for the future.

Urban Hubs and Corridors

One way used to implement Spokane’s growth strategy is the designation of Urban Hubs and Corridors throughout the city. Urban Hubs highlight where mixed-use development paired with elevated intensity and design standards are focused to create a vibrant environment that seamlessly integrates housing, commerce, and community spaces to support residents and the local economy. Corridors connect Urban Hubs and have long-term potential for more mixed-use development and the ability to transition their orientation toward diverse modes of transportation.

Urban Hubs and Corridors may be designated in previously developed areas where existing infrastructure and the built environment contribute to a safe and accessible environment. Other hubs highlight future potential, and may take time to evolve into these important community assets.



Urban hubs are the next evolution in Centers and Corridors, implementing the recommendations of the Centers and Corridors Update Study and incorporating it into Spokane’s new community vision.

The success of Urban Hubs is a product of City investments in public infrastructure and amenities as well as private investments in buildings and attractions.

Urban Hubs

Urban Hubs are unique from other areas designated for mixed-use by calling for heightened development and design standards, amenities, and investments focused on those who walk, bike, roll, or take transit. Buildings in Urban Hubs are oriented towards the street, with people-scaled signage and lighting to support a walkable environment. Public amenities provided throughout the city should be enhanced to provide additional opportunities within Urban Hubs, such as benches, bicycle parking, urban canopy, landscaping, covered bus shelters, and universal design to support all ages and abilities. Where possible, Urban Hubs should also include gathering spaces such as parks, plazas, or indoor community spaces, and encourage placemaking efforts such as public art and pop-up vendors and events.

Urban Hubs reinforce neighborhood identity by focusing on activity nodes, which are reflected through zoning designations designed to emphasize lively streets, mixed uses, and high-quality design. These nodes tend to be oriented around focal points, typically key intersections, transit stations and stops, parks, and similar points of concentrated activity.

While development regulations should encourage a range of uses throughout an Urban Hub, at key locations, a prescribed mix of uses is appropriate to ensure the vision of an active street is achieved.

Urban Hubs may encompass multiple blocks and their scale should be determined by the context of the surrounding uses as well as the potential for economic and community activity. All Urban Hubs shown on the map are representative of general locations. The map should not be used to determine the limits of any Urban Hub, but instead Land Use Designations and zoning districts will establish the locations where hub activity and intensity is appropriate.

Urban Hub Designations range in scale, from serving the needs of the residents in the surrounding neighborhood in a Local Hub to serving the needs of a larger area in Regional Hubs.

Local Hubs

Local Hubs are intended to primarily serve the residents of the surrounding neighborhood who can access the Urban Hub without using a vehicle, while also recognizing that activity in an Urban Hub – such as hosting community or cultural events – may draw visitors from the larger area. Local Hubs are characterized by an elevated scale of development and a greater range of uses than are allowed in the surrounding residential areas, including higher intensity housing and concentrations of retail, restaurants, services, and community spaces catering to surrounding residents.

Individual commercial buildings should be scaled to provide neighborhood services, though bonuses may be provided for buildings that include housing units. Local hubs should be located where transit access is available and development should encourage active transportation to and through the Urban Hub.

Regional Hubs

Regional Hubs are intended to serve both local residents and regional visitors who may access the Urban Hub via a variety of transportation modes, including active transportation, public transit, and personal vehicles. Regional Hubs are appropriate along major transportation and commuter routes where they provide regional destinations for the high volume of visitors already moving through the area and those specifically drawn to the Urban Hub activity.

Regional Hubs encourage the greatest development intensity and mix of uses outside of Downtown. Regional Hubs should include high intensity residential development, along with expanded concentrations of commercial, service, employment, entertainment, and opportunities for social interaction through community spaces and events. The built environment in Regional Hubs should support the greater activity through increased public amenities and additional people-oriented design elements.

Corridors

Corridors are connections between Urban Hubs, with current or future transit access, where a range of uses may be appropriate. While current development patterns and uses along these corridors may be auto-oriented and differ from the desired design and development patterns of Urban Hubs, the corridors have the potential to serve a wider range of residents over time.

Designation of pockets of mixed use along these corridors creates connections to daily needs for residents in surrounding neighborhoods and those traveling along the corridor. Future Mixed Use Designations in appropriate locations along corridors will support their transition toward serving the needs of all users, expanding a network of connected housing, employment, and local services throughout the city.

[INSERT HUBS AND CORRIDORS MAP]

Map GS-1

Land Use Designations and the Future Land Use Map

To direct future growth, this plan establishes Land Use Designations and descriptions, which are applied to land throughout the city in the Future Land Use Map (FLUM). Overall, each Land Use Designation is:

General in scope. Each designation is intended to provide general guidance, providing flexibility and adaptability to meet the intended outcome for a wide area. Site specific requirements, restraints, and other controls, are later established by the Spokane Municipal Code or other instruments. Each description (later in this chapter) applies generally to the overall area of that designation, not each individual parcel or development within it. Not all characteristics of the designation are found in every project and use.

Future focused. Land Use Designations are focused on the intended future vision for the city. What is found in a location today may not match the Land Use Designation. However, changes to zoning should seek to align areas with the future vision in conformance with Land Use Designations.

The descriptions below, as well as the FLUM, were informed by the selected Preferred Alternative in the Final Environmental Impact Statement. The nine Land Use Designations are described below.

<<The following text will be included as a sidebar, outside the main chapter text>>

The Land Use Designations described here include the following information:

Use Indicators: Provides general indicators informing the important characteristics of intensity and mix of uses. Each is intended to be general and intuitive, providing emphasis instead of direct measurement. The values show how each designation balances various needs in the city. These are not value judgments—one condition is not ‘better’ or worse’ than another. Also, the indicators are meant to be general shades of grey—the ends of each scale are not absolute.

The values indicated are:

Development Intensity: Informs topics like building height, mass, footprint, site coverage, and the comparative compactness of development in the overall area.

Mix of Uses: Describes the relative variety of uses found across the whole area. This mix of uses may occur across the entire area or within a building or lot.

Predominant Uses: A narrative description of the area, as well as a list of various uses and other features that should be found throughout the area.



A cross reference to the Environmental Impact Statement will be included here.



Intensity—a combination of density, mass, spacing, etc., will be further explained in the Glossary.

Secondary Uses: A narrative description of the various uses and other features that might not be found everywhere in the area, but could be appropriate to support the overall intent of the designation in specific circumstances.

Intensity Description: As a companion to the Development Intensity Indicator (see above), this section provides additional commentary if needed.

Location Criteria: This section, when available, provides specific information identifying locations and characteristics that inform the types of places a given Land Use Designation might be appropriate or inappropriate.

<<End of Sidebar>>

Land Use Designations

Land Use Designations are shown on the Future Land Use Plan Map (Map LU-2). The Land Use Designations and their general characteristics are as follows:

Open Space (OS)



Predominant Uses: Areas designated as Open Space are intended to preserve natural areas and provide opportunities for active and passive recreation, allowing both residents and visitors to enjoy the wellness and community benefits offered by these features. Open Space Designations should prioritize parks or outdoor recreational facilities and opportunities, especially where views and proximity to nature provide essential benefits to the community, such as the Spokane River Gorge.

The Open Space Designation also identifies lands containing significant natural, ecological, cultural, or scenic resources that warrant protection from encroachment to enhance their long-term value. Examples include sections of the Spokane River, significant landforms and geologic features, sensitive watersheds and drainage areas, areas of Tribal significance, and others.

Secondary Uses: Limited continuation of legal nonconforming uses should be accommodated, though the intent is for these uses to phase out over time. Areas with existing development that are designated for future conservation may maintain pre-existing zoning until such time as full conservation is feasible. For areas identified for conservation, limited



The City's current 19 Land Use Designations have been condensed into 9. The intent is for each to allow for a **choice** of possible zoning and development standards depending on location, use, and other factors. These factors are informed by the text here and the policies, but specifics will be worked out by BUILDspokane, the City's update to the Zoning Code.

facilities supporting community enjoyment of those features should be allowed when appropriate, such as parking, trails, or other features. However, development unrelated to the resource under protection should be avoided.

Intensity Description: Intensity is generally very low in Open Space areas. In the case of active recreation facilities (e.g. sports complexes), that intensity may be elevated due to the structures and facilities required for active operations.

Location Criteria: Open Space Designations may be used to rectify past disinvestment or address a lack of open space in some areas of the city. Consultation with the Parks Department and applicable plans (e.g. the Parks Master Plan), as well as local Tribal Governments and Urban Native communities, should inform selection of new or expanded Open Space Designations. Land availability and interest by property owners are additional considerations.

Agriculture (AG)



Predominant Uses: Important pockets of agriculture remain within city limits regardless of the City's overall urban nature. These areas provide a unique resource for the community, allowing local food and agricultural operations supporting the local economy and enhancing food security. Agricultural uses include open land farming or growth of agricultural products, limited livestock, greenhouses (including aquaculture and hydroponic operations), and other similar types of operation.

A wide range of agricultural operations are appropriate in Agriculture areas so long as they limit health impacts and environmental harms. Agritourism is allowed but should be limited in scope, design, and scale to avoid adverse impacts to adjacent properties. Development standards should be sensitive to the needs of agricultural operations.

Secondary Uses: Uses in the Agriculture Designation should prioritize agricultural operations, limiting low intensity residential and commercial uses to those that support the agricultural uses.

Sales of agricultural products grown or produced on-site should be allowed (e.g. farm stands) with limits on other types of commercial operation.

Intensity Description: While intensity should be low, allowing for appropriate agricultural uses, individual operations may be more intense if, for example, greenhouses or larger storage buildings are needed.

Residential uses should be strictly limited in the Agriculture Designation and should not represent a significant amount of residential capacity.

Location Criteria: The Agriculture Designation is appropriate where agricultural operations already exist. Generally, Agriculture Designations aren't expected outside their current areas, though any adjustment to this area should consider whether agricultural operations are feasible in that location and any potential impacts to surrounding uses.

Residential Low (RL)



Predominant Uses: Primarily residential in nature, single-unit and middle housing types are expected everywhere within the Residential Low Designation. It is essential that a full range of housing types be available, ensuring a diversity of housing scale, tenure, and affordability throughout the city and limiting large homogenous areas of a single housing type.

Secondary Uses: These areas should also include opportunities for small commercial spaces primarily serving people who live and work near them, such as gathering spaces and community centers, coffee shops, corner stores, childcare centers, schools, places of worship, and home-based businesses. Infrastructure opportunities for people to walk, bike, or roll to their daily needs should be provided. Connections to public open spaces, parks, and other parts of the city should be provided in these areas as well, including connections to and between neighborhoods. Noisy, odorous, or otherwise impactful development should be avoided. Allowances for larger development, with mitigation limiting surrounding impacts, may be appropriate if they provide residential capacity or other benefit to the local neighborhood.

Intensity Description: While remaining low, some variability and diversity in intensity is encouraged. Greater intensity is more acceptable close to significant amenities, where access and circulation is enhanced, or where the more intense use also provides community or neighborhood benefit. Areas of lowest intensity should exhibit at least six residential units per acre, while elevated intensity areas might rise as high as 10 units per acre.

Location Criteria: The Residential Low Designation is appropriate in any location where more intense or significant amounts of non-residential use are either not warranted or cannot be supported due to constraints such as infrastructure limitations. The designation should consider potential environmental or other impacts, avoiding locations that would be more appropriate for higher impact uses such as industrial.



A cross reference to Housing Chapter will be included here.

Residential High (RH)



Predominant Uses: Areas designated for Residential High land use indicate where intense residential development is appropriate, such as larger multi-unit developments (e.g. apartment buildings) alongside more intense middle-housing types. Additionally, these areas should seek a range of appropriately scaled neighborhood features like interconnected open spaces, recreational opportunities, and a greater degree of design considerations for those that walk, bike, roll, and take transit.

Secondary Uses: In addition to intense residential uses, Residential High areas include provisions for retail and service uses that are appropriately scaled for the overall area primarily serving the residents of the higher intensity residential development, with some allowances for minor regionally serving commercial uses. Generally, the intensity of these non-residential uses may be higher than those found in Residential Low Designations, but still less than in a Commercial or Industrial area.

Intensity Description: Intensity in Residential High areas should naturally be high, especially when adjacent to or near more intense areas that provide amenities, services, public transit, or other elements that support residents in these areas (e.g. adjacent to Mixed Use Designations). Residential density should range between 15 and 40 units per acre on average. Somewhat reduced intensity may be appropriate when adjacent to much lower intensity areas.

Location Criteria: Placement of Residential High areas should consider topics like the availability of utilities and services, connections to other essential parts of the city through transit or circulation features, and whether sufficient nearby retail and employment opportunities exist. New Residential High Designations should weigh the costs and benefits of impact to existing uses and residents, limiting potential community displacement when possible.

Institutional (INST)



Residential Density: 20-40 units/acre

Assumed Density for Planning Purposes: 30 units/acre

Predominant Uses: The Institutional Designation is intended for areas that are located around significant public-serving operations such as colleges, other large educational institutions, and medical centers. The Institutional Land Use Designation allows for a wide range of uses and development that serve the primary institution, while also leveraging the opportunities within surrounding areas created by those same institutions. Allowances for the mix of uses or zones in Institutional Designations should consider the type and function of the related institution(s), as each institution can inform what other uses either support it or benefit from its presence.

Secondary Uses: In addition to a mix of residential, commercial, and open space uses, limited low-impact industrial uses may be appropriate in Institutional Designations, especially where the related institution provides a technical or mechanical service or need specific to that institution.

Intensity Description: Intensity in each Institutional Designation should be generally elevated, but also sensitive to the overall intensity of the vicinity in which it is located (i.e. higher near downtown, Industrial, and major activity centers or employers; lower near low-intensity residential areas). Related to this somewhat elevated intensity, residential density in Industrial areas should range between 20 and 40 units per acre on average.

Location Criteria: The presence of large, regional, public-serving institutions is essential to this designation. This includes, but is not limited to, colleges and universities, large trade schools, major employers, laboratories, large medical centers and hospitals, and other public-serving facilities.

Commercial (COM)



Predominant Uses: The Commercial Land Use Designation is intended for areas of the city containing intense commercial development, large in both building scale and intended customer base. This includes both retail and service uses as well as significant office developments and other operations that provide significant amounts of employment and/or commercial value. This land use supports access for all modes, including auto-oriented uses. Commercial uses serve the wider community and region.

Secondary Uses: Higher intensity residential is also appropriate in Commercial areas, as those residents also benefit from locations where circulation, utility, and service capacity exist to serve higher intensities of development. Greater numbers of residents in and near these Commercial Designations help support the businesses and services within them as well.

Intensity Description: In general, the intensity of Commercial areas should be moderately high, but should also consider the location within the city and nearby intensities. Increased intensity should be considered in areas where vehicle access is high and significant transit capacity is available or planned. Residential uses in Commercial Designations should range between 20 and 45 units per acre.

Location Criteria: Large new Commercial areas should avoid predominantly lower-intensity residential portions of the City and, where possible, include standards or other controls that buffer adjacent areas of less intense development from negative impacts originating from commercial uses and development. Adjacency to major automobile routes should be considered.

Mixed Use (MIX)



Predominant Uses: Mixed Use Designations denote places with a wide array of possible uses and development types. The mix of uses should be broad, allowing for both a mix of uses on a single site as well as a range of uses across the entire area. Accordingly, there may not be any single predominant use. However, the mix of uses should seek to balance non-residential opportunities and services with housing, open spaces, and public amenities.

Some lighter industrial uses that aid in employment, education, or the creative economy may be permitted, provided there is sufficient mitigation for environmental safety and nuisance impacts (e.g. noise, odor, pollution).

Generally, Mixed Use areas should emphasize more intense development types in new construction.

Secondary Uses: Mixed Use Designations will be served best by a diverse mix of uses and development types throughout. Some areas with a Mixed Use Designation may support auto-oriented development while others may focus more on access through transit, walking, and rolling.

Intensity Description: Intensity in the Mixed Use Designation differs widely from location to location and should be informed by the intensity of surrounding uses as well as access to infrastructure. In areas where adjacent uses are less intense, the Mixed Use intensity should also be less. Conversely, higher intensity Mixed Use areas are appropriate in the vicinity of other higher intensity use categories. Of additional consideration, Mixed Use areas that are large and span many blocks should consider more intensity overall than those that are geographically small. In areas where

significant transit opportunities exist or are planned, more intense transit-oriented development is appropriate.

As intensity varies widely in Mixed Use areas, so too does residential density. Units per acre in these areas should range between 10 and 45.

Location Criteria: Mixed Use should consider opportunities for a wide range of development options, including but not limited to circulation capacity, cultural or social connections, potential development or redevelopment, and any displacement that may occur as a result of establishing a new Mixed Use area. The Mixed Use Designation is the primary designation for implementing Urban Hubs, though the designation is not restricted to those areas.

Downtown (DT)



Predominant Uses: Throughout the City of Spokane’s history, Downtown has been the heart of the community, serving the need for essential services and opportunity. The Downtown Designation acknowledges and continues this unique place in Spokane’s story, allowing for the highest concentration of intensities and densities, the largest scale of development, and the broadest range of allowed uses.

Achieving a healthy mix of housing at all price points should be a priority, as well as development of numerous non-residential uses that support a large customer base and attract a diversity of services and retail operations. Cultural and entertainment opportunities are also supported. Downtown commercial uses and services that support Downtown’s residents should be prioritized, including grocery stores and other providers of basic needs.

Recreational opportunities are provided through open spaces, such as plazas and playgrounds, public art, cultural spaces, and other public and private amenities.

Limited industrial operations should be allowed with mitigation of potential negative impacts (e.g., noise, vibration, odor). As an example, a greater population density coupled with an urban connected environment may attract more artisans and craftspeople, uses sometimes considered industrial in nature but perhaps warranted in the Downtown.

Secondary Uses: Downtown is intended to provide a mix of virtually all use types which contribute to an activated and vibrant environment.

Intensity Description: The Downtown Designation indicates the highest intensities anywhere in the city. When residential uses are developed, they

should range between 40 and 60 units per acre. However, it is assumed that not all of Downtown will exhibit the same level of intensity—some local adjustment may be warranted due to open space, recreational uses along the river, topography, utility/service capacity, nearby designations, and other topics.

To match the high level of public investment downtown, it may be appropriate to limit or prohibit low-intensity development.

Location Criteria: Areas with a clear circulation, community, or commerce connection to downtown may be appropriate inclusions in this designation. Designating areas of predominantly single-unit or middle housing should include consideration for potential displacement of existing residents.

Industrial (IND)



Predominant Uses: The Industrial Designation recognizes the changing needs of industry in the city, providing flexibility to support current and future employment opportunities. Industrial areas represent a range of different use types, recognizing that industries can vary in scale, impact, and the materials used. They can be a source of significant employment (large operations) or provide materials or products unique to the city or region. This designation is appropriate for those more impactful industrial operations like chemical processing, manufacturing, and fabrication, but also less impactful industries like tech hubs, small shop manufacturing, maker spaces, and other small production and creative uses.

Secondary Uses: Residential uses in Industrial areas of high impact (such as near Spokane International Airport) should be avoided. However, limited residential uses such as live-work units and caretaker residences may be appropriate near less impactful industry. These residential uses should be strictly limited, not representing any measurable residential capacity. Existing legal non-conforming low intensity residential should be permitted to remain but not expand.

Intensity Description: While the intensity of Industrial Designations is generally high, when in close proximity to other designations intensity may be limited to avoid adverse impacts.

Location Criteria: The Industrial Designation is warranted wherever more traditional and impactful industrial operations should be allowed—especially in areas with significant connection to freight networks and transportation connections needed to serve them. Opportunities for less impactful new forms of industry should consider the potential economic

benefits that can occur from proximity to other economically active designations like Mixed Use, Downtown, or Commercial.

[INSERT FUTURE LAND USE MAP]
Map GS-2

Goals and Policies

The following goals and policies provide specificity for planning and decision-making. Overall, they indicate the desired direction for the City of Spokane’s growth and development.

Goal: GS-1, Uses of Land

Support a livable city by providing balanced opportunities for housing, employment, recreation and access to nature, education, shopping, public facilities and utility services, and cultural events throughout all parts of the city.

Policy: GS-1.1, Lower Intensity Residential Uses

Focus a range of lower intensity residential uses, including middle housing and other small-scale dwelling units, as well as neighborhood-serving commercial uses throughout the city while ensuring that development complements the form and function of the area in which it is located.

Policy: GS-1.2, Higher Intensity Residential Uses

Focus higher intensity residential uses towards areas near high-frequency transit, major roadways, Urban Hubs, commercial opportunities, and in other areas where development intensity is consistent with development of this type or sufficient capacity or need exists to warrant more intense residential use.

Policy: GS-1.3, A Vibrant Downtown

Develop citywide plans and strategies designed to ensure a viable, economically strong downtown area serving as the most intense, mixed-use, and dynamic heart of the city, providing a mix of industry, retail, social, cultural, and residential uses but also a high degree of public amenities like open spaces, public plazas, and support for those that walk, bike, and roll.

Policy: GS-1.4, Industry & Employment

Accommodate a variety of commercial, office, and industrial uses at varying sizes and intensities throughout the city, respecting the need for these essential services and products to provide employment opportunities and industrial operations that support the regional economy and employ the people of Spokane.

Policy: GS-1.5, Industrial Lands



Along with the change in the chapter name to “Growth Strategy”, the goals and policies are now indicated using “GS” instead of the previous “LU”.



Name of goal changed from Citywide Land Uses to Uses of Land to indicate a difference between Land Use Designations and individual property uses.



Language added to both lower and higher intensity residential uses to include different scales of commercial, reflecting community engagement and mixed-use development strategy.



High-frequency transit language was added to conform with recent legislation (HB 1491).



Language added to reflect the mix of uses supported by Downtown.



Policy combines concepts of existing LU 1.5 Office, LU 1.8 General Commercial and LU 1.10 Industry to reflect the how all uses support local industry and employment.

Consider potential impacts on the City's capacity for industrial uses and the future need for employment and industrial services before redesignating industrial lands within Spokane. Future elimination of industrial lands should generally be avoided to support the local economy and community resiliency.

Policy: GS-1.6, Urban Agriculture

Identify and designate areas that are suited for ongoing agricultural production, while also permitting smaller-scale urban agricultural uses such as community gardens, home gardens, and small livestock throughout the city, recognizing urban agriculture as a community and economic asset that supports food security, local resiliency, and public health.

Policy: GS-1.7, Parks and Open Spaces

Identify, prioritize, and develop funding mechanisms, incentives, development requirements, and other methods to procure land for both formal parks and/or natural open space throughout the city, especially in areas of historic disinvestment or climate vulnerability, providing access to a variety of outdoor recreation options for all.

Goal: GS-2, Land Use Context

Promote compatible and efficient use of land that meets the changing needs of the community by consolidating supportive uses and mitigating potential negative impacts.

Policy: GS-2.1, Airfield Influence Areas

Recognize and protect the status and operation of Spokane's airports as an essential community resource and economic benefit by prohibiting the siting of land uses that are incompatible with aviation operations in Airfield Influence Areas designated on Comprehensive Plan maps, such as by curtailing increases in residential density in these locations and applying limits on uses that might concentrate people or hazardous materials, consistent with federal, state, and local laws, guidelines, and agreements.

Policy: GS-2.2, Public Facilities and Services

Ensure that public facilities and services are sufficient and will be in place to accommodate proposed development before allowing new development to occur, including necessary consultation and coordination with local service providers and utilities.

Policy: GS-2.3, Displacement Risk

Consider displacement risk in land use and zoning decisions, infrastructure projects, and public investments, ensuring these actions are informed of the risk and identify potential steps to lessen that risk.



CRSB recommended policy. Language expanded beyond the Land Use Designation to reflect a more expansive definition of urban ag. and incorporate community feedback.



Existing LU-6.2 consolidated into proposed LU-1.7.



Goal name changed from Efficient Land Use to Land Use Context to better reflect the policies contained within.



Language from existing LU-3 goal and LU-5.5 policy added to consolidate related concepts.



Language updated to clarify the reason behind Airfield Influence Areas.



Displacement policy added to conform with recent legislation (HB 1181).

Policy: GS-2.4, Nonconforming Uses

Consider the scale of nonconforming uses that may occur as a result of future land use and zoning decisions. Limit displacement by allowing existing uses to continue where feasible.

Policy: GS-2.5, Coordinated and Efficient Land Use

Encourage coordinated and efficient growth and development through infrastructure financing and construction programs, tax and regulatory incentives, and growth focused in areas where adequate services and facilities exist or can be economically extended before considering development in new areas where provision of services is less feasible.

Policy: GS-2.6, Lot Sizes

Establish lot size standards that achieve the desired density and scale, allow housing types at all price points, respect the city's status as the urban center of the region, increase housing options, provide homeownership opportunities, and meet the requirements of growth management. Lot sizes should be adopted with consideration for the potential exclusionary effects of large lot sizes.

Policy: GS-2.7, Sub-Area Planning Framework

Undertake sub-area and neighborhood planning in collaboration with local residents and impacted community members, seeking to develop more detailed analyses and decisions by the City while developing and implementing these plans consistent with the Comprehensive Plan.

Policy: GS-2.8, Built and Natural Environment

Ensure uses consider and enhance the built and natural environment - including impacts to air and water quality, groundwater quality and quantity, wildfire risk, noise, traffic congestion, and public utility and service capacity - requiring adequate mitigation to maintain and enhance quality of life.

Policy: GS-2.9, Encouraging Infill Development

Prioritize infill development, including development and redevelopment of vacant and underdeveloped properties, to leverage existing infrastructure and investment, reduce urban sprawl, and support fiscal responsibility.

Policy: GS-2.10, Land Use Transitions

Utilize recognizable boundaries like major roadways, the Spokane River, and other physical barriers as buffers between land uses with different intensity and types of uses when possible and establish a transition in intensity between more impactful uses like Industrial and less intense uses when physical boundaries are not present.



LU 2.4 Expanded to reflect existing policies allowing for grandfathered uses.



Language adjusted to move away from only residential density and to strengthen the homeownership and affordability aspects. Additional language was added to acknowledge potential impacts of lot sizes.



Existing LU 5.1 Built and Natural Environment combined with LU-5.2 Environmental Quality Enhancement.



New policy reflecting community engagement and land use strategy.



New policy reflecting community engagement while also acknowledging the use of recognizable barriers as the first layer of land use transitions. Previously "natural" barriers, the language change better reflects the types of barriers being described.

Policy: GS-2.11, Neighborhoods

Recognize the value of neighborhoods as a reference for planning housing, transportation, services, amenities, and placemaking at a scale appropriate for the area.

Policy: GS-2.12, Connection and Accessibility

Establish an expectation of connected and accessible spaces throughout the city, leveraging the interconnection of land use, transportation, design, and development decisions to foster built environments that support walk- and rollability and benefit community members of all abilities and ages.

Goal: GS-3, Accommodating Housing Capacity

Encourage a wide range of housing types across the city that meet the changing needs of the community while ensuring residential uses are located near supportive and complementary uses that provide employment, transportation, recreation, daily needs, services, and educational opportunities.

Policy: GS-3.1, Addressing Housing Displacement

Balance investment in areas identified for future growth and the potential for housing displacement, including anticipated demolitions or rising rents. Ensure land use actions and patterns do not disproportionately harm historically marginalized areas and communities.

Policy: GS-3.2, Access to Transportation

Encourage housing in areas of the city that provide easy access to public transit and other efficient modes of transportation. Seek to reduce household transportation costs, vehicle miles traveled (VMT), and greenhouse gas emissions.

Policy: GS-3.3, Reducing Sprawl

Plan for and accommodate diverse, affordable, and attainable housing types to meet demand while avoiding sprawl in order to decrease emissions and infrastructure costs and preserve open space.

Goal: GS-4, Mixed-Use

Encourage more flexible and dynamic land uses citywide, with the most intense forms targeted in areas where transit ridership, walking, riding, rolling, and biking opportunities exist or can be developed in an integrated active manner.

Policy: GS-4.1, Flexible Land Uses

Permit a compatible range of uses at an appropriate scale in all Land Use Designations, supporting flexibility in development, including expanded allowances for developments providing housing, throughout the city.



Existing LU 1.1 relocated to relevant goal with minor phrasing adjustments. Placemaking added to reflect feedback heard during community engagement.



New policy recognizing the impact of land use, transportation, and development decisions on how accessible and connected the city can become.



New goal reflecting the importance of housing capacity as identified by recent state legislation (HB 1220) and community engagement. Language also consolidates language from H 2.4 Linking Housing with Other Uses.



Displacement policy added to conform with recent legislation (HB 1220).



Existing policy H 1.11 relocated to Land Use Chapter. VMT added to reflect climate and resilience language.



CRSB recommended policy.



This goal is new to reflect the growth strategy expanding mixed-use throughout the city.



New policy reflecting one of the goals of PlanSpokane to provide flexibility for development throughout the city.

Policy: GS-4.2, Neighborhood-Serving Retail

Support neighborhood-serving retail uses in every residential neighborhood, including allowance for corner and grocery stores, community gathering spaces, and small-scale mixed-used development within residential areas.

Policy: GS-4.3, Scalable Mixed-Use

Designate mixed-use areas at a range of scales throughout the city that provide a compatible mix of housing, commercial uses, and activities to focus growth, and support complete, walkable places.

Policy: GS-4.4, Mixed-Use Design

Establish common people-oriented design and development standards for all mixed-use areas such as buildings built to the street and people-scaled signage and lighting.

Goal: GS-5, Urban Hubs

Identify and establish Urban Hubs throughout the city to guide growth in vibrant mixed-use areas that serve the community by seamlessly integrating housing, commerce, and services with elevated design and development requirements focused on people who walk, bike, ride, and roll.

Policy: GS-5.1, Designating and Planning for Urban Hubs

Designate and update Urban Hubs around nodes of activity and according to a city-approved planning effort with significant forethought and analysis, an inclusive public engagement process, and in consultation of concerned City departments and operations. Designation of Urban Hubs should be done with recognition of the equitable distribution of opportunities for economic investment while considering the potential for displacement.

Policy: GS-5.2, Urban Hub Context

Scale Urban Hubs based on proximity to major roadways and transit service, intensity of surrounding development, market opportunities, and potential draw, recognizing they may be implemented through a range of sizes, shapes, and allowed uses based on their context.

Policy: GS-5.3, Focal Points

Reinforce activity and vibrancy in Urban Hubs through zoning districts that support and center on key focal points such as transit stops, parks, and other locations of concentrated activity.

Policy: GS-5.4, Elevated Standards in Urban Hubs

Establish elevated standards in Urban Hubs, coupling choice in use and intensity with higher design and development requirements and enhanced public amenities focused on those that walk, bike, and roll.



New policy reflecting extensive public feedback from residents wanting neighborhood serving businesses they could easily get to from home throughout the city.



CRSB recommended policy.



New policy highlighting the need for development and design standards tailored to people in all mixed-use areas that.



This goal is new to reflect the growth strategy, with some new policies and other policies adjusted from existing Center and Corridor policies.



Policies GS-5.1 and 5.2, draw on existing LU 3.2, 3.3, and 3.4 policy language, while also reflecting the new Urban Hub growth strategy.



New policy to reflect the need for elevated standards at key locations within hubs to ensure an active street is achieved.



Existing policy LU 3.5 was broadened beyond a specific ratio of uses to instead correlate scale and allowed uses with additional development and design standards.

Policy: GS-5.5, Transition and Reinvestment in Urban Hubs

Identify Urban Hubs by both existing built environments that support the anticipated activity and areas that have the potential to develop into Urban Hubs. Reinvestment into areas may be required to support the transition of some Urban Hubs from their current form towards the future vision of the area, balancing new development with the preservation and reactivation of existing buildings.

Policy: GS-5.6, Corridors

Connect Urban Hubs with designated corridors, encouraging mixed-use development, neighborhood services, housing, and employment along their length to increase connectivity and mobility throughout the city. The intensity of development along corridors should be scaled to the intensity of the roadway and transit service.

Goal: GS-6, Transit-Oriented Development

Coordinate land use and transportation planning so that an efficient pattern of development is created supporting alternative transportation modes and making significant progress toward reducing sprawl, traffic congestion, and air pollution.

Policy: GS-6.1, Transit-Oriented Development

Encourage transit-oriented development in areas of existing or planned high-performance transit, encouraging higher intensity development, a mix of employment, residential, and commercial uses, and appropriate development design to provide access to active forms of transportation, reduce automobile reliance and commute times, increase convenience and accessibility for the public, and leverage the benefits of transit investment.

Policy: GS-6.2, Vehicle Miles Traveled Reduction

Encourage development of increased intensity and density as well as provisions for public amenities and infrastructure useful for transit riders adjacent to high-performance transit stops to encourage and provide opportunities for transit ridership, reduce greenhouse gas emissions, and reduce per capita vehicle miles traveled (VMT).

Goal: GS-7, Resilient Land Use

Establish land use and development patterns that increase the climate resilience of Spokane's built environment, ecosystems, and communities.

Policy: GS-7.1, Climate Considerations

Incorporate climate hazard risk and environmental justice criteria and mitigation into land use and infrastructure planning before major land use plan or policy changes, or when siting, replacing, or relocating community assets, such as transportation, civic facilities, and parks.



New policy to reflect that current development in Urban Hubs may not reflect the desired built environment and identifying that city investments play a role in these areas transitioning toward meeting that future vision.



New policy to reflect the new growth strategy. These corridors are not the same as the existing Corridors designated in the current plan as part of the Centers and Corridors strategy.



Goal title updated to clarify the intent of Transportation and Land Use coordination. Goal language reflects existing LU 4.1 Land Use and Transportation policy language.



Consolidation of existing policies LU 4.2 Land Uses That Support Travel Options and Active Transportation and LU 4.6 Transit-Supported Development. Supportive of CRSB recommendation.



New policy recognizing the connection between VMT and land use, added to reflect climate and resilience language.



New goal and associated policies to reflect CRSB recommendations.

Policy: GS-7.2, Wildland-Urban Interface Standards

Apply resilience-focused development standards and best practices in high-risk zones, including the wildland-urban interface (WUI) and flood-prone areas.

Policy: GS-7.3, Wildland-Urban Interface Outreach

Provide residents living in Wildland-Urban Interface (WUI) areas information about fire prevention and Firewise best practices while applying WUI best practices to new development such as building code, ventilation, and landscaping provisions.

Policy: GS-7.4, 100-Year Floodplain

Coordinate with federal and state agencies in the reassessment of the 100-year floodplain and adopt standards and mitigation that provide adequate protection in areas where flooding is more likely, discouraging development and redevelopment within the 100-year floodplain.

Policy: GS-7.5, 500-Year Floodplain

Coordinate with federal and state agencies to explore and understand the 500-year floodplain and its effects on potential future limitations on land use and development, with an eye towards being prepared to consider the 500-year floodplain if regulations come forward concerning that area.

Policy: GS-7.6, Floodplain Awareness and Education

Develop a public awareness and education program for residents living within or near floodplains, highlighting the associated risks and ways to mitigate their risk.

Policy: GS-7.7, Impervious Surfaces

Reduce impervious surfaces throughout the city, prioritizing areas of drainage concern mapped by the City, to address urban heat island mitigation, and promote groundwater recharge and infiltration.

Policy: GS-7.8, Food Access

Incentivize and enable uses that provide healthy, affordable, and locally produced food in parts of the city with limited food access, including by amending land use and zoning designations, as well as updating code requirements.

Policy: GS-7.9, Tree Canopy

Maintain and expand the City's tree canopy through zoning regulations and permitting processes for new development, including infill, throughout the city.



Consolidation of NE-19.2 and NE-19.4 in Natural Environment Chapter, relocated as topic is best addressed in Land Use.



Policy NE-17.3, a new policy found in the early Chapter Review edits, relocated from Natural Environment Chapter.



Policy NE-19.5 relocated from Natural Environment Chapter.



CRSB recommended policy.



CRSB recommended policy.



CRSB recommended policy.

Goal: GS-8, Adequate Public Lands and Facilities

Ensure the provision and equitable distribution of adequate public lands and facilities throughout the city, incorporating different levels of public review depending on facility scale and location with an eye towards efficiency and high responsiveness to opportunities.

Policy: GS-8.1, Advanced Siting

Identify, in advance of development, sites for parks, open space, wildlife habitat and corridors, police stations, fire stations, major stormwater facilities, schools, and other lands useful for public purposes to support the ability to and efficiency of developing those resources.

Policy: GS-8.2 Coordination and Partnerships with Providers

Continue to build and expand close working relationships with service and utility providers as well as City departments that plan and install utilities and services, to ensure that land use expansion and growth is considered through the lens of facility and utility capacity.

Policy: GS-8.3, School Locations

Work with all local school districts that serve Spokane's students to identify future school sites throughout the City, ensuring land use and transportation decisions reduce exposure to environmental harms from noise, air, and climate impacts for students and staff and support accessible and safe routes to the sites for those that walk, bike, roll, and ride transit.

Policy: GS-8.4, Siting Essential Public Facilities

Utilize a process for locating and expanding essential public facilities, meeting state and regional standards, balancing the necessary establishment and continuation of these facilities with potential community impacts, and engaging directly with impacted community members.

Policy: GS-8.5, Public Facility Compatibility and Context

Ensure the use, scale, and location of public facilities are compatible with the surrounding area and are designed with the scale of development in the vicinity, to the maximum extent possible, without affecting the use or function of the facility.

Policy: GS-8.6, Surplus City Property

Establish a process and funding mechanism to lease, sell, or otherwise dispose of appropriate unused city-owned buildings and/or property that has been determined surplus to non-profit organizations for community benefit and neighborhood revitalization.



New policy noting the importance of coordination in providing public facilities and services.



Language around safe routes to schools to reflect community engagement feedback, while consolidating collaboration language from LU 6.4. Additional language added to address environmental justice and safety.



Language added to include expansion of public facilities, recognition of regional standards, and clarify who should be engaged.



Language expanded to focus on use, scale, and location, not just design.



Policy relocated from current Social Health Chapter (SH-1.7) with phrasing update to broaden process beyond specific funding mechanism.

Goal: GS-9, Urban Growth Area

Participate and coordinate in the regional process for designating and managing the Urban Growth Area (UGA), seeking to ensure Spokane’s services and utilities that extend beyond City limits are sufficient to accommodate, but not exceed, the region’s allocated growth, including the accommodation of institutional, industry, and service facilities necessary to serve such growth.

Policy: GS-9.1, Role of Urban Growth Areas

Limit urban sprawl by requiring more density and intensity of development in urban areas where adequate public facilities already exist or where such facilities can be more efficiently provided, considering both physical and financial impacts.

Policy: GS-9.2, Joint Planning in Urban Growth Area

Coordinate with Spokane County and adjacent jurisdictions to plan for orderly and efficient services and development and long-term resiliency in the unincorporated portions of the Urban Growth Area.

Policy: GS-9.3, Urban Growth Areas and Regional Growth

Review and consider the Urban Growth Area boundary through the lens of population and housing allocations as well as community resiliency for the City of Spokane and the region, consistent with the Countywide Planning Policies and the Growth Management Act, seeking to ensure the Urban Growth Area is sized correctly for future growth.

Policy: GS-9.4, Consistent Development Standards


Coordinate with Spokane County and other adjacent jurisdictions to ensure utilities, roads, services, and land uses in the adjacent Urban Growth Area are compatible with city standards, reducing eventual costs and conflicts when portions of the unincorporated Urban Growth Area are annexed.


Goal: GS-10 Annexation


Consider annexations of lands that, where possible, would enhance effective and efficient government, evaluating all annexations on the basis of their short and long-term community benefits and potential fiscal impacts while also limiting sprawl and infeasible growth at the edges of the city.


Policy: GS-10.1, Annexation Boundaries


Ensure the area of any future annexation results in logical boundaries and reasonable service areas, while also considering the existing and planned capacity to provide public services and avoiding potential negative fiscal impacts.


 Language updated to reflect the importance of regional collaboration as well as the role of the City within the UGA outside of City limits.


 Language added for the consideration of physical and fiscal impacts.

 Language updated to recognize regional collaboration beyond Spokane County, while clarifying what should be considered in joint planning efforts.

 Language updated to clarify what is planned for in relation to regional growth and the intent of the UGA. Community resiliency added as a point of consideration.

 Policy relocated from existing Goal LU 10 Joint Planning and updated to reflect the City’s role in regional standards while adding the reason behind City involvement.

 Existing policy LU 9.4 Community Impacts added to goal language to provide a reason and potential impacts of annexations.

 Concepts in existing policy LU-9.5 Funding Capital Facilities in Annexed Areas consolidated into policy language.

Policy: GS-10.2, Peninsula Annexation

Encourage and assist with annexation of unincorporated peninsulas of Urban Growth Area or in areas already surrounded by the City of Spokane, so they can be part of the community surrounding their property and benefit from the services and facilities offered by Spokane.

Policy: GS-10.3, City Utilities

Require property owners outside the City yet served by City utilities or services to either annex to the City or sign a binding agreement not to contest a future annexation if such an action is proposed.

Policy: GS-10.4, Land Use and Zoning Designations upon Annexation

Honor the intent of adopted county plans and ordinances for previously developed or vested areas annexed into the City, provided the City has not adopted specific policies and standards for those areas by some other means or agreement.

Policy: GS-10.5, City Bonded Indebtedness

Require property owners within an annexing area to assume a proportionate share of the city's bonded indebtedness, as would be required of any property owner inside the City at the time of bonding.

Policy: GS-10.6, Special Purpose Districts and Adjacent Jurisdictions

Confer and consult with any impacted special purpose districts when considering or planning annexations, as well as other jurisdictions encompassing or adjacent to the area to be annexed, identifying and considering impacts that would result as part of the overall decision to annex.

Policy: GS-10.7, Weighing Fiscal Impacts of Annexation


Analyze the fiscal impacts of annexation prior to considering approval, measuring potential tax base, business, and employment growth against the cost of services and infrastructure resulting from annexation, ensuring that the fiscal cost does not exceed the other community benefits of annexation.


[AIRFIELD INFLUENCE AREAS MAP to be inserted later]


Map GS-3


LAND USE GLOSSARY


Many terms that were either in the discussions of this chapter or have been newly introduced will be located in the Glossary, e.g. neighborhoods.

 Language added to acknowledge that this is not unique to annexed properties but is ensuring equal share of costs.

 Existing policy relocated from Goal 10, Joint Planning. Language expanded to include adjacent jurisdictions and not just special purpose districts.

 New policy focused on understanding the fiscal impacts of annexation, expanding on the existing community impacts language.

 Map proposed to provide a stand-alone map of the Airfield Influence Areas.

 The goals and policies of this chapter were previously indicated with "LU", when the chapter was titled "Land Use".

POLICIES REMOVED FROM THE TEXT:

The following policies have been removed from the text, largely due to redundancy, unclear goals/success, and similar factors.

Policy: LU-1.16, Mobile Home Parks

Designate appropriate areas for the preservation of mobile and manufactured home parks.

Goal: LU-2, Public Realm Enhancement

Encourage the enhancement of the public realm.

Policy: LU-2.1, Public Realm Features

Encourage features that improve the appearance of development, paying attention to how projects function to encourage social interaction and relate to and enhance the surrounding urban and natural environment.

Policy: LU-2.2, Performance Standards

Employ performance and design standards with sufficient flexibility and appropriate incentives to ensure that development is compatible with surrounding land uses.

Policy: LU-3.8, Shared Parking

Encourage shared parking facilities for business and commercial establishments that have dissimilar peak use periods.

Policy: LU-4.3, Neighborhood Through-Traffic

Create boundaries for new neighborhoods through which principal arterials should not pass.

Policy: LU-4.4, Connections

Form a well-connected network which provides safe, direct and convenient access for all users, including pedestrians, bicycles, and automobiles, through site design for new development and redevelopment.

Policy: LU-4.5, Block Length

Create a network of streets that is generally laid out in a grid pattern that features more street intersections and shorter block lengths in order to increase street connectivity and access.

Goal: LU-5, Development Character

Promote development in a manner that is attractive, complementary, and compatible with other land uses.



LU-1.16 proposed to be removed due to displacement intent captured by proposed policy LU 3.1, and a manufactured home policy in Housing Chapter.



LU-2 and associated policies proposed to be removed or consolidated into the Urban Design and Historic Preservation Chapter as they focus on design.



LU-3.8 proposed to be removed as it is more of an implementation action, with supportive policies already in the Transportation Chapter.



LU-4.3 proposed to be relocated to the Neighborhoods or Transportation Chapter, as appropriate.



LU-4.4 proposed to be removed or consolidated into existing Transportation Chapter policies.



LU-4.5 proposed to be removed or consolidated into existing Transportation Chapter policies.



Goal LU-5 and associated policies proposed to be removed or consolidated into the Urban Design and Historic Preservation Chapter as appropriate.

Policy: LU-5.3, Off-Site Impacts

Ensure that off-street parking, access, and loading facilities do not adversely impact the surrounding area.

Policy: LU-5.4, Natural Features and Habitat Protection

Ensure development is accomplished in a manner that protects significant natural features and wildlife habitat.

Policy: LU-6.5, Schools as a Neighborhood Focus

Encourage school officials to retain existing neighborhood school sites and structures because of the importance of the school in maintaining a strong, healthy neighborhood.

Policy: LU-6.6, Shared Facilities

Continue the sharing of city and school facilities for neighborhood parks, recreation, and open space uses.

Policy: LU-6.7, Sharing and Programming Planning

Develop a joint plan for the city and school districts serving Spokane for sharing and programming school sites for common activities.

Goal: LU-7, Implementation

Ensure that the goals and policies of the Comprehensive Plan are implemented.

Policy: LU-7.1, Regulatory Structure

Develop a land use regulatory structure that utilizes a variety of mechanisms to promote development that provides a public benefit.

Policy: LU-7.2, Continuing Review Process

Develop a broad, community-based process that periodically re-evaluates and directs city policies and regulations consistent with this chapter's Vision and Values.

Policy: LU-7.3, Historic Reuse

Allow compatible residential or commercial use of historic properties when necessary to promote preservation of these resources.

Goal: LU-10, Joint Planning

Support joint growth management planning and annexation requests which best meet the Comprehensive Plan's development goals and policies.



Policy LU-6.5 proposed to be removed as school siting collaboration is already addressed in policies.



Policy LU-6.6 proposed to be removed as similar language exists in the Community Health Chapter.



Policy LU-6.7 proposed to be removed. School siting collaboration already addressed in other policies.



Goal LU-7 and associated policies proposed to be removed as there will be an Implementation Chapter. Additionally, several policies are covered by other policies.



Goal LU-10 proposed to be removed as all remaining policies were relocated under the UGA or Annexation goals.

Policy: LU-10.1, Land Use Plans

Prepare land use plans in cooperation with Spokane County for the Urban Growth Area to ensure that planned land uses are compatible with adopted city policies and development standards at the time of annexation.

Policy: LU-10.4, Long Range Urban Growth Area Planning

Establish a forty-year planning horizon to address eventual expansion of UGAs beyond the twenty-year boundary required by the Growth Management Act.



Policy LU-10.1 proposed to be removed as there are existing joint-planning policies related to the UGA.



Policy LU-10.4 proposed to be removed as it exceeds the state-mandated planning horizon and is not standard practice, as it cannot predict changing needs.