

# City of Spokane Periodic Update Preferred Alternative

Plan Commission Hearing  
April 14, 2026



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# Today's Agenda

- **Staff Presentation:**
  - Periodic Update Process
  - Growth Allocations & Capacity
  - Draft EIS & Growth Alternatives
  - How Community Feedback Shaped the Preferred Alternative
  - Preferred Alternative
    - Land Use Plan
    - Policies & Code
  - Next Steps
- **Public Comment**
- **Plan Commission Members Deliberate/Vote**





# Periodic Update Process

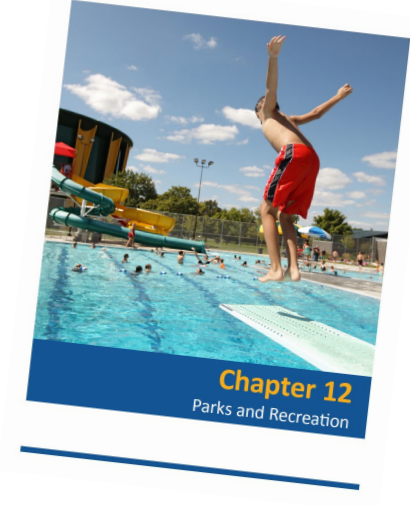
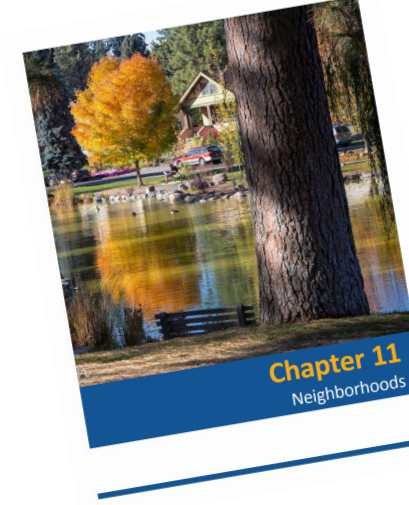
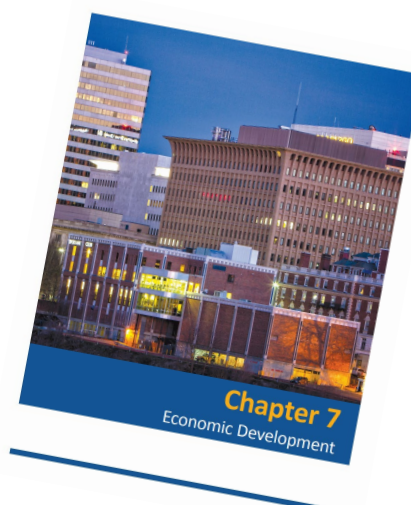
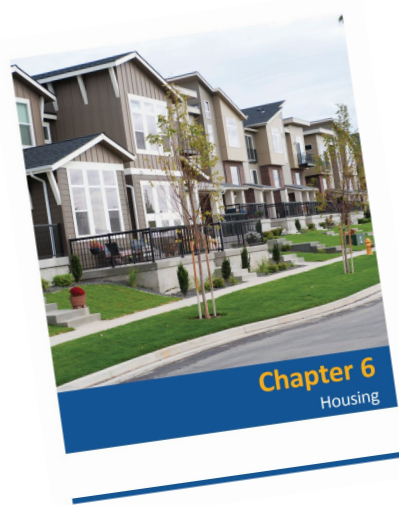
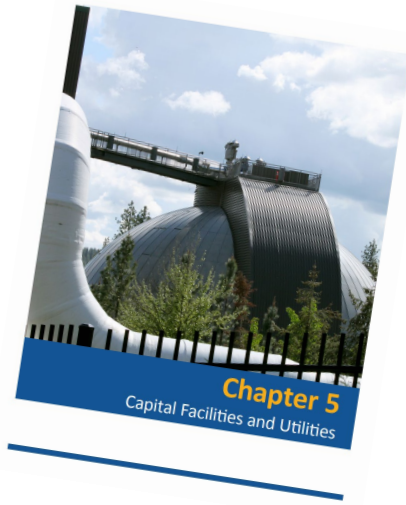
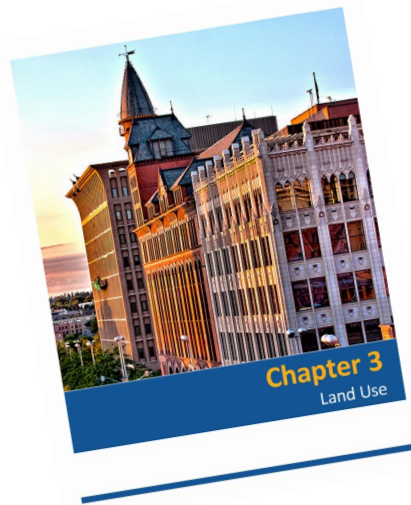


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# What is PlanSpokane 2046?

- State mandated periodic update the **Comprehensive Plan**, the long-term planning document that established vision, goals, and policies that guide all aspects of Spokane's growth and development over the next twenty years. Implements the Growth Management Act.



- First substantial update to the Comprehensive Plan, currently called Shaping Spokane, since it was adopted in 2001



# Goals for PlanSpokane 2046



## Meet all State Legislative Requirements

- Meet Periodic Update Requirements
- Accommodate Growth: Housing for All Affordability Levels & Jobs
- Climate & Resiliency Integration
- Update Critical Areas Ordinance

## Streamline and Improve Plan Usability

- Simplify the document, removing redundancy
- Use clearer language

## Meet the Community's Vision

- Incorporate community engagement results and public feedback to update policies and identify potential gaps



Shaping Spokane



State Legislation



Community Input



PlanSpokane 2046



# Key Dates

## EIS

- SEPA Determination of Significance (DS) & Scoping Notice - February 5, 2025
- Comments Feb 5, 2025, to April 7, 2025
- Draft EIS Available December 18, 2026
- Comments Dec 18, 2025, to March 5, 2026
  
- **Final EIS anticipated in Q3 2026**

## Engagement

- **Visioning Workshops – All Districts**
  - March 2025
- **Future Growth & Guiding Policies Workshops – All Districts**
  - November 2025
- **Listening Hours – All Districts**
  - February 2026
- MORE (see page 8 of staff report)





# Population Growth



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# Growth Forecasts & Allocation

- **Countywide Population Forecast**
  - **BOCC Chose Median Forecast**
- **Allocation to Cities**
  - **BOCC adopted a trend-based allocation.**

## Population Growth (2023-2046)

### Spokane County

+100,065 people (inclusive)

### City of Spokane

+23,357 people  
(23.4% of countywide)

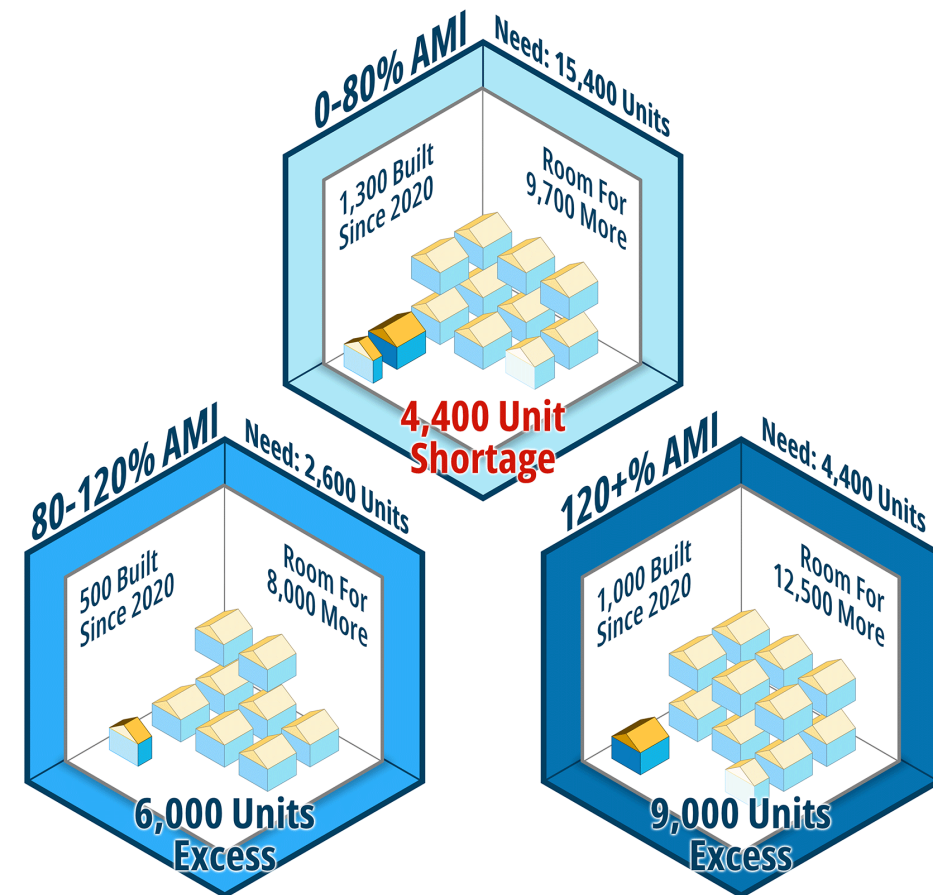


# Housing Target by Affordability

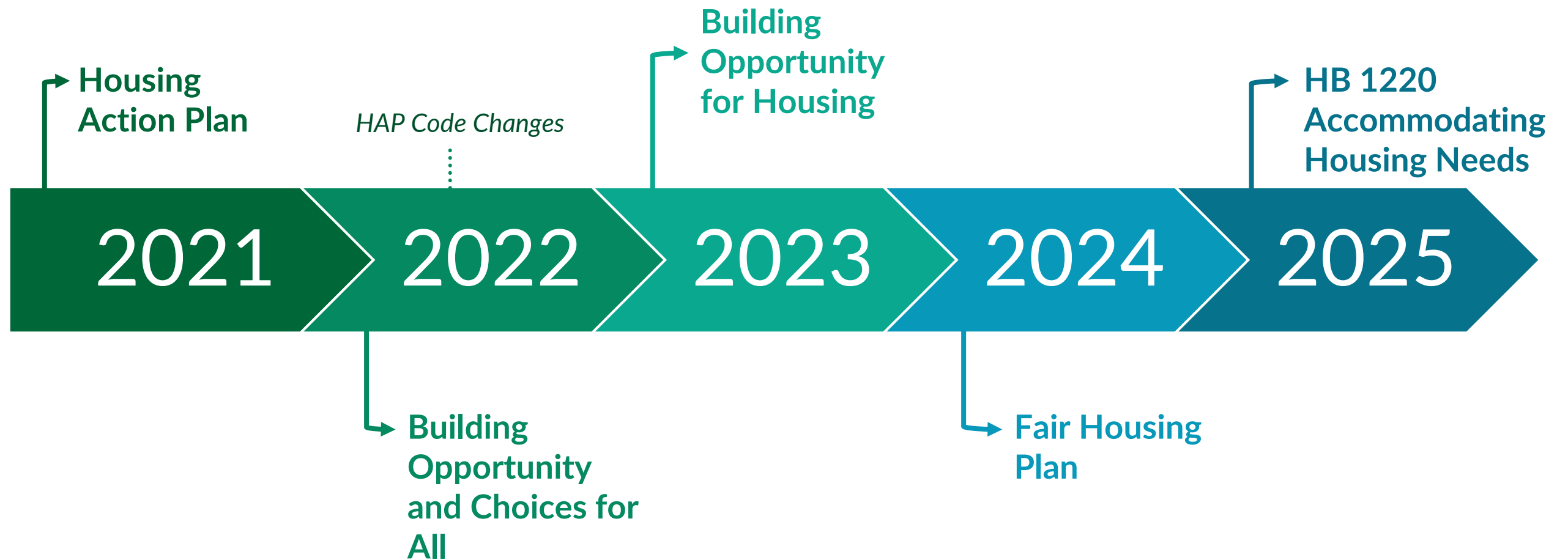
- Meet housing needs at moderate- and higher-income levels
- Deficit in capacity at lower income levels

## Capacity by Affordability - deficit

Summary Results: Affordable Housing Capacity 2020 - 2046



# Progress on Housing Policy & Code Changes

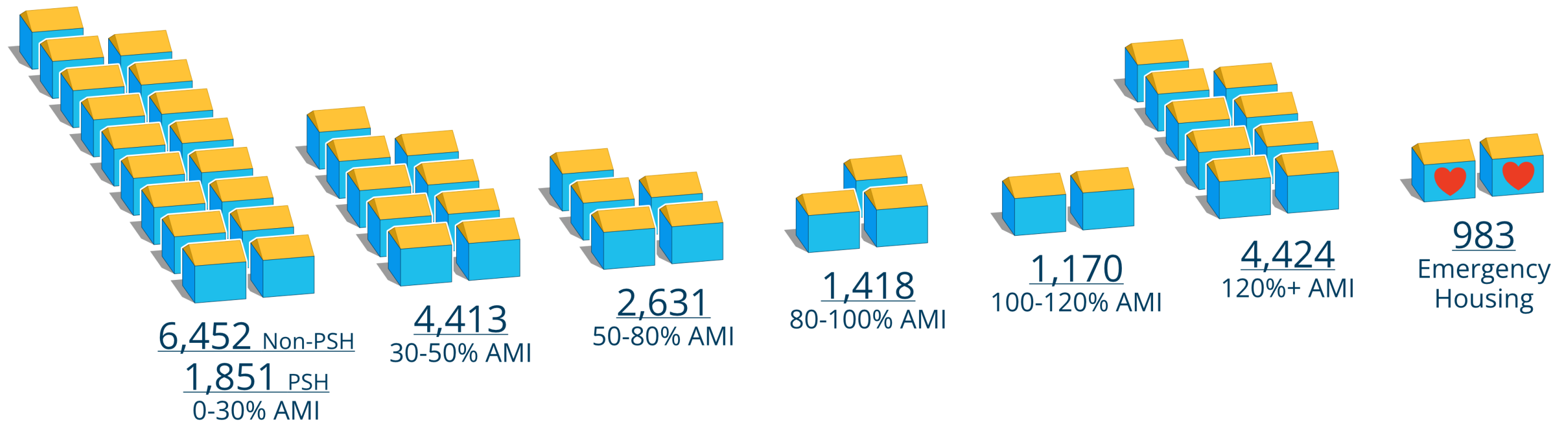


# But there's still more to do...

## 2020-2046 Housing Allocation, City of Spokane

22,359 Total New Housing Units

 = Approx. 500 Units



Allocation from the WA Department of Commerce Housing Allocation Planning Tool

AMI = Area Median Income for Spokane County

PSH = Permanent Supportive Housing



	Alternative 1 Stay the Course	Alternative 2 Distributed & Balanced	Alternative 3 Center City & Regional Hubs
Housing / population growth*	<ul style="list-style-type: none"> <li>▶ 21,739 new housing units from 2022-2046 (about 21% more housing units than present)*</li> </ul> <p>* This is the 2020-2046 housing growth target minus the units already added from 2020 to 2022.</p>		
Housing mix	<ul style="list-style-type: none"> <li>▶ 63% of the City's total housing as single unit housing</li> </ul>	<ul style="list-style-type: none"> <li>▶ 59% of the City's total housing as single unit housing</li> </ul>	<ul style="list-style-type: none"> <li>▶ Same as Alternative 2</li> </ul>
Housing Targets	<ul style="list-style-type: none"> <li>▶ Meets total target</li> <li>▶ Does not meet 0-80% Affordability</li> </ul>	<ul style="list-style-type: none"> <li>▶ Meets total housing target and all affordability levels</li> <li>▶ Provides more capacity in low rise and mid-rise</li> </ul>	<ul style="list-style-type: none"> <li>▶ Same as Alternative 2</li> </ul>



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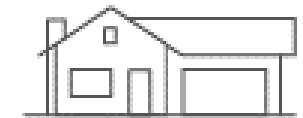
Status quo does not meet affordability requirements for lowest income brackets



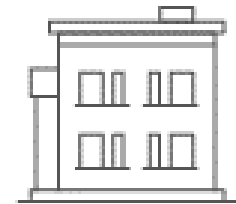
# Housing Types by Affordability Level

Zone category	Typical housing types allowed	Assumed affordability level for capacity analysis (Commerce)
Low Density	Detached single family homes	Higher income (>120% AMI)
Moderate Density	Townhomes, duplex, triplex, quadplex	Moderate income (>80-120% AMI) – Moderate Cost Communities
ADUs (all zones)	ADUs on developed residential lots	Moderate income (>80-120% AMI) – High-Cost Communities
Low-Rise Multifamily	Walk-up apartments, condominiums (2-3-floors)	Low income (>50-80% AMI) – Moderate Cost Communities
Mid-Rise Multifamily	Apartments, condominiums	Low income (0-80% AMI) and PSH
High-Rise/Tower	Apartments, condominiums	Low income (0-80% AMI) and PSH
		Moderate income (>80-120% AMI)

Detached Single-Family Homes



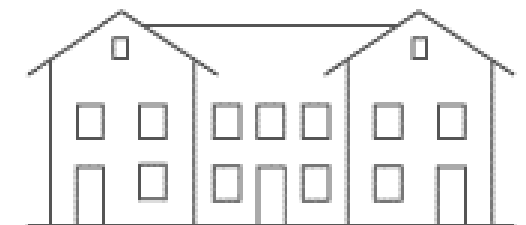
Multi-plex, Townhomes



ADUs



Apartments



# Housing Types Needed for Targets



Low Density

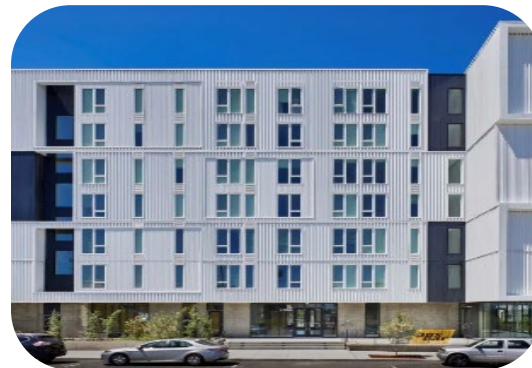


Low Density

Building Opportunity for Housing Addressed Middle Housing



Moderate Density



High Density

City's Evaluation of Accommodating Affordable Housing showed a need for low-rise and mid-rise housing





# Climate Planning Integration

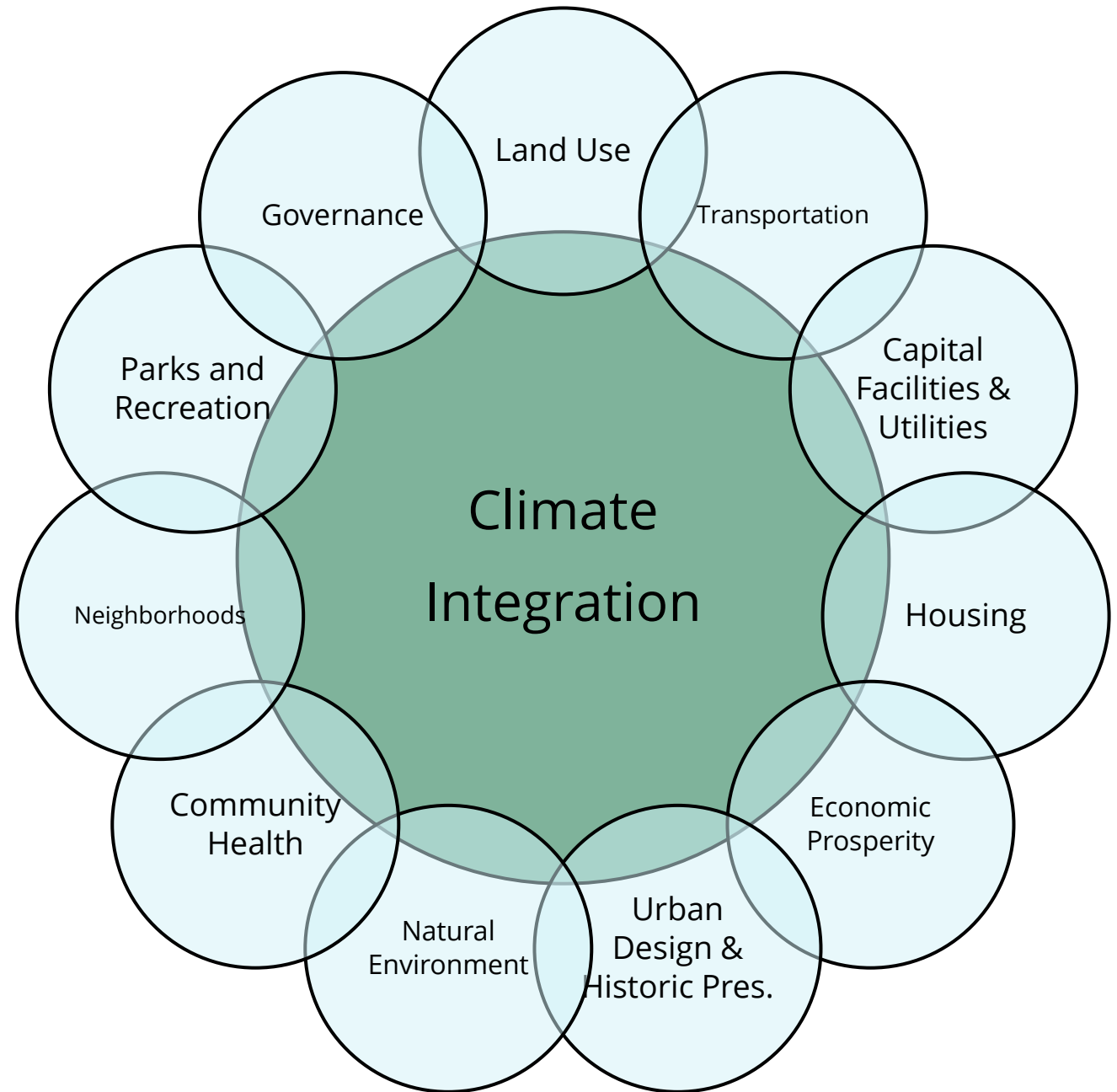


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# Integrate into Comprehensive Plan

- Following months of robust community engagement and analysis, the Climate Resilience and Sustainability Board (CRSB) voted to recommend climate policies to the Plan Commission on February 12, 2026.
- Policies are being integrated throughout the Comprehensive Plan.





# Draft EIS & Growth Alternatives



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# Environmental Impact Statement

An Environmental Impact Statement (EIS) is an informational document that provides the City, public, Tribes, and agencies with information related to environmental impacts to be considered in the decision-making process



Earth, water quality, and water resources



Relationship to plans, policies, and regulations



Air quality and greenhouse gas emissions



Transportation, including multiple modes and city and state facilities



Plants and animals, including critical areas and habitat



Public services: police, fire and emergency medical services, parks, schools, libraries, solid waste



Land use patterns and urban form, including historic and cultural resources

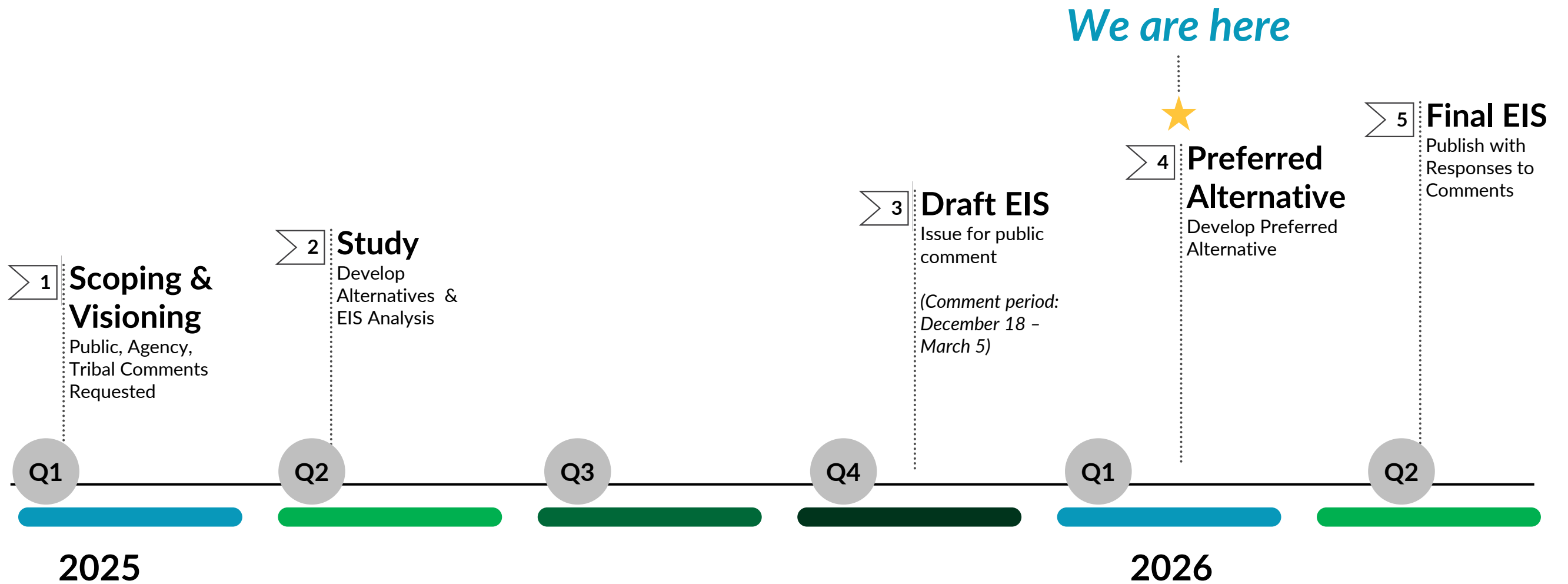


Utilities: power, water, wastewater, and stormwater



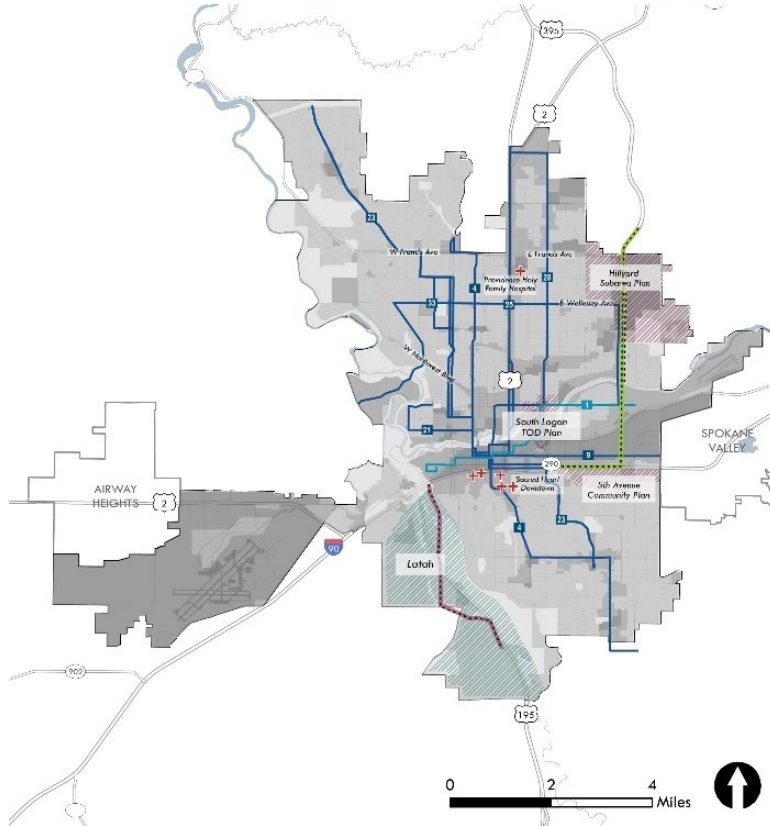
Population, employment, and housing

# EIS Steps

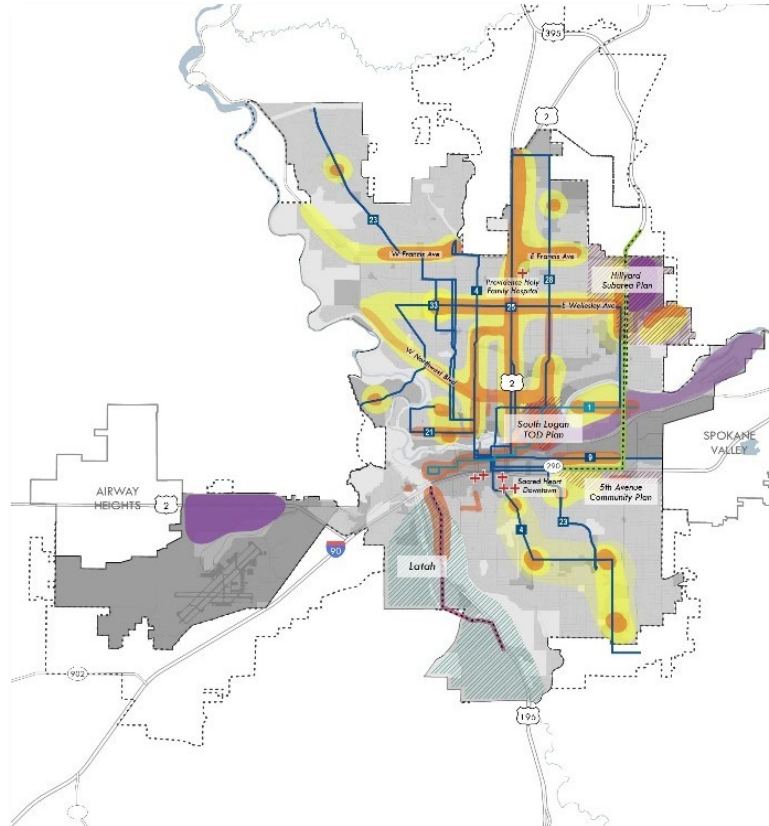


# Growth Alternatives

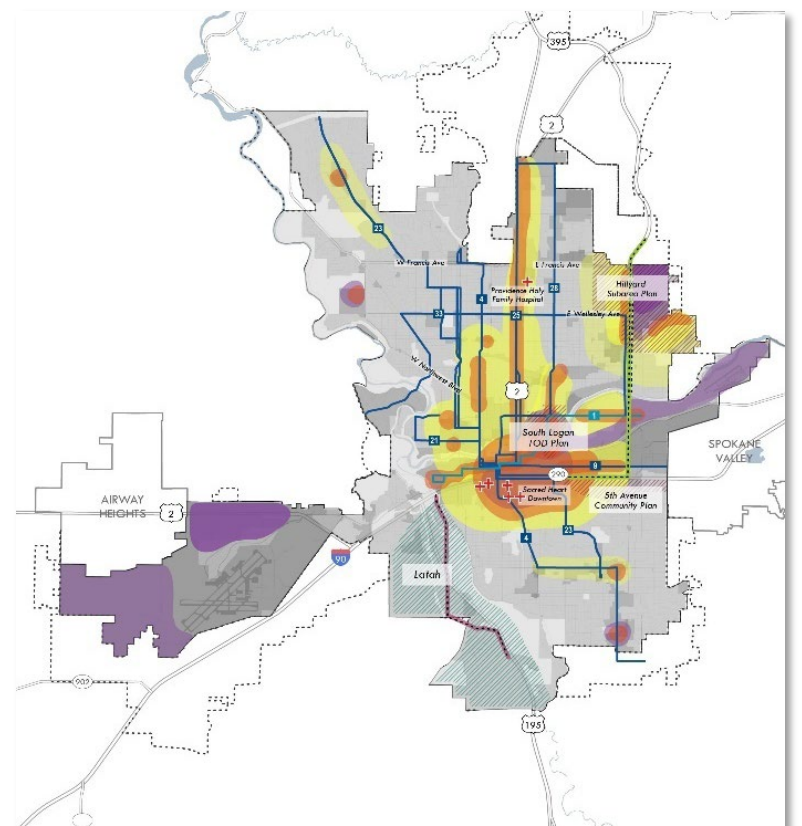
## Alternative 1: Stay the Course










## Alt 2: Distributed & Balanced












## Alt 3: Center City & Regional Hub



### Key Features

-  Subarea Planning
-  Additional Infrastructure Study
-  Transit Routes, Selected
-  North Spokane Corridor/US 395
-  Children of the Sun Trail
-  Inland Empire Way + connections
-  Hospitals

### Growth Intensity

-  Low
-  Moderate
-  Moderate-High
-  High
-  High Density Housing
-  Moderate Density Housing
-  Mixed-use/Commercial
-  Employment/Industrial Light
-  Employment/Industrial Heavy



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# How Community Feedback Shaped the Preferred Alternative



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# 2025 was a busy year for community engagement...



Over 3,400 total  
community  
responses



Over 50 City Boards  
and Commissions  
workshops



Over 20 community  
tabling events and  
meetings



# 2025 Engagement Summary



➔ All summaries available at [PlanSpokane.org](http://PlanSpokane.org) ➔



1 Community Visioning  
PAGE 02



2 Climate Focus Groups  
PAGE 03



3 Surveying for Climate Resiliency  
PAGE 04



4 Earth Day Workshop  
PAGE 06



5 Tribal Engagement  
PAGE 07



6 Future Growth and Guiding Policies  
PAGE 08



7 Conclusion  
PAGE 09



# Community Visioning

- Over 300 community members provided feedback during the visioning process
- Community Visioning Workshop Series
  - 4 meetings throughout March
  - Directional feedback:
    - Commercial preference exercise found neighborhood corners stores and mixed-use/ground-floor retail to be preferred uses
    - Map Your Spokane mapping exercises identified areas the community would like to see local businesses and job opportunities



# Community Vision Statement

“Spokane aims to foster a vibrant, resilient, and inclusive city by supporting **economic growth, environmental stewardship**, and the **diverse needs** of the whole community. The City is dedicated to ensuring access to **attainable housing, safe streets**, and **thriving neighborhoods** while inspiring innovation, cultural vitality, and connection for all Spokane residents.”



# Future Growth and Guiding Policies

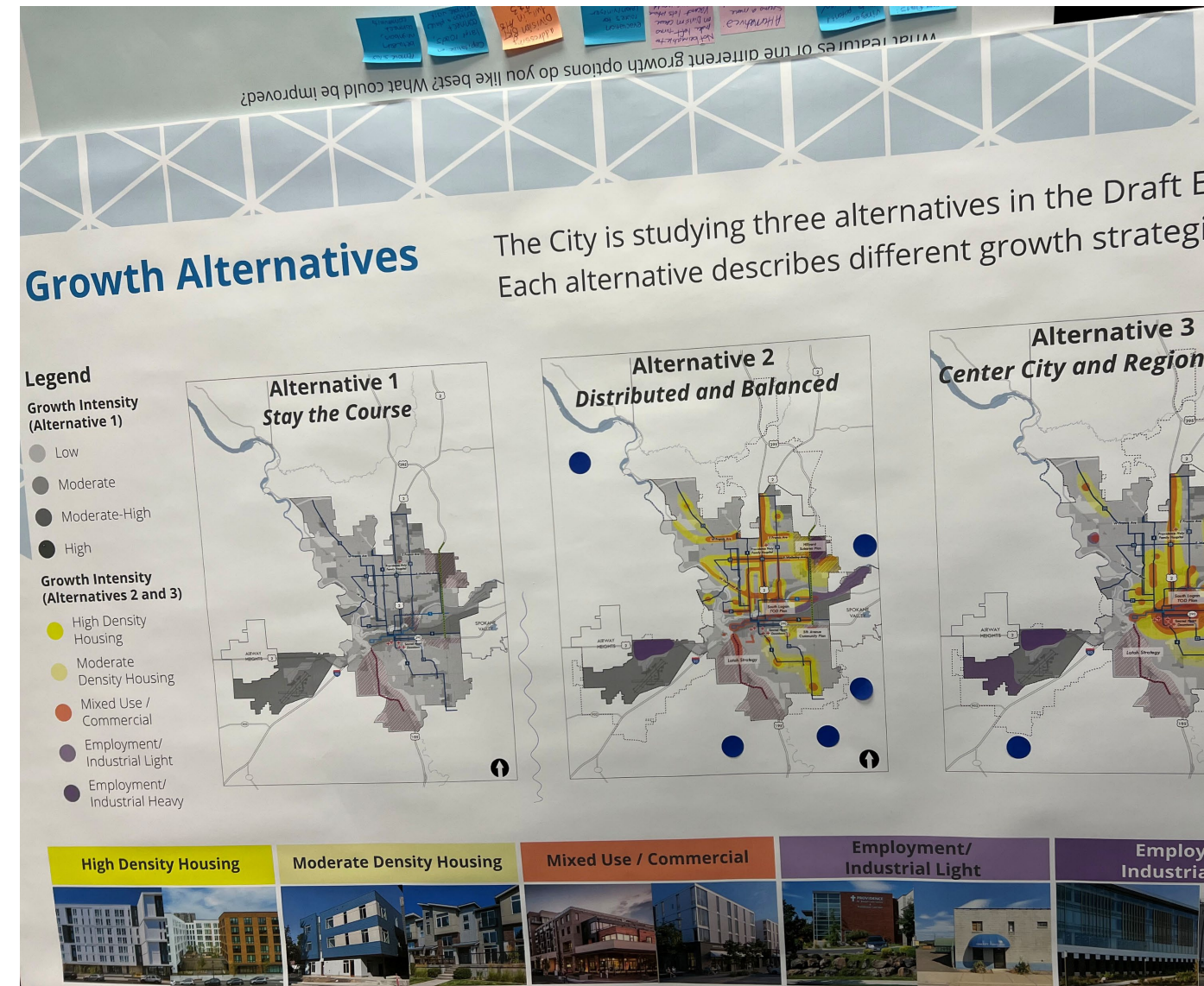


- Community workshop series in November 2025
- One workshop in each City Council District, plus a citywide workshop downtown
- Brought together future growth, guiding policies, and climate resiliency
- **Over 100 attendees**

# Growth Alternatives First Reaction

In general, community members liked the **interconnectedness of Alt 2**, but also saw the benefit of the **Center City focus of Alt 3** on businesses, more housing, and community safety.

1. Alternative 2 (25 votes)
2. Alternative 3 (7 votes)
3. Mid Alt 1 and 2 (1 vote)
4. Alternative 1 (0 votes)



# Growth Alternatives First Reaction

## General Comments:

- Direct growth to areas already with or starting to see opportunities for growth, along corridors and transit
- Community hubs near higher intensity housing needed
- Increase housing Downtown
- Focus on areas with existing infrastructure



# Map Your Future Spokane!



## Mixed-Uses

- General support of neighborhood mixed-use
- Higher intensity mixed-use identified around major roadways and key areas
- Lower scale mixed-use identified in various areas throughout the city



# Community Feedback on Growth Alternatives

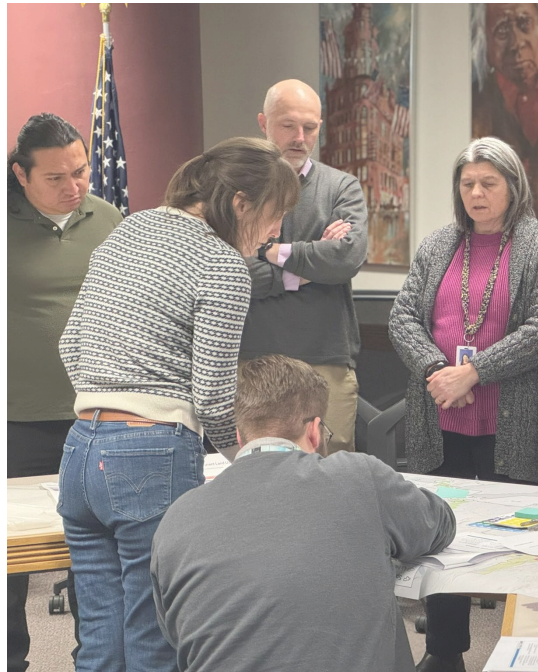
## Fall 2025 Engagement

- Future Growth and Guiding Policies Engagement Summary
  - Alternative 2 received the most votes
  - In general, community members liked the interconnectedness of Alternative 2, but also saw the benefit of the Center City focus of Alternative 3 on businesses, community safety, and more housing

## DEIS Written Comments

- Preference for Alternative 3, 2, or a combination of Alternatives 3 & 2

# Internal City Staff Engagement



- Initial scoping meeting in December 2024, with continued meetings and discussions to help identify areas with infrastructure concerns or other elements that impact future growth.



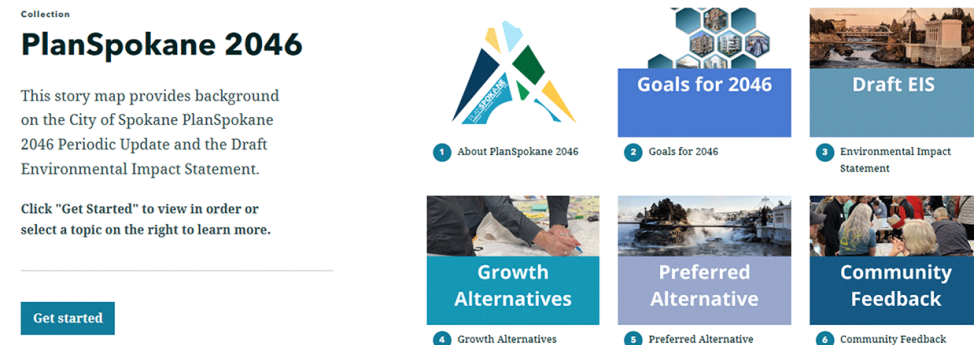
# Preparing for this Hearing

## Notification of Hearing

- PlanSpokane Newsletter
- Community Update Newsletter
- PlanSpokane webpage updates
- City Blog Post
- City social media
- Direct email to all interested parties, Plan Commission interested parties, agencies, and Neighborhood Councils
- Spokesman Review and Official Gazette newspaper notices

## Explaining the Proposal

- Draft Preferred Alternative interactive StoryMap page
  - Transition video with narration
  - Slider map between growth and intensity changes
  - Zoomed in maps of Northwest, Northeast, and South Spokane



# Thank you to all community members who have been involved

All public comments related to the Draft Environmental Impact Statement and Preferred Alternative have been provided to Plan Commissioners to assist in today's decision-making process.

**THANK YOU**





# Preferred Alternative



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# What is a Preferred Alternative?

- Commonly developed to facilitate the development of a plan and to respond to public, agency, and Tribal input.
- A preferred alternative:
  - Would be in the **range** of Draft EIS Alternatives
  - Often **mixes and matches** features of other alternatives
  - More optimally **meets SEPA objectives**
  - Would be evaluated in the Final EIS
  - Would be a basis for specific changes to the Land Use Plan and Zoning Map



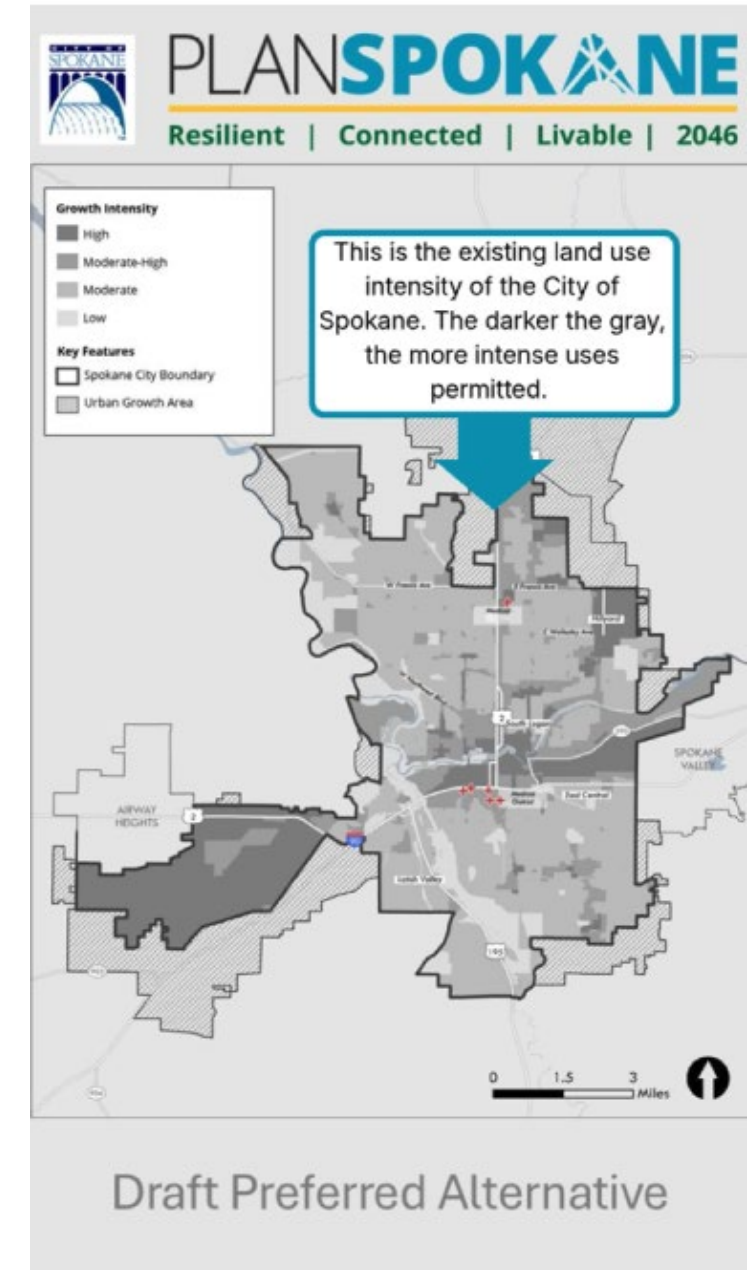
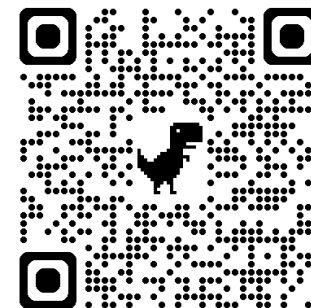
# Draft Preferred Alternative

A draft Preferred Alternative has been developed based on community feedback and analysis from the Draft EIS. The proposal includes:

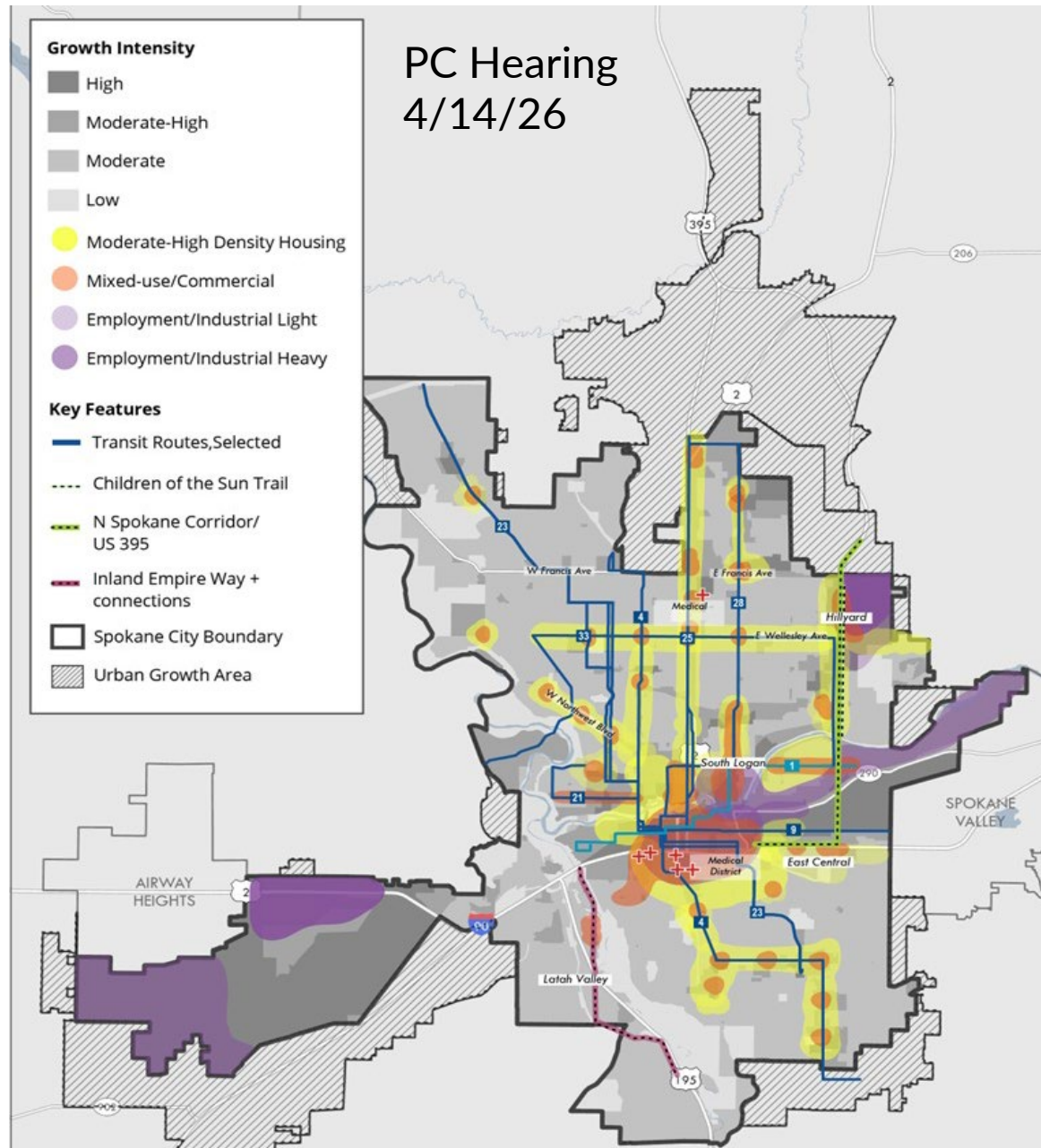
- **An increase in moderate-high density housing near the major transit lines and within areas with planned capacity**
- **Increased mixed-use and commercial uses are proposed throughout the city, including within the moderate-high density housing to support current and future residents**
- **Areas for increased employment and industrial uses, supporting a resilient economy with local jobs and opportunities**



Watch the draft Preferred Alternative transition video on the interactive StoryMap



# Draft Preferred Alternative

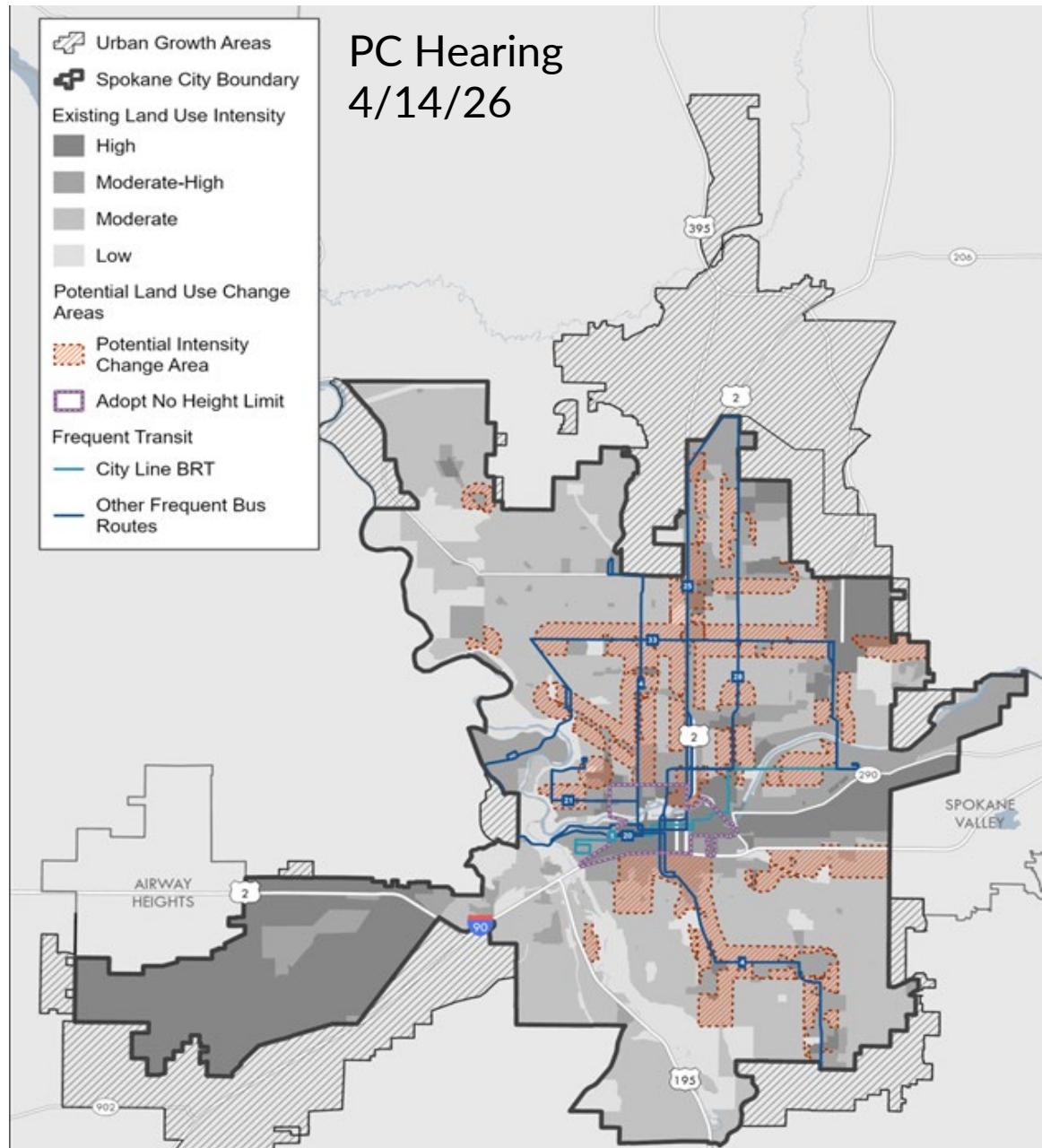


## Preferred Alternative Growth Map

- Blends features of Alternatives 1, 2 and 3
  - Focus mixed use on hubs like Downtown and selected corridors
  - Areas of moderate and high-density housing and mixed use along frequent transit routes
  - Incorporates subarea plans
  - Beyond hubs and corridors, retains current growth intensity in most neighborhoods, recognizing middle housing efforts



# DRAFT Potential Intensity Change Areas

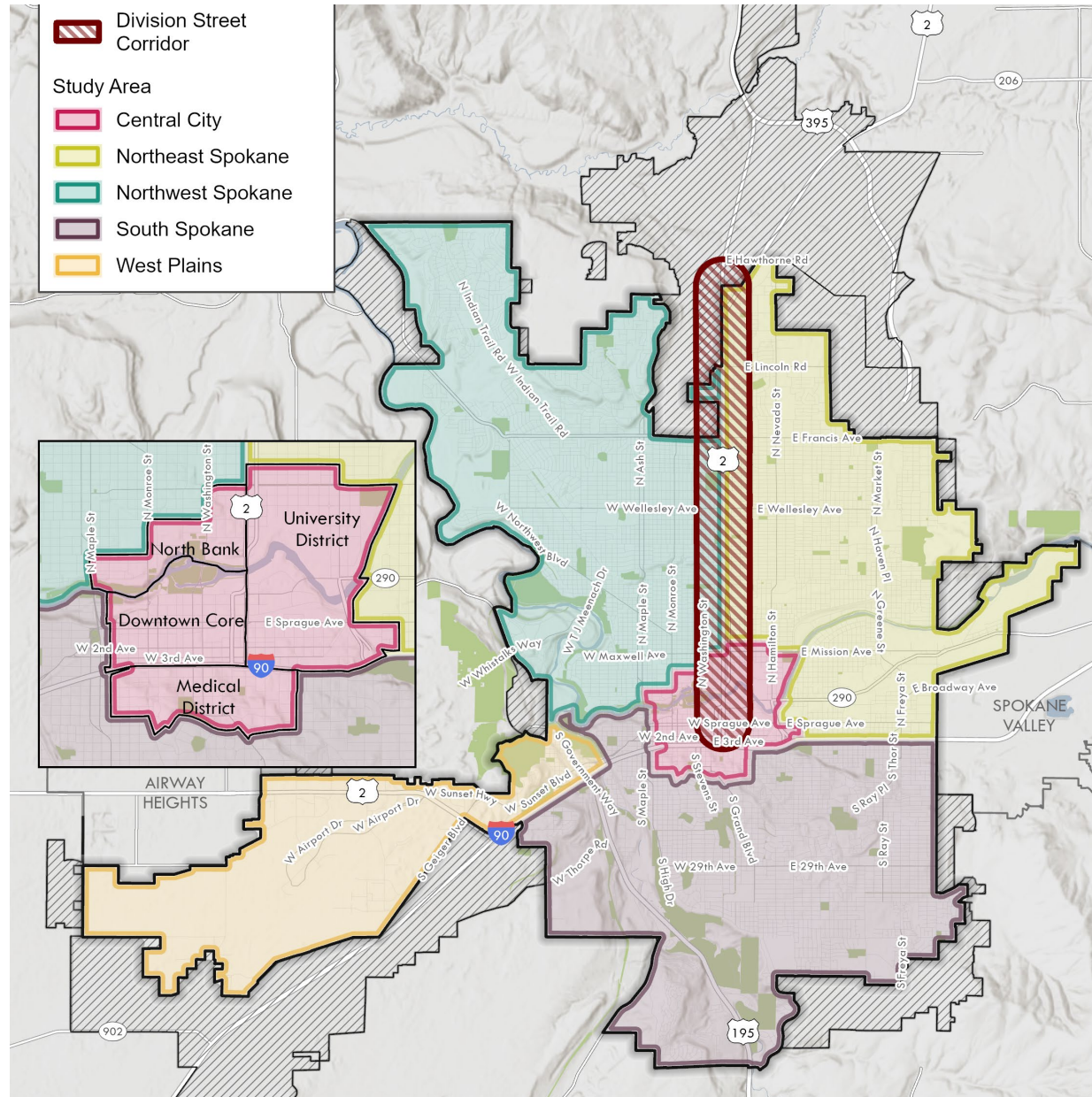


## Potential Intensity Change Area

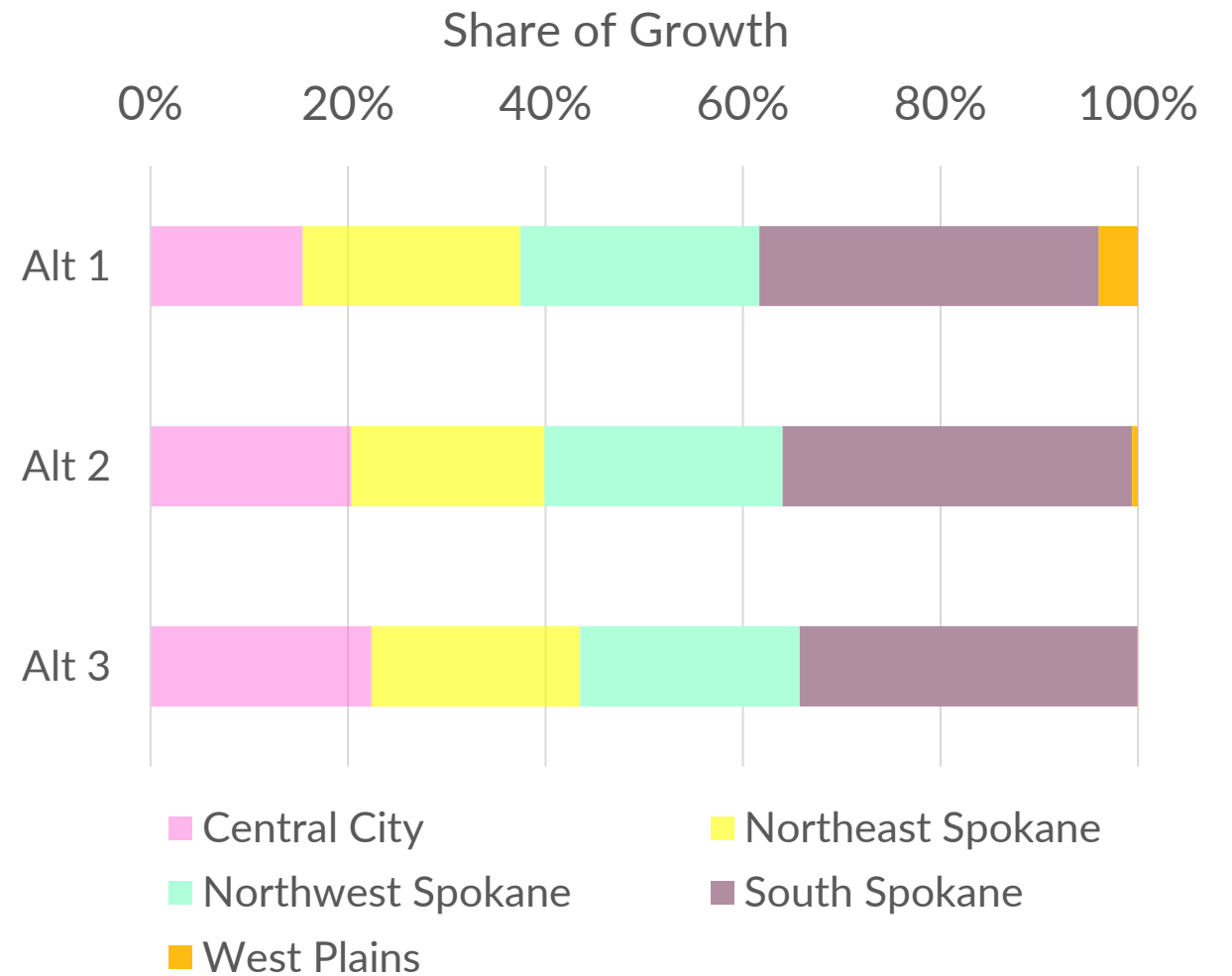
- Identifies areas where the City would take a closer look at land use and zoning
  - Aligns with Vision and Periodic Update goals
  - Recognizes investments in transit and transportation
  - Provides for walkable areas with access to services for residents
  - Responds to engagement in PlanSpokane 2046 and subarea planning processes
  - Provides housing capacity at all affordability levels (*need roughly 200-400 acres of developable area at 30 units per acre*)
- Responds to 2/25 & 3/11 PC meetings



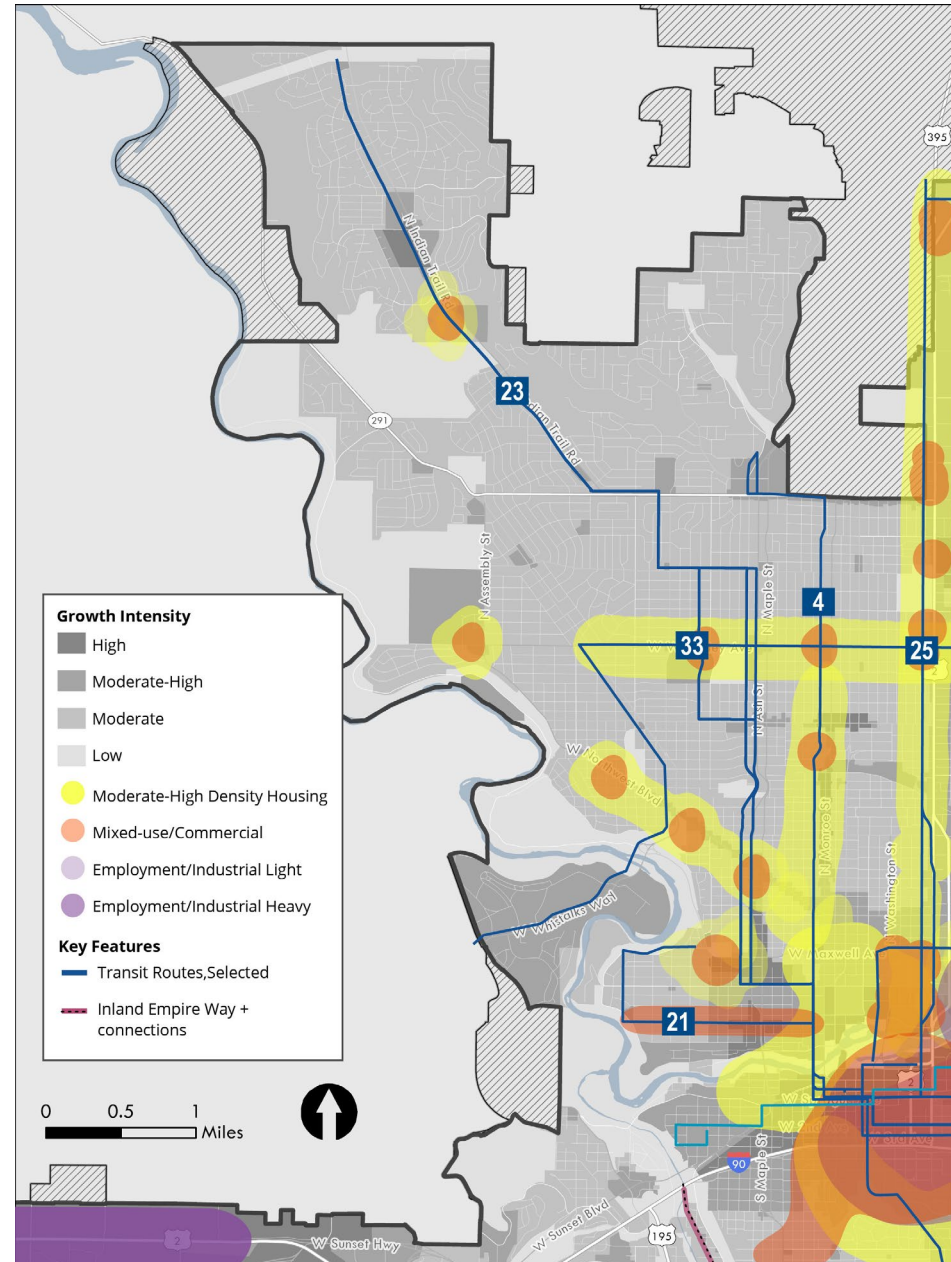
# Share of Housing by Study Area



City would see residential growth in Central City, NW, NE and South  
 In hubs and corridors multifamily is more likely, and outside of these areas, growth would be single family & middle housing.



# Northwest Spokane

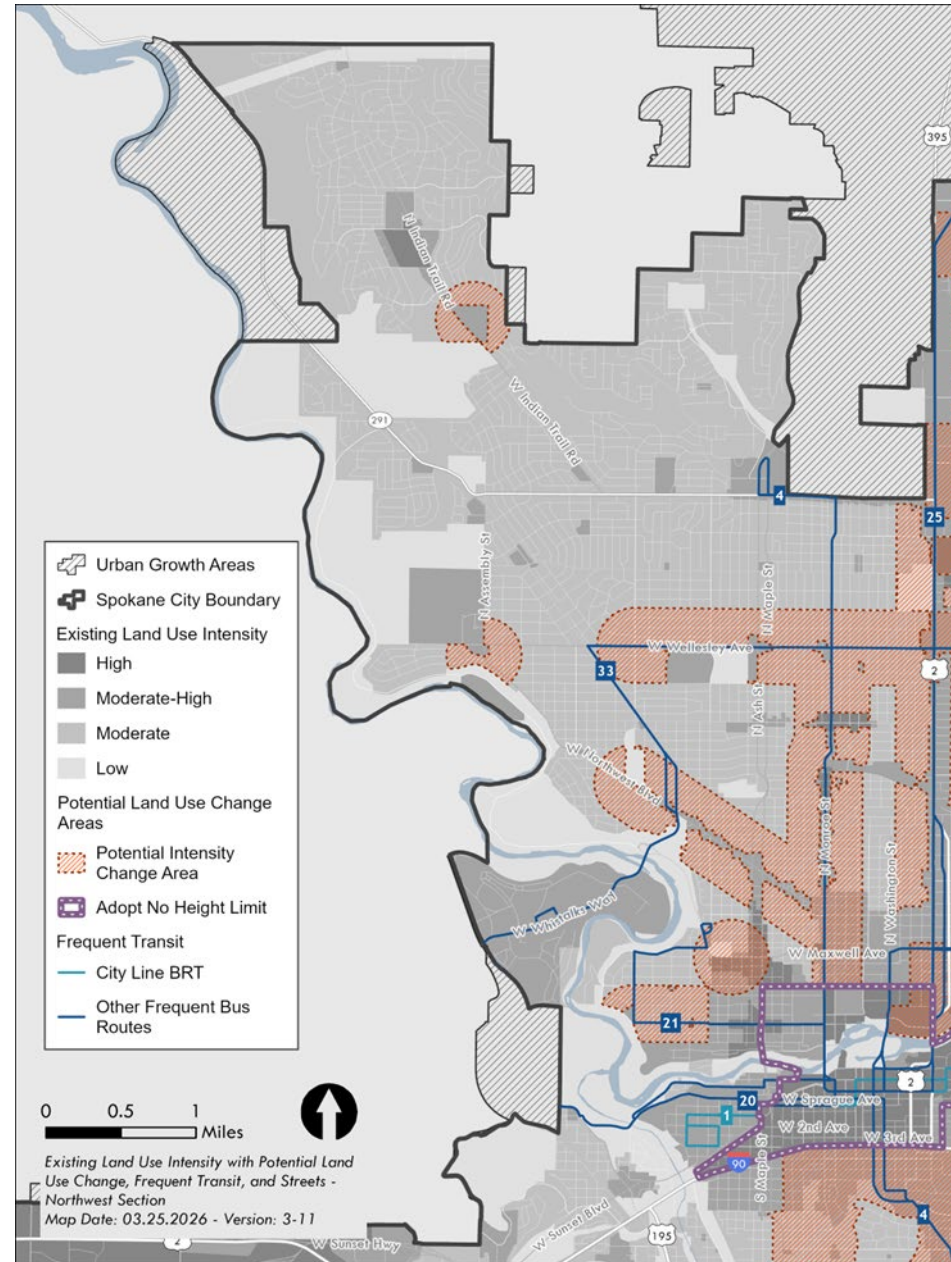


Northwest Spokane includes an increase in moderate-high density housing and mixed-use and commercial uses, including along Division Street, portions of Wellesley Avenue, Northwest Boulevard, Monroe Street, and pockets of community activity.

This map shows a portion of Downtown and its envisioned growth.



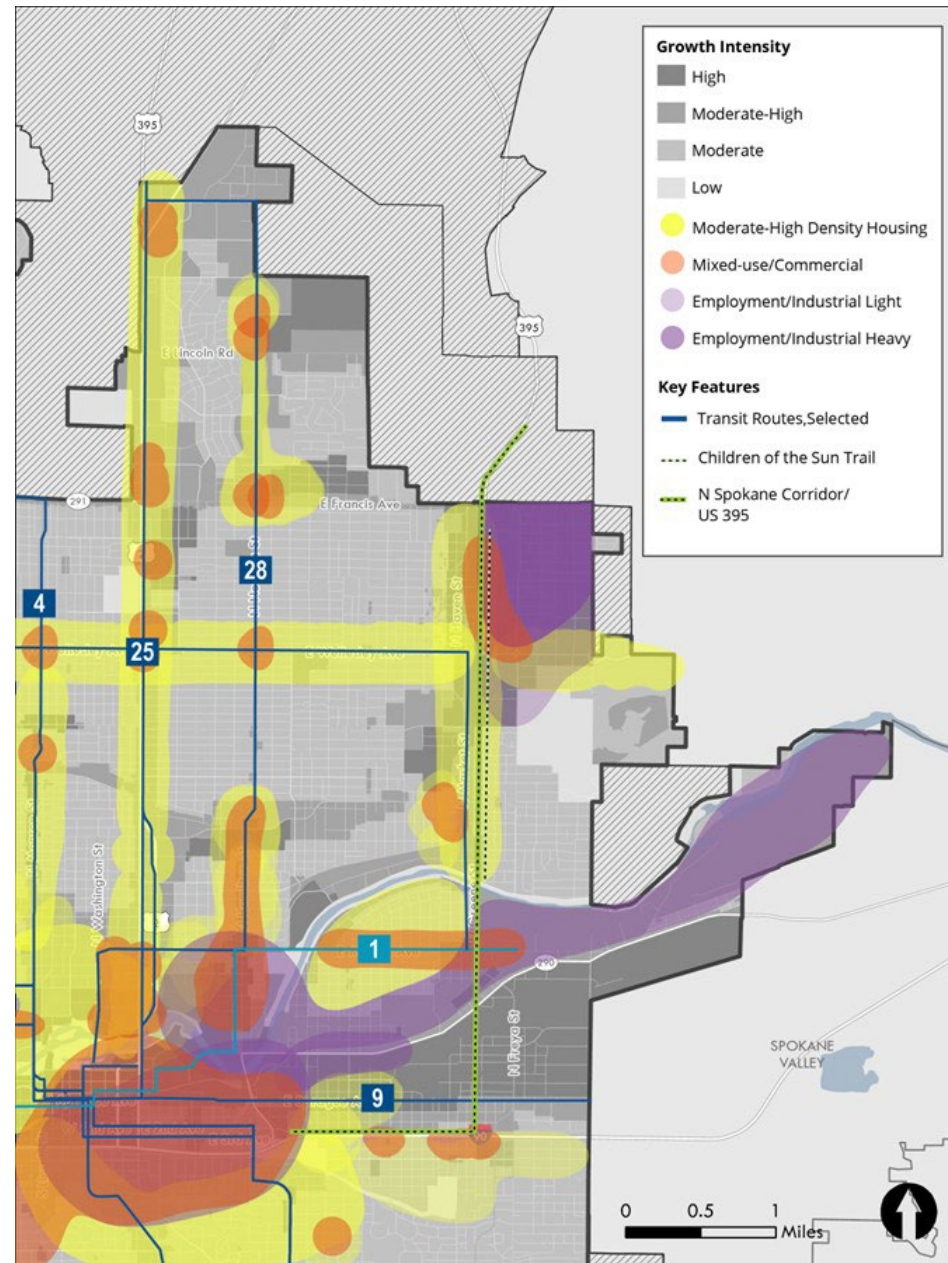
# Northwest Spokane



This map shows areas within Northwest Spokane that would require an increase in land use intensity to reflect the draft Preferred Alternative.



# Northeast Spokane

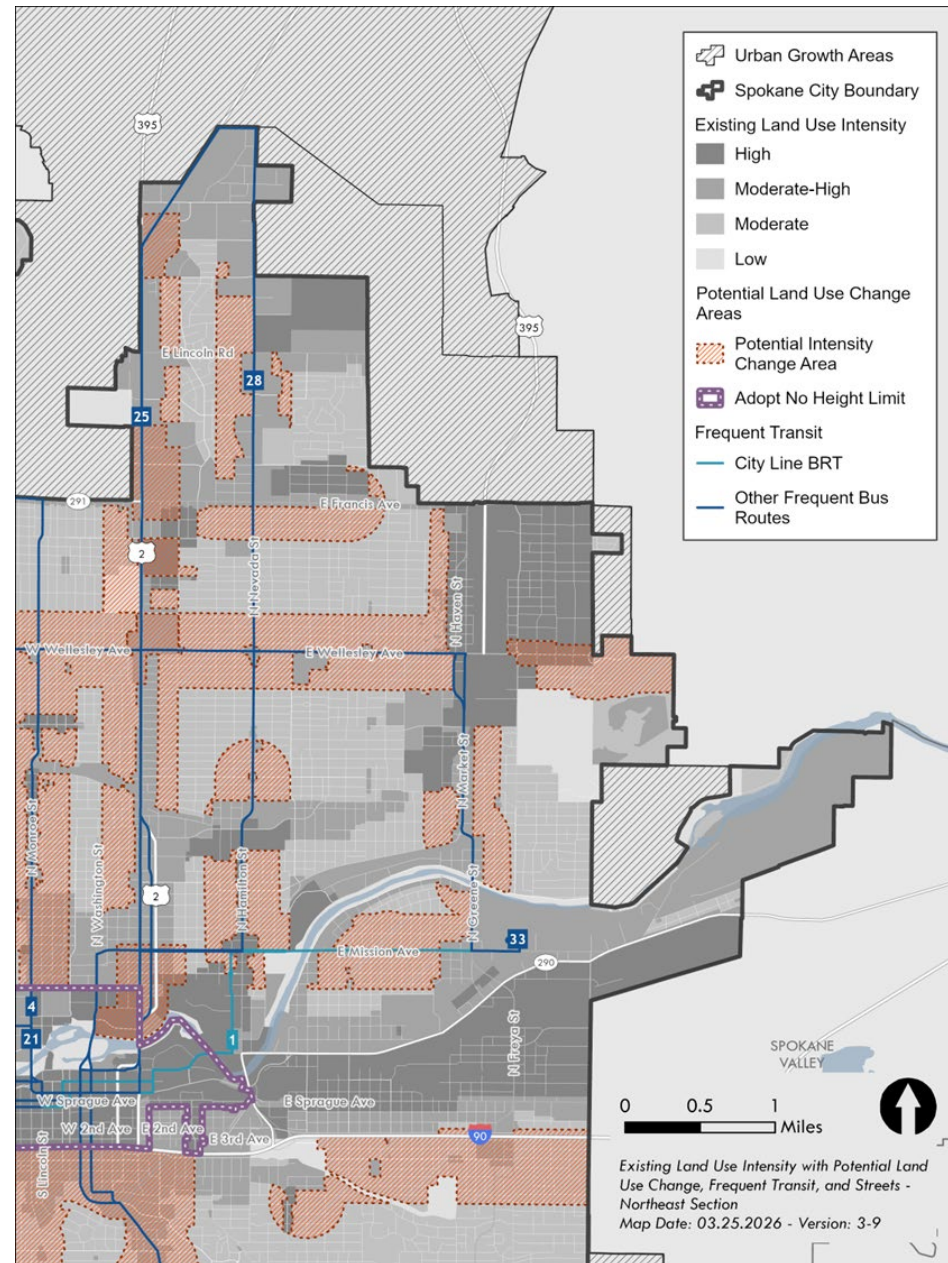


Northeast Spokane includes an increase in moderate-high density housing and mixed-use and commercial uses. Intensity is primarily focused around Division Street, Wellesley Avenue, portions of Hamilton Street and Nevada Street, Mission Avenue, and Market Street, and more fully illustrates the growth intensity in Downtown.

There are also areas identified for employment, including light and heavy industrial to support current and future job opportunities.



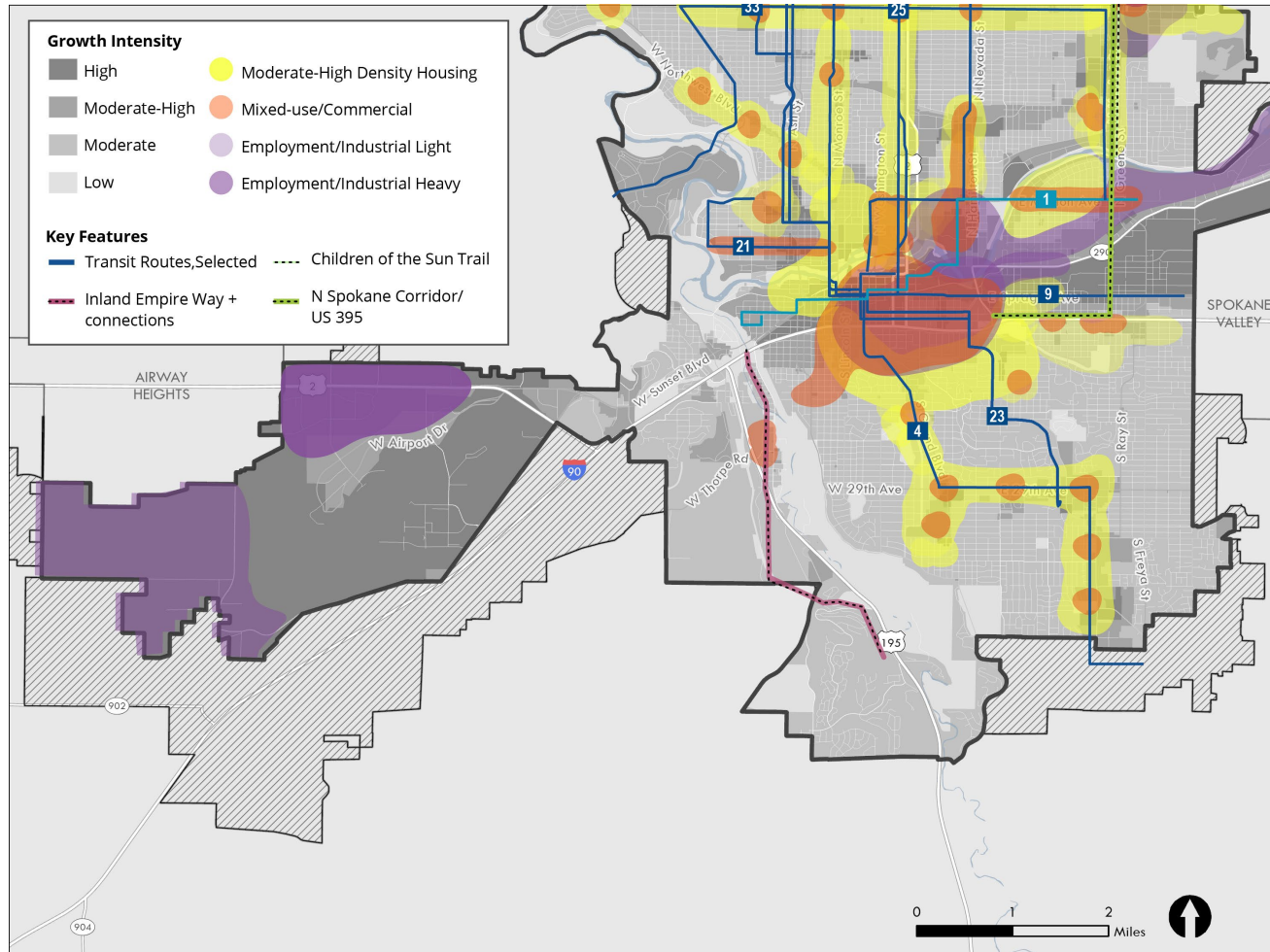
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# South Spokane

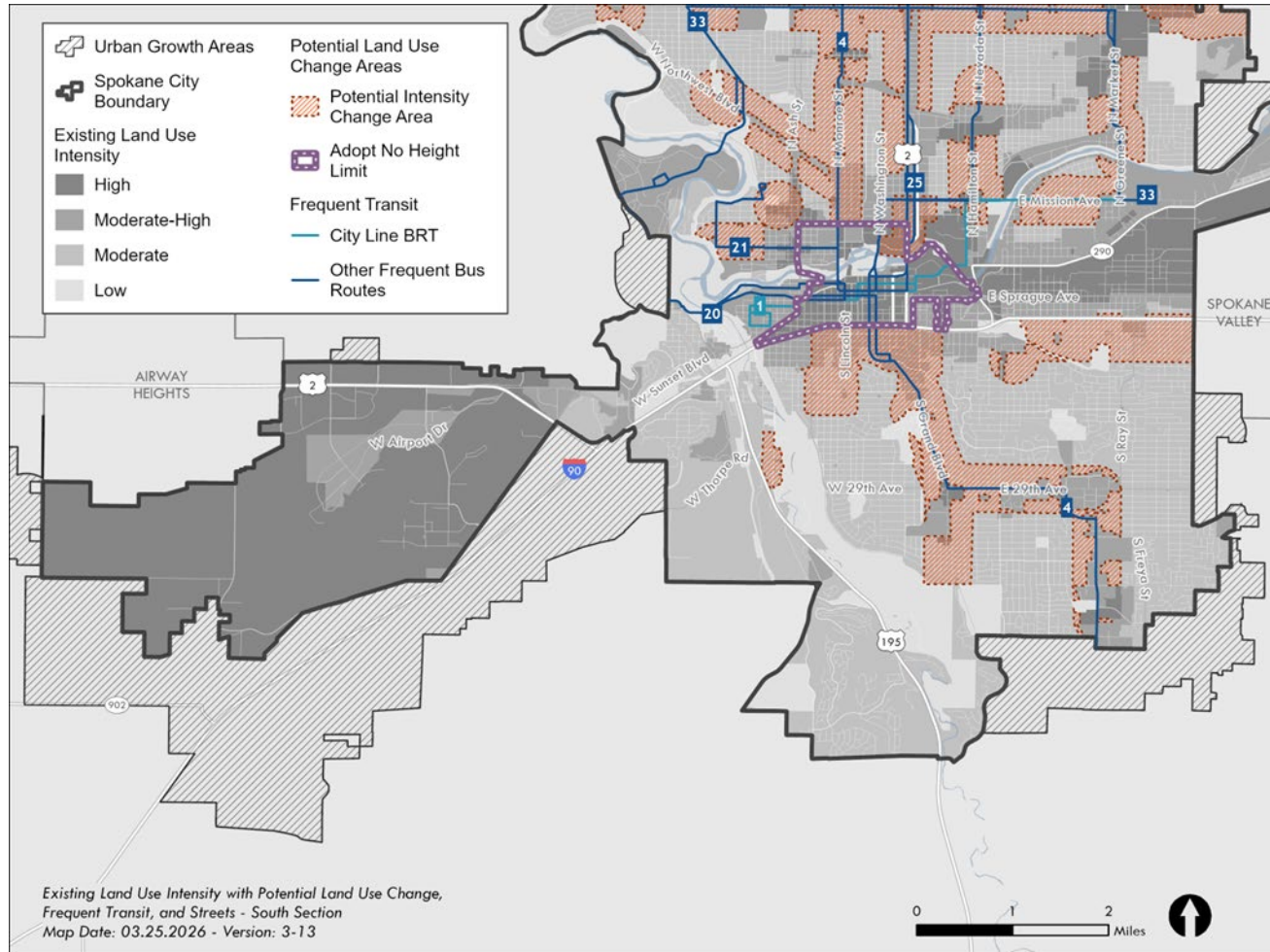


South Spokane includes an increase in moderate-high density housing and mixed-use and commercial uses, including around Grand Ave, 29<sup>th</sup> Avenue, and Regal.

There are also areas identified for employment, including light and heavy industrial to support current and future job opportunities.



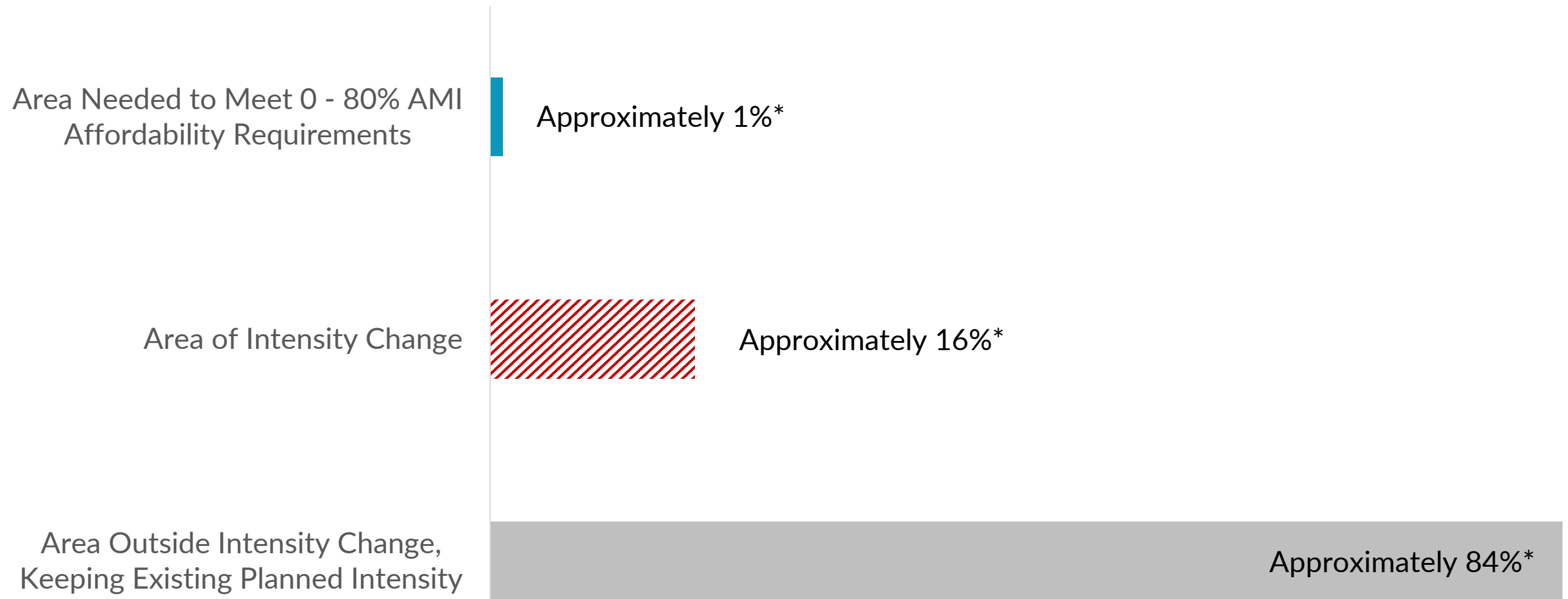
# South Spokane



This map shows areas within South Spokane that would require an increase in land use intensity to reflect the draft Preferred Alternative.



# Acres Needed at Low-rise and Mid-rise Densities to meet 0-80% AMI Housing Target



\* Percentages based on acreage within City of Spokane limits



# Other Related Work

## Comprehensive Plan Direction

- Preferred Alternative directs final direction for goals and policies within the Comprehensive Plan, including:
  - Consolidation of land use designations
  - Support for mixed-use development and neighborhood-scaled commercial
  - Focus on infill and Transit-Oriented Development (TOD)
  - Supporting Downtown as a regional draw while providing services and daily needs throughout the City
  - Meeting of all state requirements

## Implementation and Regulations

- Critical Areas Ordinance Update
- SEPA Thresholds and Infill Exemptions
- Update to the development code through BUILDSpokane (separate process):
  - Fine-tune zoning districts and allowed uses
  - Refine development standards – examples:
    - Ensure Standards Are Proportional to Complexity of Infill and Redevelopment Requests
    - Add Detail to Landscaping and Expand Tree Preservation Incentives
    - Draft Citywide Outdoor Lighting Standards





# Next Steps



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# Preferred Alternative Direction

- Plan Commission will make a recommendation to City Council
- City Council will consider a resolution selecting the Preferred Alternative for the periodic update of the Comprehensive Plan (date TBD)
- A Final Environmental Impact Statement will analyze the selected Preferred Alternative
- Planning Staff will develop a Future Land Use Plan Map based on the selected Preferred Alternative and finalize goals and policies of the Comprehensive Plan
- Fall 2026
  - Plan Commission will hold hearings on the final Comprehensive Plan, making recommendations to City Council



## Periodic Update

## Implementation

# Preferred Alternative

PlanSpokane 2046  
Comprehensive  
Plan

Includes the Future  
Land Use Map

Final Environmental  
Impact Statement

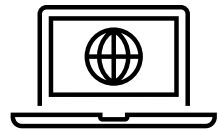
BUILD Spokane  
Development Code  
Zoning Map

Programs, plans, and  
initiatives

Implementation  
Check-In – 5-year look  
at Housing numbers,  
GHG, VMT



# City of Spokane – Stay Informed



[PlanSpokane.org](https://PlanSpokane.org)

EngagementHQ webpage



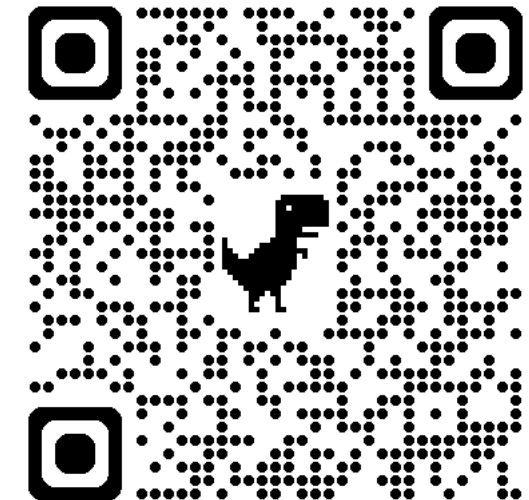
PlanSpokane monthly newsletter



[PlanSpokane@spokanecity.org](mailto:PlanSpokane@spokanecity.org)



Be on the look out for future ways to be engaged



[PlanSpokane.org](https://PlanSpokane.org)

# Public Testimony

