

**SPOKANE CITY PLAN COMMISSION
FINDINGS OF FACT, CONCLUSIONS, AND RECOMMENDATIONS
REGARDING THE CENTERS & CORRIDORS UPDATE STUDY**

A Recommendation from the City Plan Commission to the City Council recognizing the Centers & Corridors Update Study as a guide for future policy development and potential regulatory, infrastructure and programmatic implementation measures.

FINDINGS OF FACT:

- A. The City of Spokane adopted a Comprehensive Plan in 2001 that complies with the requirements of the Washington state Growth Management Act, including a land use element as well as a transportation element that is consistent with the land use element, meeting the requirements set forth in RCW 36.70A.070(2).
- B. The City of Spokane land use element contains Policy LU 3.2 – Centers and Corridors, directing the City to designate Centers and Corridors (neighborhood scale, community or district scale, and regional scale) on the Land Use Plan Map that encourage a mix of uses and activities around which growth is focused.
- C. Key features of Centers and Corridors include compact residential patterns, the provision of a mix of residential, commercial, and recreational uses, and the establishment of a dense network of transport options including walking, bicycling, and access to transit.
- D. The land use element of the Comprehensive Plan also contains Policy LU 3.3 – Designating Centers and Corridors, directing the City to designate new Centers or Corridors in appropriate locations on the Land Use Plan Map through a City-approved planning process.
- E. Policy LU 3.4 – Planning for Centers and Corridors, within the land use element, call for city-approved subarea planning processes to determine the location, size, mix of land uses, and underlying zoning within designated Centers and Corridors, and prohibiting any change to land use or zoning within Centers or Corridors until subarea planning processes are complete.
- F. Policy LU 3.5 – Mix of Uses in Centers, within the land use element, calls for achievement of a proportion of uses in Centers that will stimulate pedestrian activity and create mutually reinforcing land uses.
- G. The City of Spokane is initiating steps for the 2026 periodic update of the City’s Comprehensive Plan, a process that includes the development of a series of growth scenarios that will reference the City’s current “Focused Growth, Mixed-Use Centers” strategy and include scenarios that propose

various updates and revisions to the City's existing Centers and Corridors policies and zoning.

- A. MAKERS Architecture & Urban Design, a consulting firm with expertise in Comprehensive Plan policy development and development code assessment, led a team including Leland Consulting Group and SCJ Alliance to conduct the Centers & Corridors Update Study for the City of Spokane, assessing development trends, existing conditions, Centers & Corridors land use policy, and existing Centers and Corridors development code, and on this basis providing a series of regulatory recommendations for future implementation.
- B. Outreach and public communication beginning in the spring of 2023 included a project web page, online surveys regarding challenges and opportunities designated Centers, a recorded video about Centers and Corridors distributed via the City's social media channels and web page, email updates to interested parties, blog posts, and press releases promoting participation in the planning process.
- C. Staff conducted public engagement including two public open houses, presentations to local Neighborhood Councils, a Real Estate and Development Professionals public meeting, four Steering Committee meetings with community organizations and institutions and four Plan Commission workshops.
- D. Staff hosted public open houses on October 25, 2023, November 7, 2023, April 23, 2024, and May 1, 2024, as well as additional public engagement at local cafes and coffee shops on four weekends October and November 2023.
- E. At meetings of the North Hill Neighborhood Council, East Central Neighborhood Council and East Spokane Business Association, staff presented assessments of existing conditions, initial findings and draft regulatory recommendations.
- F. The project included a Technical Advisory Committee meeting on August 1, 2023 and Spokane City Plan Commission workshops on August 23, 2023, November 8, 2023, January 24, 2024, April 10, 2024, and July 24, 2024.
- G. The Plan Commission recognizes the recommendations of the Centers and Corridors Update Study do not direct nor result in any change to land use or zoning, nor do the recommendations commit to funding or programmatic changes.
- H. On September 25, 2024, the City Plan Commission held a public hearing on the recommendations of the Centers & Corridors Update Study. At the public hearing, the Plan Commission heard testimony on the Study recommendations and deliberated on the proposed updates.

CONCLUSIONS:

Based upon the recommendations of the Centers & Corridors Update Study and appendices, staff analysis (which is hereby incorporated into these findings, conclusions, and recommendation), agency and public comments received, and public testimony presented, the Plan Commission makes the following conclusions with respect to the Centers & Corridors Update Study:

1. The recommendations of the Study are consistent with the goals and purposes of the Growth Management Act.
2. Interested agencies and the public have had extensive opportunities to participate throughout the process and persons desiring to comment have been given that opportunity to comment.
3. Additional legislative action with robust public engagement will be required for any strategies that involve changes to adopted policy and regulations of the City of Spokane, which would be incorporated into subsequent work plans of the Plan Commission and/or considered in conjunction with ongoing or upcoming major planning efforts such as the periodic update of the Comprehensive Plan required by the statutory deadline of 2026.

RECOMMENDATION:

In the matter of the recommendations of the Centers & Corridors Update Study:

As based upon the above listed findings and conclusions, by a vote of 8 to 0, the Plan Commission takes the following actions:

- (1) Recommends to City Council the **APPROVAL** of a resolution recognizing the Centers and Corridors Update Study as a guide for future policy development and potential regulatory and programmatic implementation measures.
- (2) Authorizes the President to prepare and sign on the Commission's behalf a written decision setting forth the Commission's findings, conclusions, and recommendation on the resolution.

Greg Francis
Greg Francis (Sep 26, 2024 17:37 PDT)

**Greg Francis, President
Spokane Plan Commission**

September 26, 2024







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Final Audit Report

2024-09-27

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