

**SPOKANE CITY PLAN COMMISSION
FINDINGS OF FACT, CONCLUSIONS, AND RECOMMENDATIONS
REGARDING THE DIVISION STREET TRANSIT ORIENTED DEVELOPMENT (TOD) PLAN**

A Recommendation from the City Plan Commission to the City Council recognizing the Division Street Transit Oriented Development (TOD) Plan 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 has adopted a preferred alternative for the 2026 periodic update of the City's Comprehensive Plan and the Division Street TOD Plan implements this preferred alternative by including recommendations for land use, design guidelines, and implementation measures.
- C. The City of Spokane land use element contains Policy LU 4.1 – Coordinate land use and transportation planning to result in an efficient pattern of development that supports alternative transportation modes consistent with the Transportation Chapter and makes significant progress toward reducing sprawl, traffic congestion, and air pollution.
- D. The City of Spokane land use element contains Policy LU 4.6 – Encourage transit-supported development, including a mix of employment, residential, and commercial uses, adjacent to high-performance transit stops.
- E. The Division Street TOD Plan is consistent with the PlanSpokane 2046 Comprehensive Plan Periodic Update planning process, growth scenarios, and draft Future Land Use Map, and the general recommendations for land use adjustments have been incorporated into the PlanSpokane 2046 Future Land Use Map and are under consideration as part of that process.
- F. The PlanSpokane 2046 Periodic Update of the City of Spokane's Comprehensive Plan includes Goal GS-6.1, Transit-Oriented Development to encourage higher intensity development, a mix of employment, residential, and commercial uses, and appropriate development design in areas of existing or planned high-performance transit.
- G. The City of Spokane transportation element contains Policy TR 2 – Maintain an interconnected system of facilities that allows travel on multiple routes by multiple modes, balancing access, mobility and place-making functions with consideration and alignment with the existing and planned land use context of each corridor and major street segment.

- H. The Spokane Transit Authority (STA) is implementing Bus Rapid Transit (BRT) on Division Street, a corridor-based Bus Rapid Transit system running from Downtown Spokane north through Spokane County, accessing the Riverside, East Central, Emerson/Garfield, Logan, North Hill, Nevada Heights, and Shiloh Hills neighborhood councils.
- I. The Spokane Regional Transportation Council (SRTC) and the STA jointly led the DivisionConnects transportation and land use study, which identified Bus Rapid Transit alignment scenarios, multi-modal transportation investments and land use opportunities along the Division Street corridor.
- J. The Spokane Transit Authority Board of Directors adopted a Locally Preferred Alternative for the Division Street Bus Rapid Transit project in 2021.

The Spokane Transit Authority, Spokane County and City of Spokane jointly submitted a grant application to the Federal Transit Administration's Transit-Oriented Development Pilot Program for preparation of transit-supportive land use and infrastructure investment recommendations for the Division Street corridor.

- K. The Federal Transit Administration (FTA) awarded a \$405,000 Pilot Program for Transit-Oriented Development grant in 2021 to plan for TOD at transit stations on the Division Street bus rapid transit line, and the grant was accepted in 2023 under an Interlocal Agreement, contract #OPR 2023-1071.
- L. Representatives of the Washington State Department of Transportation (WSDOT), SRTC, STA, Spokane County and the City of Spokane issued a competitive Request for Qualifications (RFQ) to conduct development of the Division Street Transit Oriented Development (TOD) Plan.
- M. The RFQ led to selection of MIG, a consulting firm with expertise in planning, urban design, and community engagement, who led a team including Leland Consulting Group and Kittelson & Associates, Inc. to undertake the planning process for the Division Street corridor, assessing land use, transportation, urban design, and economic development, and on this basis provide a series of recommendations for inclusion in the PlanSpokane 2046 Comprehensive Plan update.
- N. Outreach and public communication began in the Fall of 2024 and included a project web page, interactive online surveys allowing people to envision what the Division Street corridor could look like in the future, and in-person workshops in multiple phases of the project.
- O. Public meetings were held September 26, 2024, at Natural Grocer's on North Division; February 27, 2025, at Northtown Mall; and October 22, 2025, at the Wonder Building, as summarized in the Plan on page 3 of Appendix D: Phase 1 Community Engagement – Kickoff

Open House and Listening Session Summary and on Page 3 of Appendix E: Phase 2 Community Engagement Visioning Summary.

- P. Two rounds of pop-up tabling events at popular community destinations along the corridor informed development of the Plan, as summarized on page 5 of Appendix E: Phase 2 Community Engagement Visioning Summary.
- Q. Partner and community engagement in the Division Street TOD Plan also included four Community Advisory Committee and Technical Advisory Committee meetings with community organizations and partner agencies as summarized in Appendix C: Technical Advisory Committee (TAC) and Community Advisory Committee (CAC) Meeting Summaries.
- R. The Community Advisory Committee meetings were held January 7, 2025; June 5, 2025; September 24, 2025; and June 3, 2026, and included representatives of community organizations, non-profits, advocacy groups, neighborhood councils, educational institutions, employers, developers, real estate professionals, and medical institutions as summarized in the Plan in on Appendix C: Technical Advisory Committee (TAC) and Community Advisory Committee (CAC) Meeting Summaries.
- S. Technical Advisory Committee meetings were held January 7, 2025; June 5, 2025; September 24, 2025; and June 3, 2026, and included representatives of WSDOT, STA, Spokane County, SRTC and various City departments including the Streets Department, Public Works, Integrated Capital Management, the Development Services Center, and City Council members, as summarized in the Plan in on Appendix C: Technical Advisory Committee (TAC) and Community Advisory Committee (CAC) Meeting Summaries.
- T. The resulting Division Street TOD Plan included an economic analysis that identified the most viable type of residential construction in the short-term and long-term. This economic analysis of the Division Street corridor is based on market assumptions and interviews from local developers led by Leland Consulting Group.
- U. The Division Street TOD Plan includes a transportation analysis that identifies the most impactful intersection and corridor improvements to improve the transportation network adjacent to Division Street. This transportation analysis was conducted by Kittelson & Associates, Inc. consistent with national best practices and informed by local knowledge.
- V. The Division Street TOD Plan includes a matrix of implementable actions for land use and urban design, economic development, and transportation.
- W. Neighborhood Council presentations were held at the North Hill Neighborhood Council on November 9, 2023, and at the Hillyard Neighborhood Council on May 8, 2025.
- X. The process for the Division Street TOD Plan included five plan commission workshops and one plan commission public hearing, and two City Council sub-committee presentations.
- Y. Spokane City Plan Commission workshops were held January 8, 2025; March 12, 2025; June 11, 2025; September 10, 2025; October 8, 2025.

Z. City Council presentations were held on May 17, 2021, at the Finance & Administration Committee, on September 25, 2023, at the Public Infrastructure, Environment & Sustainability Committee and on June 3, 2024, at the Urban Experience Committee, and the City Council adopted the Division Street TOD Interlocal Agreement at the Legislative Meeting of October 23, 2023.

AA. On August 26, 2026, the City Plan Commission held a public hearing on the recommendations of the Division TOD Plan. At the public hearing, the Plan Commission heard testimony on the Plan recommendations and deliberated on the proposed plan.

CONCLUSIONS:

Based upon the recommendations of the Division Street TOD Plan and associated appendices, staff analysis, agency and public comments received, and public testimony presented, the Plan Commission makes the following conclusions with respect to the Division Street TOD Plan:

1. The recommendations of this plan 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 people desiring to comment have been given that opportunity to comment.
3. Recommendations for changes to land use and zoning districts are expected to be incorporated into the periodic update of the Comprehensive Plan currently being reviewed by the Plan Commission.

RECOMMENDATION:

In the matter of the recommendations of the Division Street TOD Plan:

As based upon the above listed findings and conclusions, by a unanimous vote, the Plan Commission takes the following actions:

- (1) Recommends to City Council the **APPROVAL** of a resolution adopting the Division Street TOD Plan as the City's policy to guide future growth, development, and public investment in the Division Street TOD area.
- (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.

Jesse Bank
Jesse Bank (Sep 8, 2026 15:17:59 PDT)

Jesse Bank, President
Spokane Plan Commission
August 26, 2026

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Final Audit Report

2026-09-08

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