

City of Spokane Periodic Update Preferred Alternative

Finance Committee
April 27, 2026



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Plan Commission Recommends Approval

Forwarding a recommendation of approval to City Council on

“Preferred Alternative Growth Map”, hearing held on April 14, 2026

- **City Council Resolution** (anticipated May 18, 2026)
 - Directs staff to work on Land Use Plan Map (Future Land Use Map) using Preferred Alternative Map for guidance
 - Directs staff to complete the Final EIS which will use the Preferred Alternative
 - Preferred Alternative Information will allow chapters to be finalized

Next Action: Council will adopt the Comprehensive Plan, including the Land Use Plan Map/Future Land Use Map Q4 2026



Agenda packet

- Draft **Resolution**
- Findings of Fact and **Recommendation from Plan Commission**
- **Staff Report** prepared for PC Hearing
- **Preferred Alternative Draft Map** dated 4/14/2026 (as PC recommended)
- **DEIS Summary**, with DEIS Alternative illustrated (Alts 1,2,3)
- DEIS Comment Summary
- Public Participation Summaries
- Accommodating Affordable Housing report, June 2025
- Climate Integration Report (CRSB Resolution 2026-001)





Draft EIS & Growth Alternatives

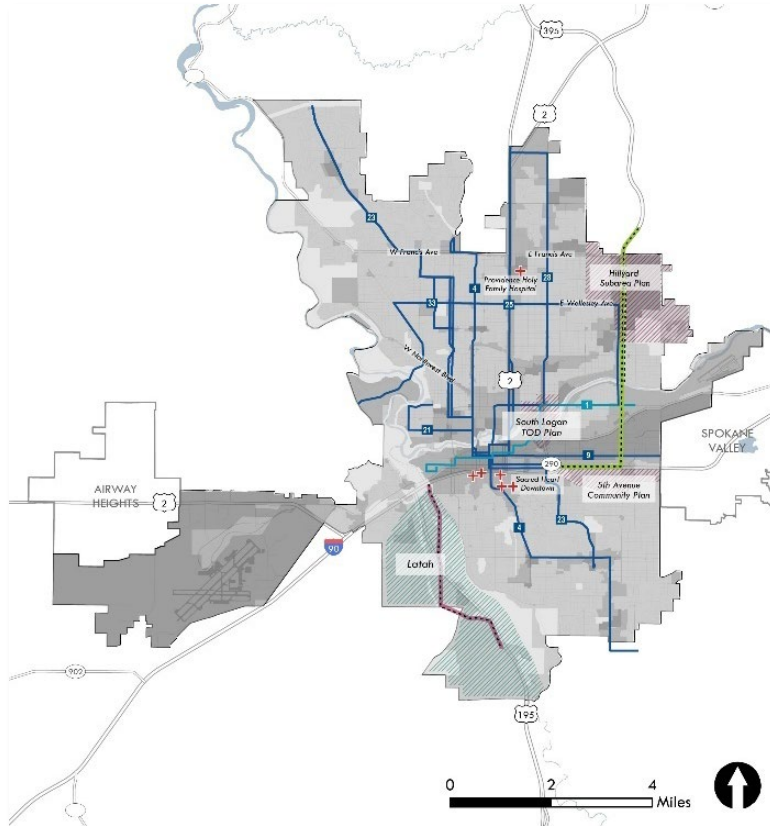


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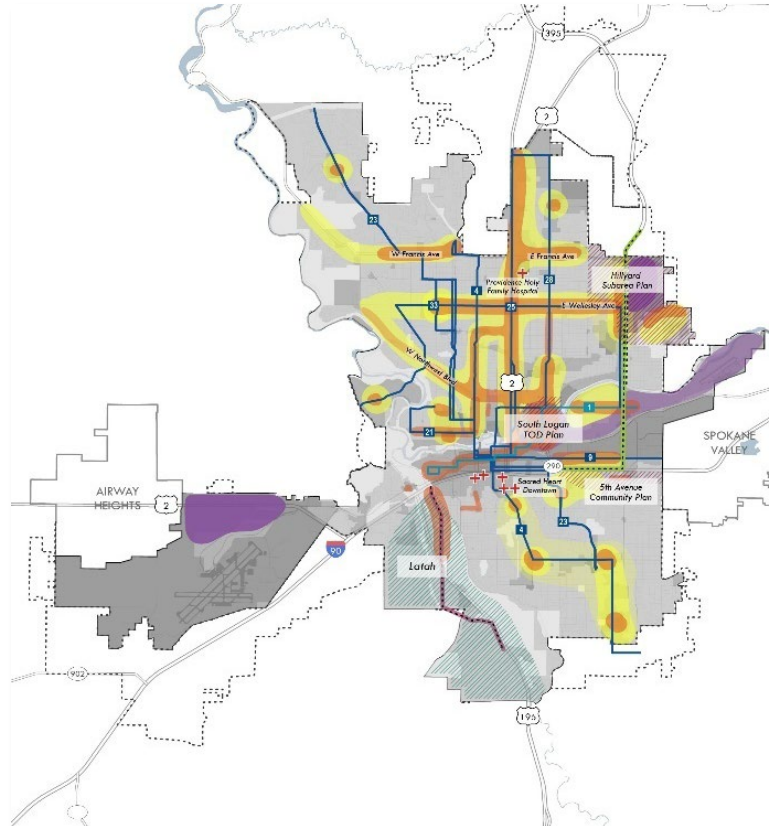
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Growth Alternatives

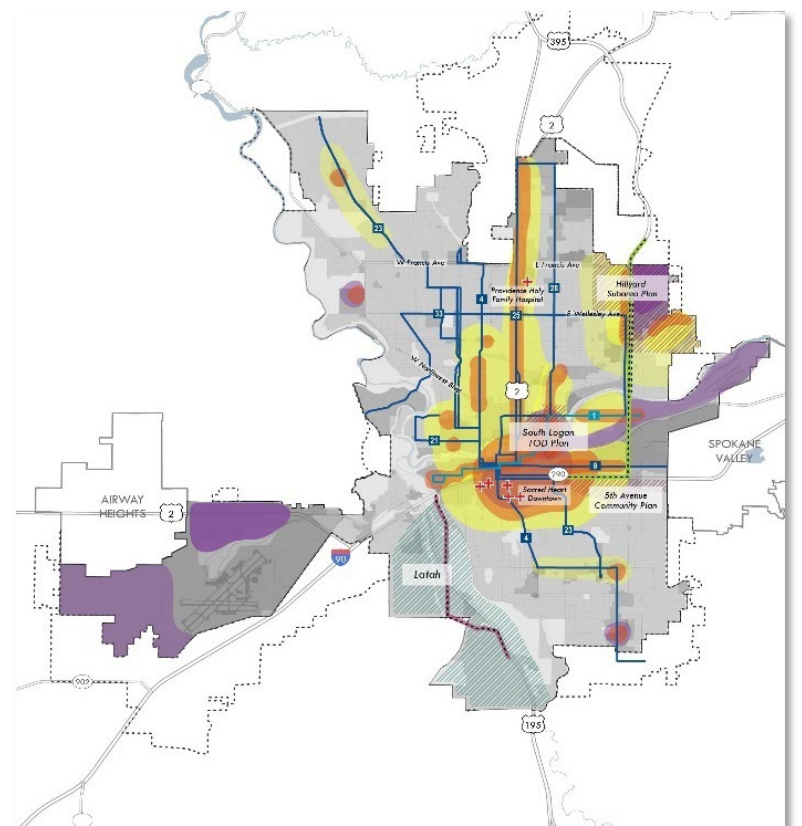
Alternative 1: Stay the Course



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



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





How Community Feedback Shaped the Preferred Alternative



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2025 Engagement Summary



➔ All summaries available at PlanSpokane.org ←



1 Community Visioning
PAGE 02



2 Climate Focus Groups
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3 Surveying for Climate Resiliency
PAGE 04



4 Earth Day Workshop
PAGE 06



5 Tribal Engagement
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6 Future Growth and Guiding Policies
PAGE 08



7 Conclusion
PAGE 09



PlanSpokane Interactive StoryMap



- 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

Find the link at PlanSpokane.org on the About or Draft Environmental Impact Statement buttons





Preferred Alternative



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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



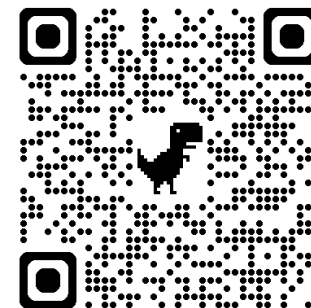
Draft Preferred Alternative

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

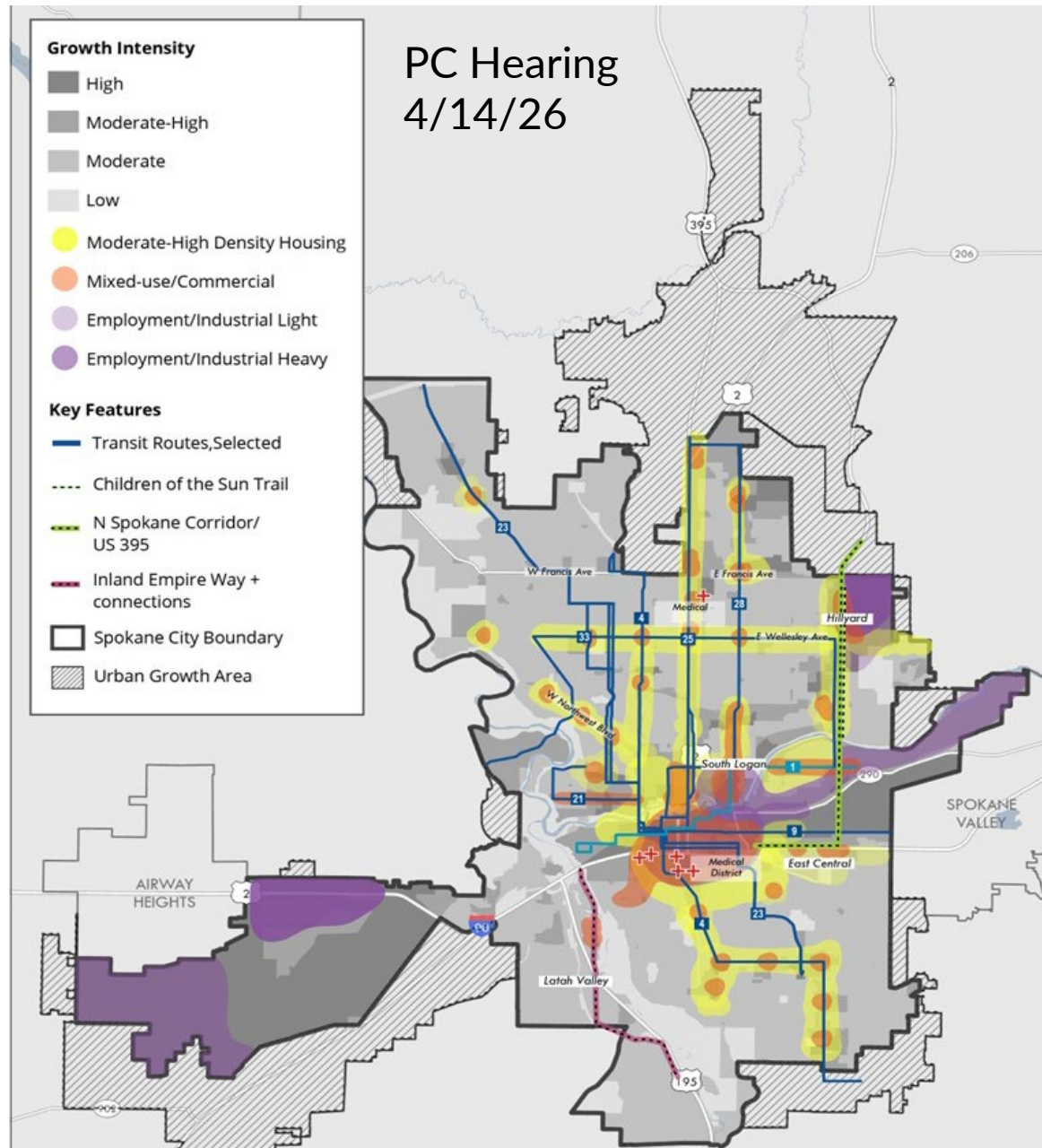
- **An increase in moderate-high density housing near the major transit lines and within areas with planned capacity**
- **Increased mixed-use and commercial uses are proposed throughout the city, including within the moderate-high density housing to support current and future residents**
- **Areas for 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

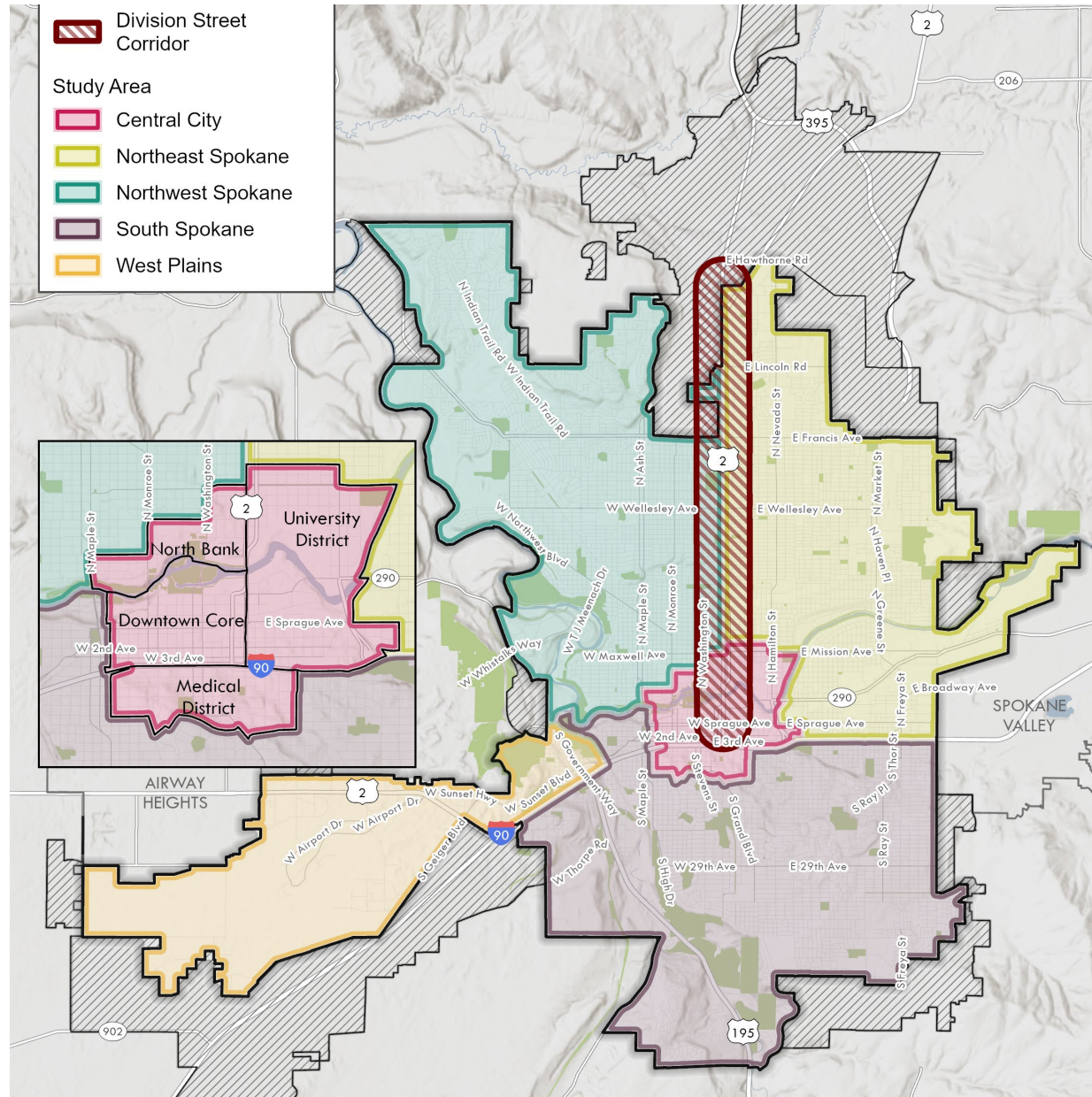


Preferred Alternative Growth Map

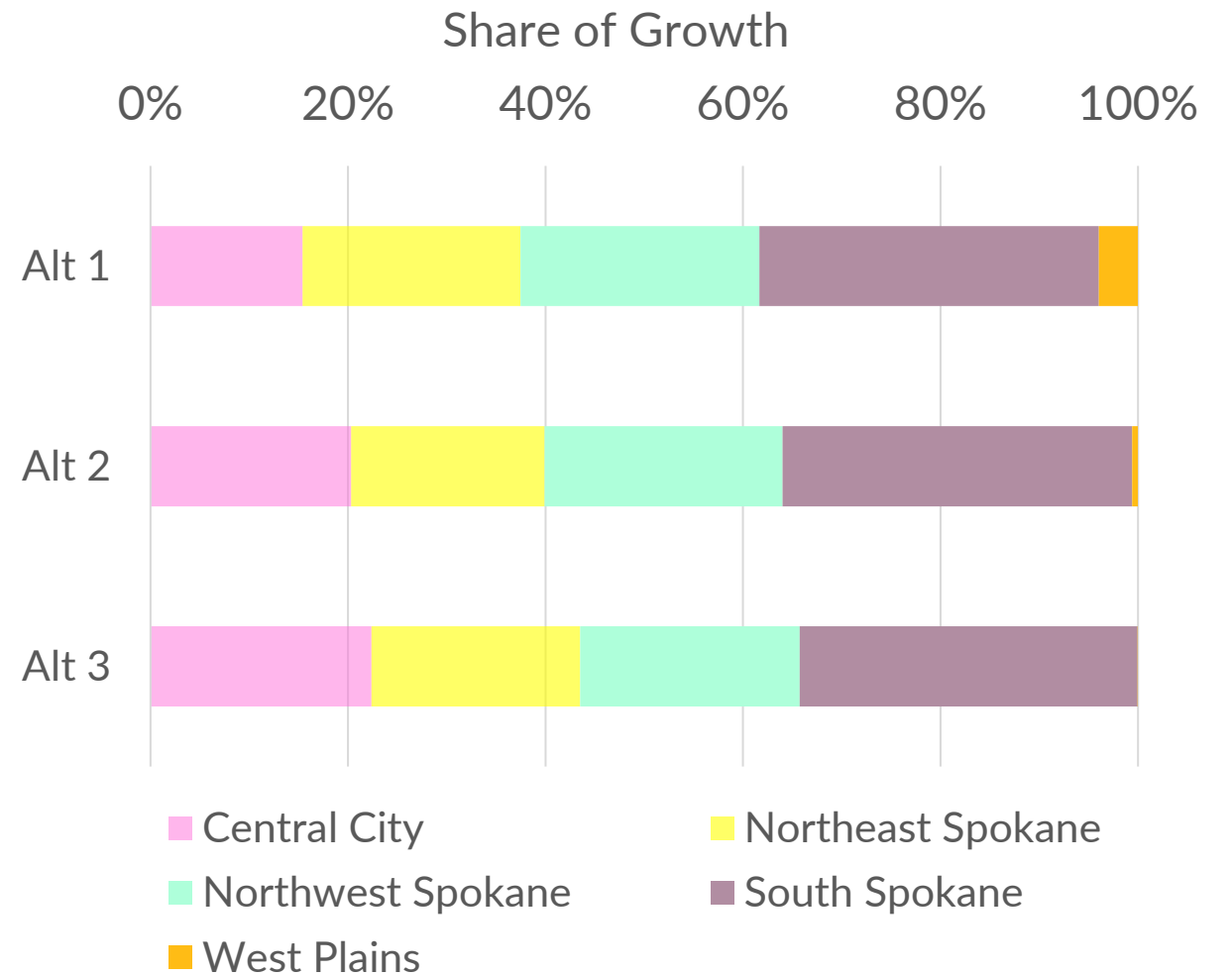
- Blends features of Alternatives 1, 2 and 3
 - Focus mixed use on hubs like Downtown and selected corridors
 - Areas of moderate and high-density housing and mixed use along frequent transit routes
 - Incorporates subarea plans
 - Beyond hubs and corridors, retains current growth intensity in most neighborhoods,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



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.



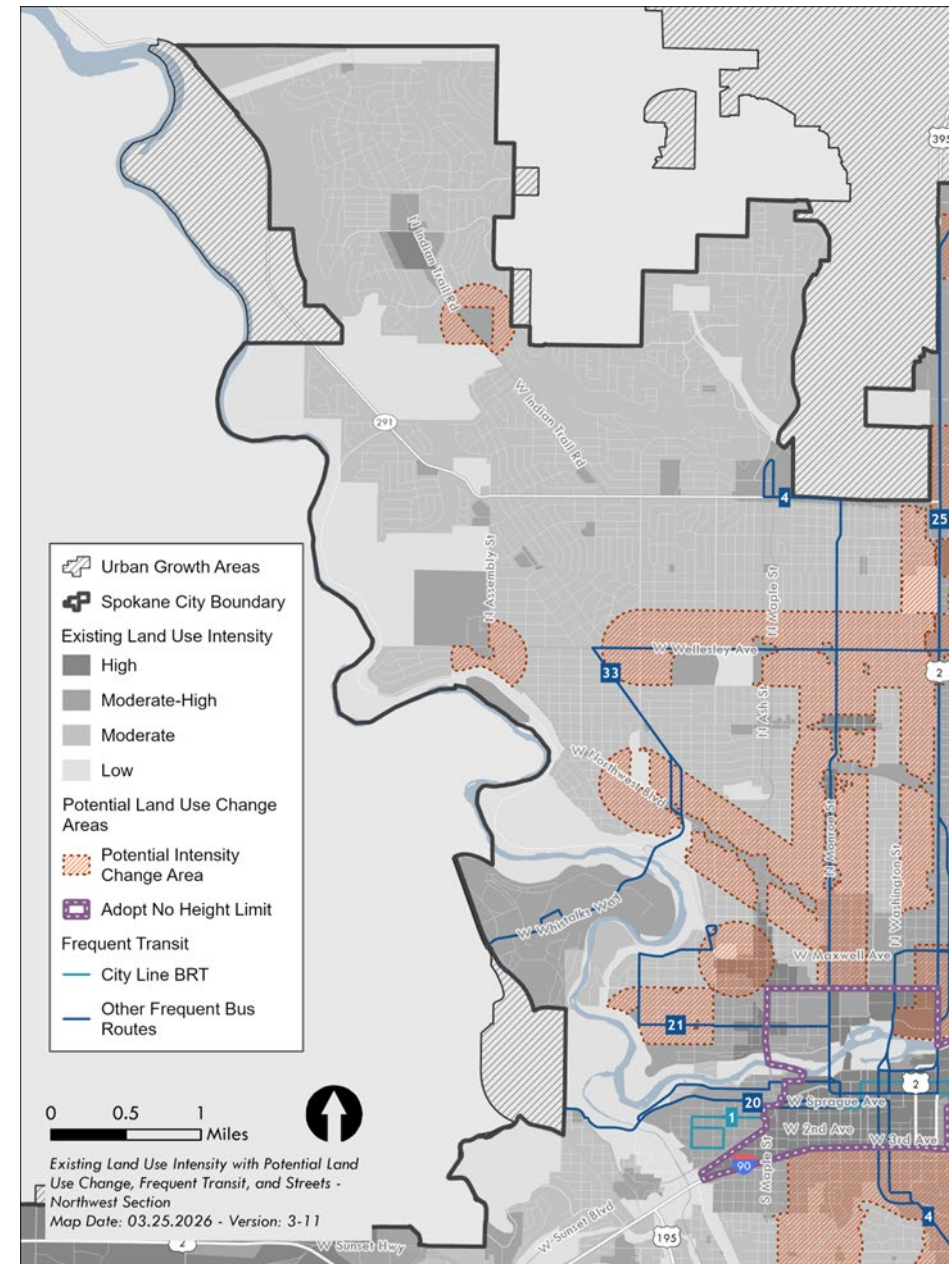
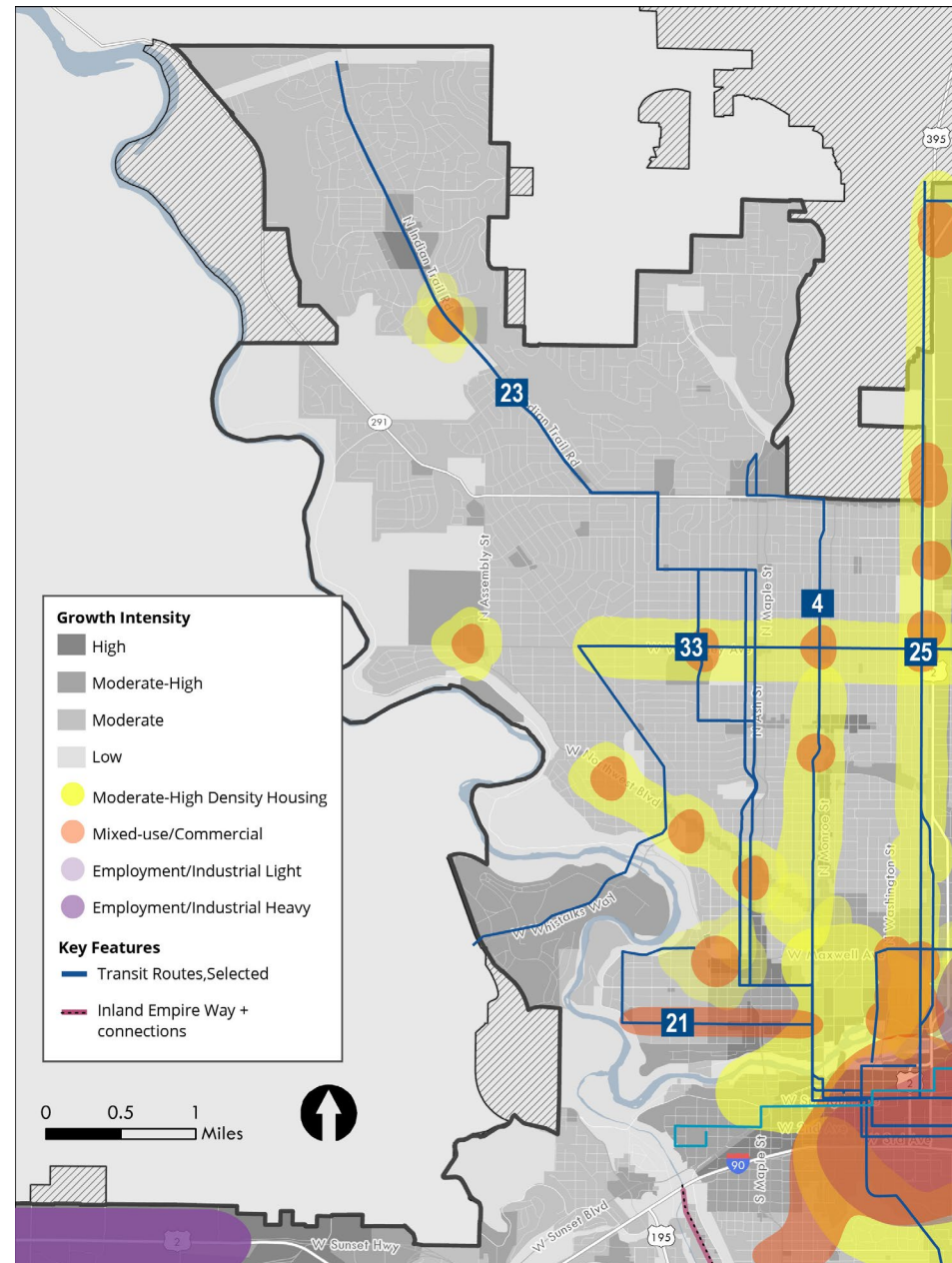
Preferred Alternative Next Steps

- Plan Commission has made a recommendation of approval to City Council
- City Council will consider a resolution selecting the Preferred Alternative for the periodic update of the Comprehensive Plan (likely May 18, 2026)
- 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
- Q3/Q4 2026
 - Plan Commission will hold hearings on the final Comprehensive Plan, making recommendations to City Council
- Q4 2026
 - Council action on final Comprehensive Plan

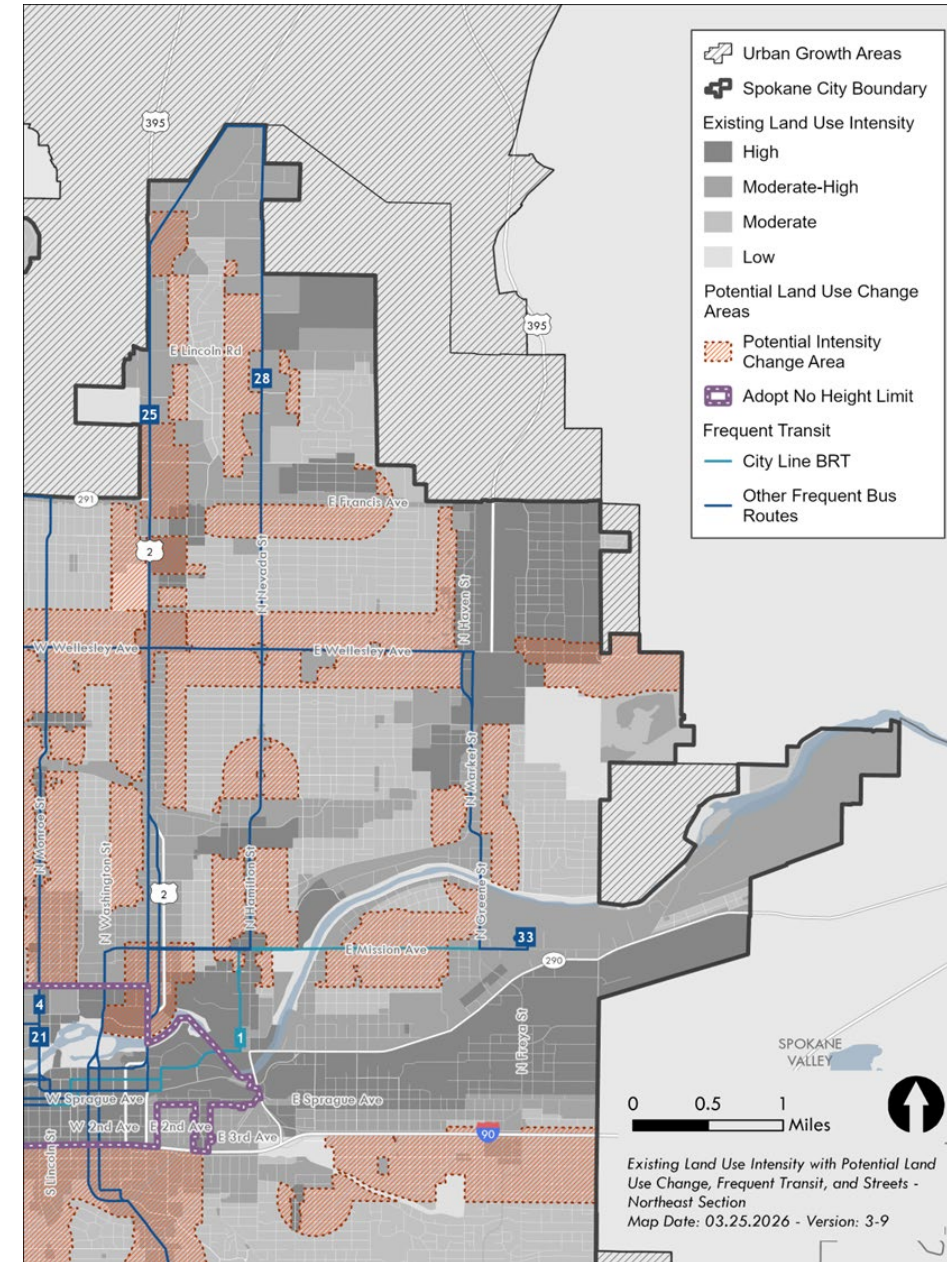
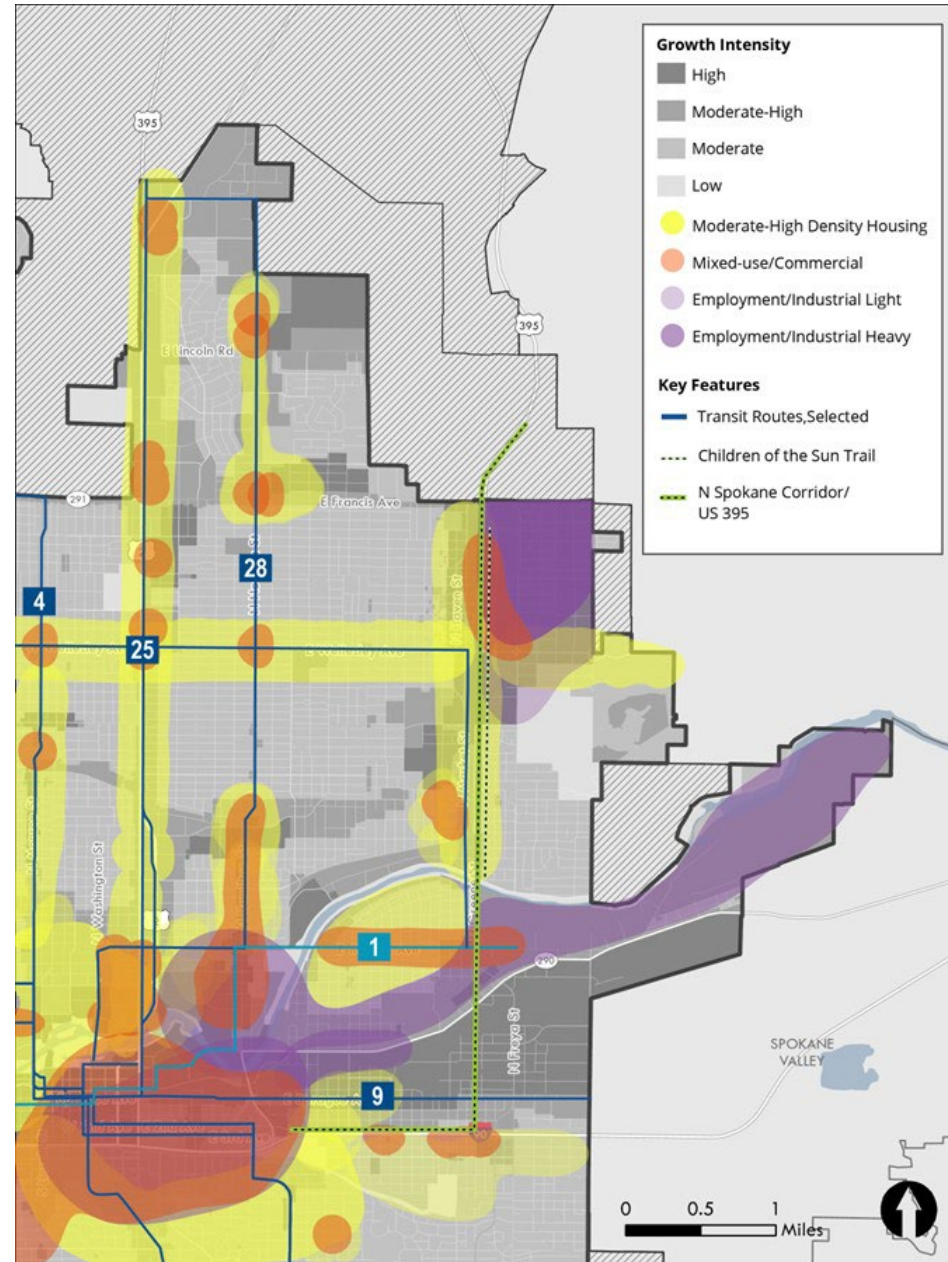


Appendix

Northwest Spokane



Northeast Spokane



South Spokane

