Final Urban Growth Area (FUGA) Proposal for the City of Spokane, WA.

Friday, June 29, 2001
Growth Management Steering Committee
Spokane Transit Authority – Second Floor Board Room

City of Spokane FUGA proposal area summary: The proposed FUGA covers a total of 101 square miles (64,715 acres). The map titled "City of Spokane Final Urban Growth Area" at the end of the attached "Land Capacity Analysis Update" shows the extent of the FUGA. Approximately 57% of the total FUGA is within the existing Spokane City limits (58 square miles). The population of the proposed FUGA according to 2000 Census data is approximately 229,400 people.

The table below is a summary of the amount of area in each of the comprehensive plan categories included in the FUGA proposal.

Comprehensive Plan Category	Acres	Percent of Total
Agriculture	147	0.2%
Conservation Open Space	3,471	5.3%
Potential Open Space	449	0.7%
Residential 4-10	32,100	49.0%
Residential 10-20	931	1.4%
Residential 15-30	2,120	3.2%
Residential 15+	621	0.9%
Office	773	1.2%
Mini Center	187	0.3%
Neighborhood Retail	129	0.2%
Mining	214	0.3%
General Commercial	3,453	5.3%
Downtown	539	0.8%
Light Industrial	11,534	17.6%
Heavy Industrial	4,580	7.0%
Institutional	1,610	2.5%

Adequacy of Residential Land Resource

1. **Additional increment of population allocated to jurisdiction on April 8, 1997.**

Population Allocations listed in Spokane County Draft Plan 2000:

Area Name	Population Allocations 1999-2020
City of Spokane	69,945
Joint Planning Areas	
Moran/Glenrose JPA	4,108
Alcott JPA	1,013
Upriver JPA	282
Indian Canyon JPA	13
Yardley	9
Thorpe Rd./West Plains JPA	6,422
Additional Area covered by City FUGA Proposal	
North Metro Area - County	6,385
Total	**88,177**

2. **Population capacity of all land within jurisdiction's FUGA proposal (both within corporate limits and outside, as appropriate).**

The City of Spokane Comprehensive Plan assumes a population allocation of 68,800. The attached Land Capacity Analysis Update shows that this population allocation can be accommodated within the proposed FUGA.

3. **Is capacity greater than or less than allocated population? By how many people?**

The proposed FUGA has adequate land capacity to accommodate the assumed population allocation of 68,800.

Adequacy of Commercial and Industrial Land Resource

1. **How many acres of commercial land is included in your comprehensive plan?**

Commercial land capacity is based on a land demand formula for a population of 68,800 people. Plan categories that currently allow forms of commercial development include the Office, Mini Center, Neighborhood Retail, General Commercial, Downtown, Light Industrial, and Heavy Industrial categories. These areas total 21,195 acres and 32.3% of the total area.

2. **Is the commercial area greater than or less than the amount prescribed by application of the formula? If so, explain the deviations.**

The amount of land that allows commercial uses is currently greater than the amount prescribed by the commercial demand formula. The Comprehensive Plan recognizes that there is a need to protect light and heavy industrial areas from intrusions and conversion to commercial areas. This is identified as an area that needs further study in the plan.

3. **How many acres of industrial land is included in your comprehensive plan?**

A total of 16,115 acres are designated as industrial land in the comprehensive plan. This totals 24.6% of the plan area.

4. **Is this greater than or less than the amount shown in your jurisdiction's original Interim Urban Growth Area proposal? If so, explain the changes.**

The amount of industrial land proposed in the FUGA is greater that the amount included in the original IUGA. New areas of industrial land are contained in the Park West, Kaiser Industrial, East Morgan, East Hillyard, and parts of Morgan Acres areas shown on the attached "Final Urban Growth Areas" map.

Land Resource Worksheet

1. **Did your jurisdiction follow the Land Quantity Analysis methodology adopted by the Steering Committee?** Yes.

2. **If not, explain the exceptions (include references to page numbers in your jurisdiction's Land Quantity Report that explain these exceptions in detail). Attach a copy of your jurisdiction's Land Quantity Report.**

A copy of the summary update of the City of Spokane Land Capacity Report is attached.

Vacant Land Resources
(List separately, inside corporate limits and external UGA lands)

The attached "City of Spokane Land Capacity Analysis Update" lists the acres of vacant land and amount of land in vacant critical areas broken out into each proposed growth area. As noted in the updated report, potential critical areas that are most likely to hinder development are removed from the assumed land supply. These critical areas include wetlands, streams, and buffers, geologically hazardous areas that are over 16 percent in

slope, steep slopes over 30 percent, frequently flooded areas, and potentially critical shoreline and wildlife environments.

Residential Density

1. **What is the average density for each residential category prescribed by policy in the Comprehensive Plan?**

Each land use category is described in detail in the land use chapter (chapter 3) of the Comprehensive Plan. The planned density for each pure residential category is described below.

Residential 4-10 (R 4-10) : Ranges from 4 to 10 dwelling units per acres.
Residential 10-20 (R 10-20) : Ranges from 10-20 dwelling units per acre.
Residential 15-30 (R 15-30) : Ranges from 15 to 30 dwelling units per acre.
Residential 15+ (R 15+) : Greater than 15 dwelling units per acre.

2. **How many new dwelling units are produced when applying the prescribed density assignments to the available vacant land resources, partially utilized land resources and underutilized land resources? (If necessary, attach separate sheets to clearly show these calculations.)**

See the attached "City of Spokane Land Capacity Analysis Update" for details on the number of new dwelling units that are produced.

3. **What is the average number of persons per dwelling unit that was used to calculate the adequacy of land resources (if the persons per dwelling unit differs among the residential categories of the Comprehensive Plan, provide the appropriate figure for each)? What reference did you utilize to establish these figures?**

Historical Census figures and national trends were used to develop the average number of persons per dwelling. A figure of 2.5 persons per household (p.p.h.) was used for single family housing types. A figure of 1.6 p.p.h. was used for multi-family housing and a figure of 1.2 p.p.h. was used for multi-family in the downtown area.

4. **What is the total new population produced by the total new dwelling units shown in number 2 above and the persons-per-dwelling-unit figures shown in number 3 above?**

See the attached "City of Spokane Land Capacity Analysis Update" for details on the total new population produced from the new dwelling units.

Adequacy of Urban Services
(Storm sewer, sanitary sewer, domestic water, street cleaning, fire protection, police protection, transportation, transit, parks and recreation, libraries, solid waste, schools)

1. **Does the comprehensive plan address all required urban services? If not, which are omitted and why?**

Yes. Chapter 5, Capital Facilities and Utilities of the City of Spokane's Comprehensive Plan addresses all required urban services.

2. **Does the comprehensive plan establish levels of service for each of the required urban services?** (Attach a summary of the adopted levels of service).

Yes. See attached Table CFU 3 Capital Facility Level of Service Standards – Long-Term, page 22, Chapter 5 Capital Facilities and Utilities of the City of Spokane's Comprehensive Plan.

3. **For each urban service, identify the *existing* capacity of the system, in terms of additional population, square feet of new commercial, areas of new industrial, etc. (Attach a separate summary sheet, if necessary).**

The existing and planned capacity of all urban services are addressed in Chapter 5, Capital Facilities and Utilities of the City of Spokane's Comprehensive Plan. Attached is a sheet titled "Explanation of Level of Service (LOS) Standards.

4. **Is the capacity of any required urban service delivery system less than the allocated population? If yes, identify which services system and the amount of the deficiency.**

No.

5. **Does the comprehensive plan identify specific improvements to urban service delivery systems for which a deficiency has been identified? If yes, has the fiscal analysis determined whether the required improvements can be made within the constraints of available resources?**

Yes. - Chapter 5, Capital Facilities and Utilities of the City of Spokane's Comprehensive Plan identifies improvements needed to urban services to serve the proposed FUGA.

6. **Is the capacity of all required urban service delivery systems, after the incorporation of financially viable system improvements, equal to or greater than the population allocation? If not, which urban services remain deficient and by how much?**

Yes.

7. **Is your jurisdiction requesting a change to the population allocation as a result of deficient land resources or service delivery systems? If yes, to what new allocation?**

Yes. The adopted Comprehensive Plan assumes a population allocation of 68,800. This results in a population allocation of 19,377 (88,177 – 68,800 = 19,377) not being accounted for.

8. **Is your jurisdiction requesting a Final Urban Growth Area boundary that is different from the Interim Urban Growth Area boundary? If so, describe how the proposed change responds to excess/deficient land resources or urban service system capacity.**

Yes. In 1997, the City of Spokane was allocated a population of 54,000. In addition, a population of 17,200 was allocated to the city's identified IUGA's (JPA's). The population allocation to the JPA's was later modified as a result of the IUGA appeal to a population of 10,050. The total City of Spokane population allocation for the time period 1995-2015 then became 64,050. To provide for a 20-year planning period, the 2015 population allocation was projected to 2020. As a result, the City of Spokane allocation was increased to 69,945, and the population allocation to the JPA's was increased to 11,847. The total City of Spokane and JPA allocation became 81,792. The City of Spokane Comprehensive Plan assumes a population allocation of 68,800.

The report titled City of Spokane Land Capacity Analysis Update (see attached) demonstrates that the City of Spokane and the proposed FUGA have the land capacity to support this allocation. The methodology of the land capacity analysis is consistent with the Land Quantity Analysis Methodology for Spokane County adopted by the Steering Committee of Elected Officials.

The process used to identify the proposed FUGA is described in the City of Spokane Land Capacity Analysis Update report. This process is consistent with the requirements of the Growth Management Act regarding the appropriate location for urban growth and the establishment of urban growth areas. Chapter 5, Capital Facilities and Utilities, of the City of Spokane's Comprehensive Plan addresses the delivery of urban services within the city and the proposed FUGA and demonstrates that urban service systems are adequate to support the proposed FUGA.

The city's proposed FUGA includes, with a few minor modifications, the same land that is described in Spokane County Draft Plan 2000 as the Moran/Glenrose JPA, Alcott JPA, Upriver JPA, Indian Canyon JPA, Yardley, and the Thorpe Road/West Plains JPA. Proposed additions to the city's FUGA include the areas named Park West, Riverside State Park, Seven Mile, Shawnee Canyon, Linwood, Fairwood/Farwell, Gleneden, Kaiser Industrial, Morgan Acres, East Morgan, McKay Mobile Home Park, East Hillyard, Yardley to Sprague, The Oaks, Muirfield Annexation and the Moran/Glenrose Extension (see attached FUGA map). The area known as the North Metro IUGA in Spokane

County Draft Plan 2000 includes generally the same territory as the Linwood, Fairwood/Farwell, Gleneden, Kaiser Industrial, Morgan Acres, East Morgan areas.

In addition to the areas listed above, any territory that Spokane County includes in the FUGA that is adjacent to the proposed City of Spokane FUGA, other than the Spokane Valley FUGA, should be planned jointly with the City of Spokane.

9. **If your jurisdiction is requesting an increase in population allocation, is that request supported by documented excess urban service system capacity and excess land resource capacity?**

Urban service delivery and system capacity is addressed in Chapter 5, Capital Facilities and Utilities, of the City of Spokane Comprehensive Plan.

10. **Has the SEPA analysis been conducted on the proposed new population allocation or Urban Growth Area adjustment?** Yes. **Is this in the form of an integrated SEPA/GMA process?** Yes.

Explanation of Levels of Service (LOS) Standards

Levels of service measure the amount of public facilities and services that are provided to the community, factors that significantly contribute to the community's quality of life. Service providers establish levels of service to identify future capacities of capital facilities, projected deficiencies, and the necessary improvements to serve new growth while still maintaining service levels that will meet the desires of the community, state standards, and federal requirements.

Levels of service usually are quantifiable measures of the amount of public facilities and services that are provided to the community but also may measure the quality of a public facility. Typically, LOS is expressed as a ratio of facility or service capacity to unit(s) of demand. Examples of LOS measures include the number of police officers per 1,000 people, the number of park acres per 1,000 people, and the number of gallons of water used per day per customer.

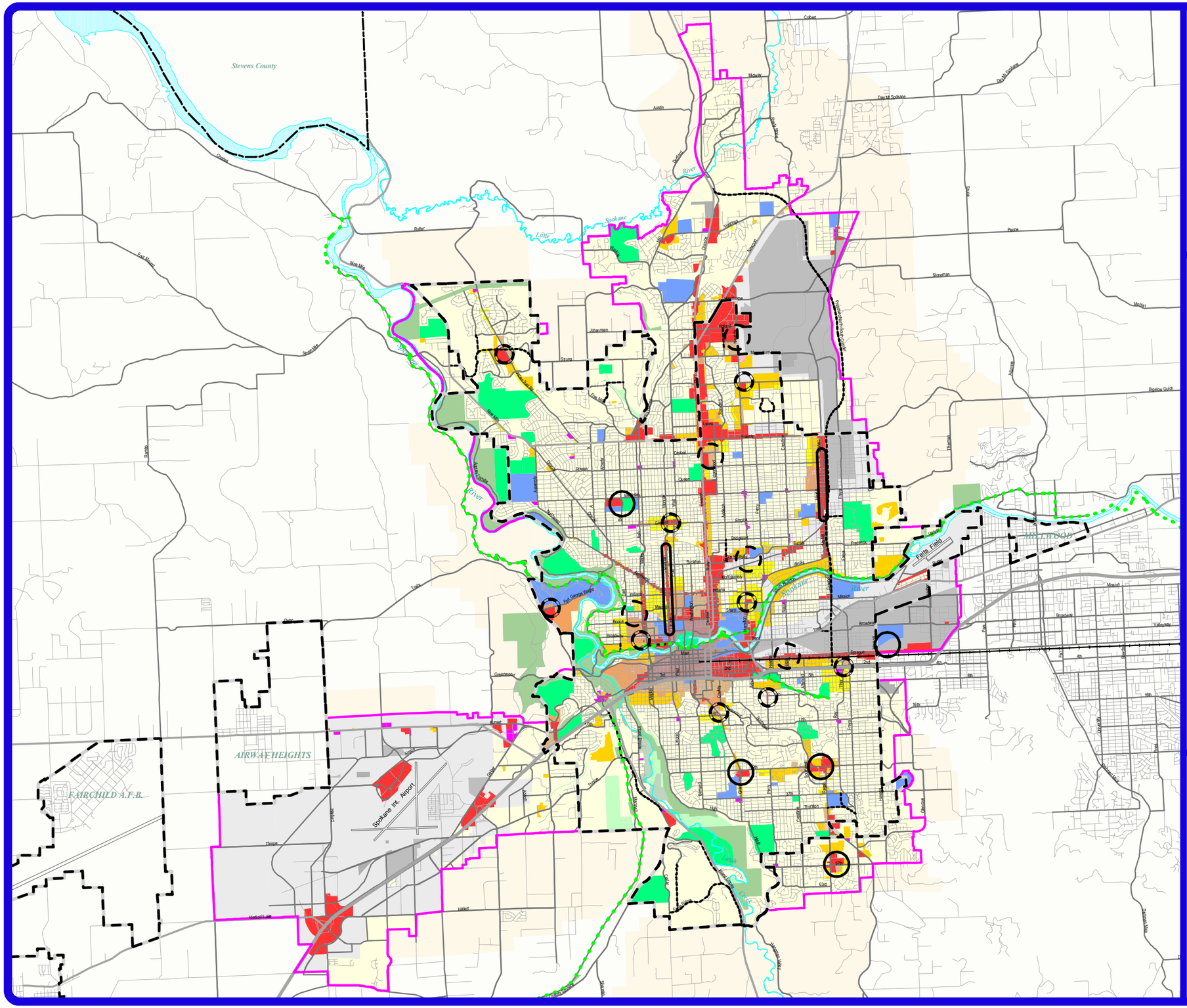
The City of Spokane service providers have determined that, in most cases, the current levels of service are adequate. Therefore, the proposed LOS standards established for the comprehensive plan to determine future capital facility capacities, needs, deficiencies, and projected improvement costs are, with the exception of Fire and Emergency Services, based on current service levels.

Table CFU 3, "Capital Facility Level of Service Standards –Long Term," lists proposed capital facility levels of service.

CFU 3 CAPITAL FACILITY LEVEL OF SERVICE STANDARDS – LONG-TERM	
Emergency Medical Services	6 minutes 30 seconds/80 percent of the time for Basic Life Support (BLS) 8 minutes/80 percent of the time for Advanced Life Support (ALS)
Fire	7 minutes/80 percent of the time for the first engine on scene 8 minutes/80 percent of the time for the first ladder on scene
Law Enforcement	1.3 officers per 1000 residents
Libraries	3.25 books per person
Parks	Neighborhood – 1.17 acres per 1000 persons Community – 1.49 acres per 1000 persons Major - 2.59 acres per 1000 persons
Recycling	4.33 collections per household per month
Schools	Elementary – 1 teacher per 26 students Middle and High – 1 teacher per 30 students
Solid Waste	4.33 collections per household per month
Stormwater*	10 year design rainfall frequency for public right of way Prevent flooding of property during a 25-yr 24-hour rainfall event Prevent damage to buildings for a 100-year rainfall event
Wastewater	100 gallons per capita per day
Water	Minimum water pressure of 45 pounds per square inch
* The City of Spokane is in the process of developing a Stormwater Management Plan. A final Stormwater Management LOS will be established once the city adopts the Stormwater Management Plan.	

Land Use Plan Map

Map LU 1



Legend

- Agriculture
- Conservation Open Space
- Potential Open Space
- Open Space
- Residential 4-10
- Residential 10-20
- Residential 15-30
- Residential 15+
- Office
- Mini Center
- Neighborhood Retail
- Mining
- General Commercial
- Downtown
- Light Industrial
- Heavy Industrial
- Institutional
- Reserve Area

- Neighborhood Center
- Employment Center
- District Center or Corridor
- City of Spokane Urban Growth Area
- City Limits
- County Boundary
- Arterials
- Proposed Arterials/Freeway
- Interstate Highway
- Trails
- Proposed Light Rail
- Rivers

1 0 1 2 Miles

Source: GIS

Date: 05/21/2001

N W E S

CITY OF SPOKANE

THIS IS NOT A LEGAL DOCUMENT:
The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.

CITY OF SPOKANE LAND CAPACITY ANALYSIS UPDATE

This report contains the 20-year population forecast assumptions and the urban residential land and employment capacity information used in sizing the City of Spokane Urban Growth Boundary (UGB) proposal. This report update will be superseded by a joint analysis being conducted by Spokane County and the City of Spokane before the adoption of the county Comprehensive Plan.

This report has been prepared according to the Land Quantity Analysis Methodology for Spokane County adopted by the Steering Committee of Elected Officials on November 3, 1995.

Introduction

The Growth Management Act (GMA) requires that Urban Growth Area (UGA) boundaries be established to accommodate a twenty-year window of urban growth projected to occur in the succeeding 20-year period. Both residential and nonresidential land requirements must be accommodated in the UGAs. Recognizing the importance of regular monitoring of population growth, development trends, and remaining land capacity, the Countywide Planning Policies require an evaluation of the UGAs at least once every five years in order to ensure the continued adequacy of the urban land capacity. In addition, the Countywide Planning Policies encourage land to be identified outside of UGAs that are free of land use barriers that would limit the expansion of urban uses in the future.

Working with Spokane County to bring methodologies closer, several assumptions have been changed in this report from previous assumptions used in setting the IUGA.

One major assumption change is the removal of the population capacity of land within identified potential critical areas that are most likely to hinder development. These critical areas include wetlands, streams, and buffers, geologically hazardous areas that are over 16 percent in slope, steep slopes over 30 percent, frequently flooded areas, and potentially critical shoreline and wildlife environments. The portion of any parcel that contains any one of the potential critical areas is removed from the vacant land supply although regulations allow the use of this area to be included in determining allowable density on a given parcel.

Summary of Process for the Draft City of Spokane

Final Urban Growth Area

Following the resolution of the IUGA appeal, a process was conducted to identify the areas that would be studied for inclusion in the comprehensive plan urban growth area proposal. A total of 29 sub-areas surrounding the city limits were identified. The following factors were considered:

- Lands needed to accommodate the city's assumed population allocation
- Lands characterized by urban development or in the process of urbanizing and, therefore, creating demand for urban services
- Lands that are already receiving some or all urban services
- Lands to which full urban services can be extended within the existing or projected service capacities of the city
- Lands that are important to the city's industrial growth and economic health including the West Plains, Yardley and Mead industrial areas
- Lands adjacent to industrial growth areas or Downtown that can accommodate new housing in proximity to places of high employment

The following steps were used to determine which of the 29 areas would be included in the proposed final urban growth area:

1. Sort the sub-areas into priority areas for the location of growth according to the GMA which are:
   - Urban areas - areas with urban intensity land use and a dense street network

- Urbanizing areas - areas with a mix of urban intensity and lower intensity land use
- Next to urbanizing areas - areas with lower intensity use that are next to areas with urban intensity
- Rural - territory with predominantly rural land use

2. Identify territory that is developed with industrial uses with vacant land for industrial expansion
3. Evaluate the ability to provide urban services to the territory and rank the candidate areas. This involved review by providers of water, sewer, transportation, fire, police, and stormwater and a ranking of the relative ability to provide services to these areas.
4. Apply population allocation to vacant land until enough land is included in the proposed FUGA to accommodate the population allocation.

This process resulted in the adoption of a resolution (Resolution 99-69) by the Spokane City Council establishing a study area to guide the completion of the comprehensive plan. The study area represented the geographical area necessary to support the "Current Patterns" alternative which contained the largest land area of the three plan alternatives under consideration. In addition to the IUGA areas, this proposal included territory on the attached map identified as: Park West, Riverside State Park, Seven Mile, Shawnee Canyon, South Five Mile, Linwood, Fairwood/Farwell, Gleneden, Kaiser Industrial, Morgan Acres, McKay Mobile Home Park, East Hillyard and Moran/Glenrose Extension.

The other land use plan alternatives of the draft City of Spokane Comprehensive Plan released on May 22, 2000 (Centers and Corridors and Central City) proposed a smaller urban growth area. The South Five Mile area was excluded from both of these alternatives because the land area was not necessary to support the population allocation as a result of focusing of population in other specified areas.

In January 2000, the City Plan Commission recommended the adoption of the Centers and Corridors alternative to the City Council.

In their review of the comprehensive plan, the City Council made two additions to the proposed urban growth area. The area known as the "Muirfield Annexation" was included because it is an area that was approved for annexation by the City Council on July 27, 1995. The other included area is known the "Oaks School". This area is located just east of Chase Middle School and is planned for a private school. No residential use is proposed and no residential population is assigned to this area. The area is designated "Institutional" on the land use plan map.

Historical Population

Table 1, "Historical Population (1980-2000)," demonstrates the population growth between 1980 and 2000 within the City of Spokane and Spokane County. Table 1, Historical Population (1980-200)," also includes population estimates for the area that the City of Spokane is evaluating for inclusion within the final urban growth boundary.

TABLE 1 HISTORICAL POPULATION (1980-2000)

Year	County	City	City Study Area
1980	341,834	171,300	N/A
1985	354,300	175,100 est.	N/A
1990	361,333	177,165	203,382
1995	401,200	188,800 est.	N/A
2000	417,939	195,686	229,400

Population Forecast

The Washington State Office of Financial Management (OFM) has provided high, medium, and low population forecasts for Spokane County from 1995 to 2020. Over the next decade (2000 to 2010), population growth in the county is expected to be about evenly split between an increase in the native population and in-migration. The population allocation adopted by the Board of County Commissioners in Resolution 97-0321 is based on a 2015 county population projection of 527,689. This projection is 3.28 percent higher than the OFM medium projection for the year 2015. In order to provide for a twenty-year planning period, the 2015 population allocation was projected to 2020 based on the procedure recommended by the Regional Steering Committee of Elected Officials. Based on OFM estimates, Spokane County has made adjustments to account for growth that occurred between 1995 and 1998 to derive a 1999 to 2020 population allocation. Between 1999 and 2020, Spokane County has chosen to plan for a population increase of 151,432 residents, as illustrated in Figure 1, "Population Trend and Forecast for Spokane County (1980-2020)." As of 2000, Spokane County, with an 2000 Census population of 417,939, was about 19,000 people behind the 2000 forecast population of 437,200. Population growth like many other factors related to housing is typically cyclical, requiring monitoring over longer periods of time.

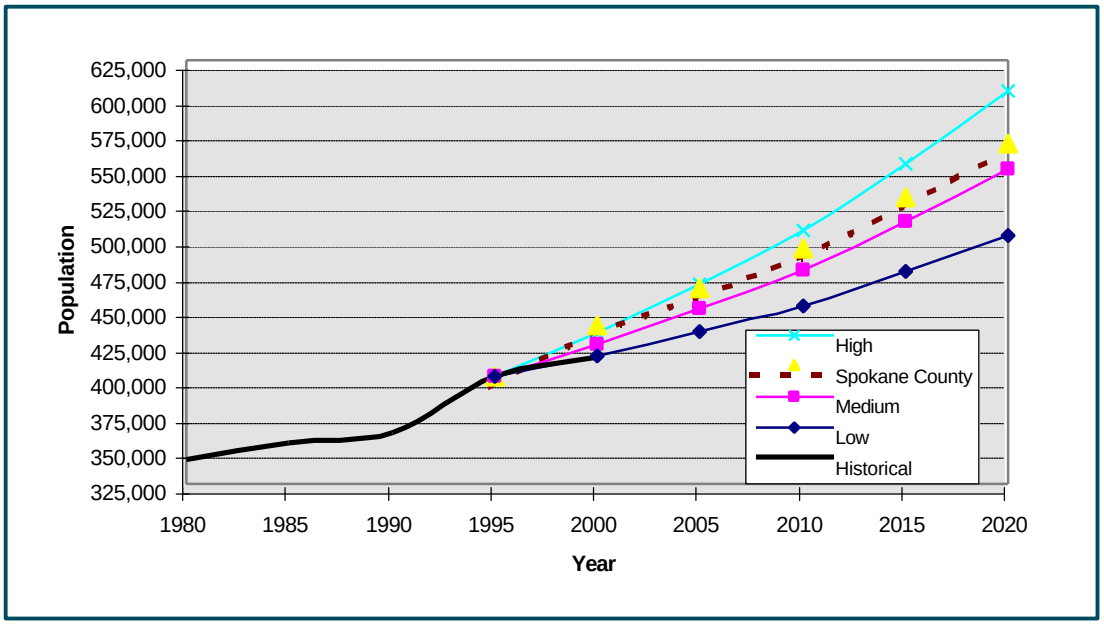


Figure 1 Population Trend and Forecast for Spokane County (1980-2020)

Accommodated Population

The City of Spokane is planning for 45 percent (68,800 people) of the total 2000 to 2020 population growth projected for Spokane County. The attached tables show the estimated land capacity for the City of Spokane and the land within the proposed final urban growth area. There are also maps attached showing vacant land information and the subareas of the proposed final urban growth area.

Residential Land Capacity

May 5, 2001 Data Update L = Platted Vacant Lot P = Partially Used Parcel V = Vacant Parcel

UGA Area Name	CENTERS LU	Vacant Status	Parcel Count	Total GIS Acres	Buildable Acres	Acres After Market Factor - 30%	Acres After Infrastructure - 25%	"Single Family" DU	"Multifamily" DU	"Single Family" Population	"Multifamily" Population
City of Spokane	R 4-10	L	2,367	579.4	480.3			2,367	0	5,917.5	0.0
City of Spokane	R 4-10	P	176	896.2	775.1	542.6	406.9	2,217	0	5,542.5	0.0
City of Spokane	R 4-10	V	208	1,280.5	1,018.1	712.7	534.5	3,112	0	7,780.0	0.0
City of Spokane	R 10-20	L	77	19.3	19.2			144	0	360.0	0.0
City of Spokane	R 10-20	P	1	1.3	1.3	0.9	0.7	8	0	20.0	0.0
City of Spokane	R 10-20	V	2	3.6	3.3	2.3	1.7	25	0	62.5	0.0
City of Spokane	R 15-30	L	220	48.9	42.4			135	127	337.5	203.2
City of Spokane	R 15-30	P	3	11.7	11.6	8.1	6.1	0	123	0.0	196.8
City of Spokane	R 15-30	V	22	121.3	92.7	64.9	48.7	0	1,042	0.0	1,667.2
City of Spokane	R 15+	L	43	8.2	4.4			14	45	35.0	72.0
City of Spokane	R 15+	V	1	2.8	2.8	2.0	1.5	0	63	0.0	100.8
City of Spokane Plats								4,274	2,897	10,685.0	4,635.2
Centers								0	6,780	0.0	10,848.0
Downtown								0	2,000	0.0	2,400.0
							Area Total	**12,296**	**13,077**	**30,740**	**20,123**
								48.5%	51.5%	60.4%	39.6%
								Area Grand Total	**25,373**		**50,863**
Alcott	R 4-10	L	155	38.3	29.4			155	0	387.5	0.0
Alcott	R 4-10	P	22	60.5	52.6	36.8	27.6	137	0	342.5	0.0
Alcott	R 4-10	V	29	139.8	108.3	75.8	56.9	332	0	830.0	0.0
Alcott Plats								9	0	22.5	0.0
							Area Total	**633**	**0**	**1,583**	**0**
								100.0%	0.0%	100.0%	0.0%
								Area Grand Total	**633**		**1,583**
Fairwood/Farwell	R 4-10	L	199	68.5	63.4			199	0	497.5	0.0
Fairwood/Farwell	R 4-10	P	114	266.7	237.1	166.0	124.5	595	0	1,487.5	0.0
Fairwood/Farwell	R 4-10	V	34	199.6	171.9	120.3	90.2	526	0	1,315.0	0.0
Fairwood/Farwell	R 10-20	P	1	2.9	2.9	2.0	1.5	20	0	50.0	0.0
Fairwood/Farwell	R 15-30	L	1	0.7	0.7			0	3	0.0	4.8
Fairwood/Farwell Plats								78.0	3	195	4.8
							Area Total	**1,418**	**6**	**3,545**	**10**
								99.6%	0.4%	99.7%	0.3%
								Area Grand Total	**1,424**		**3,555**

UGA Area Name	CENTERS_LU	Vacant Status	Parcel Count	Total GIS Acres	Buildable Acres	Acres After Market Factor - 30%	Acres After Infrastructure - 25%	"Single Family" DU	"Multifamily" DU	"Single Family" Population	"Multifamily" Population
Gleneden	R 4-10	L	112	41.2	38.4			112	0	280.0	0.0
Gleneden	R 4-10	P	51	133.2	115.2	80.6	60.5	297	0	742.5	0.0
Gleneden	R 4-10	V	43	345.5	324.5	227.2	170.4	1,005	0	2,512.5	0.0
Gleneden Plats								234.0	12	585	19.2
							Area Total	**1,648**	**12**	**4,120**	**19**
								99.3%	0.7%	99.5%	0.5%
								Area Grand Total	**1,660**		**4,139**
Indian Canyon	R 4-10	P	1	2.9	2.3	1.6	1.2	6	0	15.0	0.0
Indian Canyon	R 4-10	V	1	1.5	1.0	0.7	0.5	3	0	7.5	0.0
							Area Total	**9**	**0**	**23**	**0**
								100.0%	0.0%	100.0%	0.0%
								Area Grand Total	**9**		**23**
Kaiser Industrial	R 4-10	L	25	9.6	9.7			25	0	62.5	0.0
Kaiser Industrial	R 4-10	P	12	35.1	35.3	24.7	18.5	94	0	235.0	0.0
Kaiser Industrial	R 4-10	V	9	36.6	36.3	25.4	19.1	109	0	272.5	0.0
							Area Total	**228**	**0**	**570**	**0**
								100.0%	0.0%	100.0%	0.0%
								Area Grand Total	**228**		**570**
Linwood	R 4-10	L	92	34.7	20.6			92	0	230.0	0.0
Linwood	R 4-10	P	36	79.7	63.3	44.3	33.2	153	0	382.5	0.0
Linwood	R 4-10	V	20	112.5	67.0	46.9	35.2	204	0	510.0	0.0
Linwood	R 15-30	L	2	0.6	0.6			0	3	0.0	4.8
Linwood Plats								84.0	0	210	0.0
							Area Total	**533**	**3**	**1,333**	**5**
								99.4%	0.6%	99.6%	0.4%
								Area Grand Total	**536**		**1,337**
Moran/Glenrose	R 4-10	L	206	65.7	59.4			206	0	515.0	0.0
Moran/Glenrose	R 4-10	P	26	122.0	118.1	82.7	62.0	339	0	847.5	0.0
Moran/Glenrose	R 4-10	V	31	104.9	88.0	61.6	46.2	263	0	657.5	0.0
Moran/Glenrose	R 15-30	L	1	0.9	0.9			0	5	0.0	8.0

UGA Area Name	CENTERS LU	Vacant Status	Parcel Count	Total GIS Acres	Buildable Acres	Acres After Market Factor - 30%	Acres After Infrastructure - 25%	"Single Family" DU	"Multifamily" DU	"Single Family" Population	"Multifamily" Population
Moran/Glenrose	R 15-30	P	2	17.2	12.4	8.7	6.5	0	135	0.0	216.0
Moran/Glenrose	R 15-30	V	3	11.1	8.9	6.2	4.7	0	100	0.0	160.0
Moran/Glenrose Plats								139.0	175	348	280.0
Moran/Glenrose Centers								0.0	300	0	480.0
							Area Total	**947**	**715**	**2,368**	**1,144**
								57.0%	43.0%	67.4%	32.6%
									Area Grand Total	**1,662**	**3,512**
Moran/Glenrose Extension	R 4-10	L	20	6.2	5.6			20	0	50.0	0.0
							Area Total	**20**	**0**	**50**	**0**
								100.0%	0.0%	100.0%	0.0%
									Area Grand Total	**20**	**50**
Morgan Acres	R 4-10	L	38	16.9	17.6			38	0	95.0	0.0
Morgan Acres	R 4-10	P	41	58.4	58.3	40.8	30.6	131	0	327.5	0.0
Morgan Acres	R 4-10	V	3	5.9	6.0	4.2	3.2	18	0	45.0	0.0
							Area Total	**187**	**0**	**468**	**0**
								100.0%	0.0%	100.0%	0.0%
									Area Grand Total	**187**	**468**
Murfield Annexation	R 4-10	P	3	11.9	11.8	8.3	6.2	33	0	82.5	0.0
Murfield Annexation	R 4-10	V	4	30.7	28.4	19.9	14.9	87	0	217.5	0.0
							Area Total	**120**	**0**	**300**	**0**
								100.0%	0.0%	100.0%	0.0%
									Area Grand Total	**120**	**300**
Riverside State Park	R 4-10	P	2	6.1	6.0	4.2	3.2	16	0	40.0	0.0
							Area Total	**16**	**0**	**40**	**0**
								100.0%	0.0%	100.0%	0.0%
									Area Grand Total	**16**	**40**
Seven Mile	R 4-10	L	48	23.0	21.8			48	0	120.0	0.0
Seven Mile	R 4-10	P	60	132.2	125.5	87.9	65.9	318	0	795.0	0.0
Seven Mile	R 4-10	V	15	90.0	80.7	56.5	42.4	247	0	617.5	0.0
Seven Mile Plats								3.0	0	8	0.0
							Area Total	**616**	**0**	**1,540**	**0**

UGA Area Name	CENTERS_LU	Vacant Status	Parcel Count	Total GIS Acres	Buildable Acres	Acres After Market Factor - 30%	Acres After Infrastructure - 25%	"Single Family" DU	"Multifamily" DU	"Single Family" Population	"Multifamily" Population
								100.0%	0.0%	100.0%	0.0%
								Area Grand Total	**616**		**1,540**
Shawnee Canyon	R 4-10	L	4	1.7	0.1			4	0	10.0	0.0
							Area Total	**4**	**0**	**10**	**0**
								100.0%	0.0%	100.0%	0.0%
								Area Grand Total	**4**		**10**
Thorpe Road/West Plains	R 4-10	L	324	106.4	105.2			324	0	810.0	0.0
Thorpe Road/West Plains	R 4-10	P	143	625.7	523.0	366.1	274.6	1,463	0	3,657.5	0.0
Thorpe Road/West Plains	R 4-10	V	101	550.2	469.7	328.8	246.6	1,448	0	3,620.0	0.0
Thorpe Road/West Plains	R 15-30	L	1	0.1	0.1			1	0	2.5	0.0
Thorpe Road/West Plains Plats								311.0	30	778	48.0
							Area Total	**3,547**	**30**	**8,868**	**48**
								99.2%	0.8%	99.5%	0.5%
								Area Grand Total	**3,577**		**8,916**
Upriver Drive	R 4-10	L	52	14.2	14.2			52	0	130.0	0.0
Upriver Drive	R 4-10	P	12	69.0	52.7	36.9	27.7	152	0	380.0	0.0
Upriver Drive	R 4-10	V	15	52.0	40.6	28.4	21.3	121	0	302.5	0.0
Upriver Drive	R 15-30	P	1	5.4	5.4	3.8	2.8	0	59	0.0	94.4
Upriver Drive	R 15-30	V	2	20.8	19.5	13.7	10.2	0	221	0.0	353.6
							Area Total	**121**	**280**	**303**	**448**
								30.2%	69.8%	40.3%	59.7%
								Area Grand Total	**401**		**751**

UGA Area Name	Category	Parcel Count	Total GIS Acres	Buildable Acres	Acres After Market Factor - 30%	Acres After Infrastructure -25%	"Single Family" DU	"Multifamily" DU	"Single Family" Population	"Multifamily" Population
UGA Summary	L	3,987	1,084	934			3,936	183	9,840	293
	P	707	2,538	2,210	1,547	1,160	5,979	317	14,948	507
	V	543	3,109	2,568	1,797	1,348	7,500	1,426	18,750	2,282
	Plats						5,132	3,117	12,830	4,987
	Centers						0	7,080	0	11,328
	Downtown						0	2,000	0	2,400
						Full Development of Centers Total	**22,547**	**14,123**	**56,368**	**21,797**
							61.5%	38.5%	72.1%	27.9%
						UGA Grand Total		**36,670**		**78,164**
						No Centers Developed Total	**22,547**	**7,043**	**56,368**	**10,469**
							76.2%	23.8%	84.3%	15.7%
						UGA Grand Total		**29,590**		**66,836**

Assumed Population Allocation of:	**68,800**
Surplus with Development of Centers of:	**9,364**
Deficit Without Any Developed Centers of:	**-1,964**

Commercial Land Inventory

:Downtown, General Commercial, Mini Center, Office, and Neighborhood Retail Land Use Categories

:Includes Neighborhood Center, District Center, Corridor, and Employment Center

* Totals include numbers with and without centers.

* Light Industrial category currently allows General Commercial uses and plan calls for further study.

* May 5, 2001 data update

L = Vacant Lot P = Partially Used V = Vacant

Area Name	Land Status	Total Acres	Buildable Acres	Acres after Market Factor -25%	Acres after Public Lands and Right of Way - 10%	Floor Area in Square Feet
City of Spokane	L	52.0	50.2	37.7	33.9	442,809
City of Spokane	P	21.9	21.9	16.4	14.8	193,090
City of Spokane	V	144.6	144.6	108.4	97.6	1,275,149
Commercial in Plats						780,000
Downtown Plan Commercial						2,050,000
City of Spokane Centers						2,775,000
Fairwood/Farwell	L	0.8	0.8	0.6	0.5	7,072
Fairwood/Farwell	P	2.6	2.6	2.0	1.8	22,972
Fairwood/Farwell	V	23.2	23.2	17.4	15.7	204,557
Kaiser Industrial	L	0.6	0.6	0.4	0.4	5,083
Kaiser Industrial	V	3.3	3.3	2.5	2.2	29,213
Linwood	L	2.1	2.1	1.6	1.4	18,879
Linwood	P	5.1	4.9	3.7	3.3	43,222
Linwood	V	4.2	4.2	3.1	2.8	36,613
Moran/Glenrose	L	0.1	0.1	0.1	0.1	749
Moran/Glenrose Centers						52,000
Thorpe Road/West Plains	L	11.6	7.8	5.9	5.3	69,239
Thorpe Road/West Plains	P	10.8	10.0	7.5	6.8	88,277
Thorpe Road/West Plains	V	387.5	387.9	290.9	261.8	3,421,451
Yardley to Sprague	V	1.3	1.3	1.0	0.9	11,467
Yardley	V	3.9	3.9	2.9	2.6	34,402
Yardley Centers						250,000

Totals		Total Acres	Buildable Acres	Acres after Market Factor -25%	Acres after Public Lands and Right of Way - 10%	Floor Area in Square Feet
With Centers		**675.5**	**669.3**	**502.0**	**451.8**	**11,811,242**
W/O Centers						**8,734,242**

						Floor Area in Square Feet
Projected Commercial Demand						**9,738,700**
Commercial Surplus / Deficit					**With Centers**	**2,072,542**
*Assumes no Commercial in Industrial					**W/O Centers**	**-1,004,458**

Industrial Land Capacity

Summary from parcels: within Council Plan and UGA
Broke out by City and Unincorporated UGA's
LI and HI Land Use Categories: Currently allow both Industrial and Commercial Uses

Study area: Proposed UGA areas. See Study Area map.
Land Status: L = Vacant Lot (Equal to or under 1 Acre) P = Partially Used (Over one acre only) V = Vacant (Must be over 1 Acre)
Parcel Count: Number of parcels within each category.
Total_acres: Total acres of land within parcels within category. Does not include public right of way.
Buildable_acres: Total_acres field minus mapped critical area with a high probability of limiting development.
May 5, 2001 Data Update

Study Area Name	Land Status	Parcel Count	Total_acres	Buildable_acres	Acres after Market Factor -25%	Acres after Public Lands and Right of Way -10%
City of Spokane	L	202	69.6	69.2	51.9	46.7
City of Spokane	P	13	34.0	29.0	21.8	19.6
City of Spokane	V	58	295.6	292.3	219.2	197.3
Alcott	L	1	0.5	0.0	0.0	0.0
Alcott	V	4	48.5	30.0	22.5	20.3
East Hillyard	L	5	2.0	2.0	1.5	1.4
East Hillyard	P	6	10.4	7.0	5.3	4.7
East Hillyard	V	4	51.8	38.0	28.5	25.7
Fairwood/Farwell	L	1	0.3	0.3	0.2	0.2
Fairwood/Farwell	V	4	37.5	35.0	26.3	23.6
Gleneden	V	2	13.2	12.0	9.0	8.1
Kaiser Industrial	L	7	3.7	3.2	2.4	2.2
Kaiser Industrial	P*	8	232.7	227.4	170.5	153.5
Kaiser Industrial	V*	32	826.8	808.0	606.0	545.4
Morgan Acres	P	1	7.8	7.8	5.9	5.3
Morgan Acres	V	2	127.3	126.2	94.7	85.2
NE City/Morgan	P	1	12.2	11.6	8.7	7.8
NE City/Morgan	V	1	4.7	4.0	3.0	2.7
Park West	P	4	55.0	43.0	32.3	29.0
Park West	V	7	786.8	774.0	580.5	522.5
Thorpe Road/West Plains	L*	48	28.6	26.7	20.0	18.0
Thorpe Road/West Plains	P*	90	695.0	576.8	432.6	389.3
Thorpe Road/West Plains	V*	215	2,004.4	1,659.7	1,244.8	1,120.3
Yardley	L	16	3.8	3.1	2.3	2.1
Yardley	P	2	15.5	15.1	11.3	10.2
Yardley	V	7	26.8	23.3	17.4	15.7
	Totals	**741**	**5,394.4**	**4,824.6**	**3,618.5**	**3,256.6**

Kaiser Industrial Area Notes

*Kaiser Owned Lands = Approx. 650 Acres of land not known if available for inventory in next 20 years

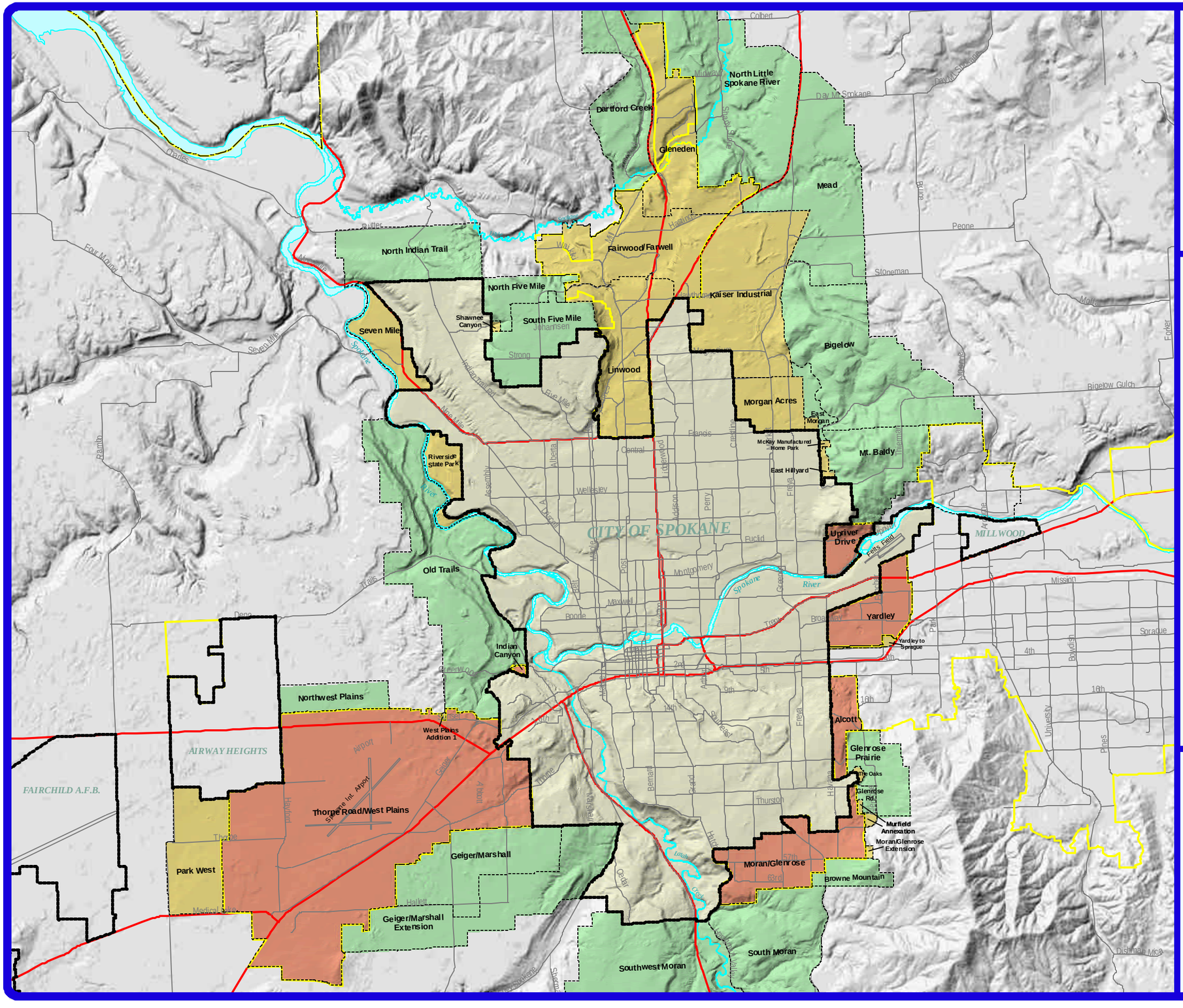
Thorpe Road/West Plains Area Notes

*Spokane International Airport = Approximately 550 Acres of land available for Industrial -Currently Updating Master Plan

* West Plains area may need further reduction of up to 40% for storm water retention ponds. Further Studies Required.

City of Spokane
Final Urban Growth Area

Draft



Legend

- City Limits
- Draft Final Urban Growth Area
- IUGA
- Reserve Areas
- 1997 IUGA Boundary

1 0 1 2 Miles

Source: GIS

Date: 05/16/2001

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THIS IS NOT A LEGAL DOCUMENT:
The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.