

City of Spokane Certified Site Program Evaluation Criteria



To be enrolled in the City of Spokane Certified Site Program, the following participation requirements must be completed and documented at the time of application:

- Applicant must be a property owner or authorized representative of the property owner. Site ownership must be documented (parcel numbers, parcel sizes, and owner names must be clearly delineated)
- Site must be available for sale or lease.
- Site must be a minimum of 3 contiguous, developable acres.
- Site must be in an area that is designated and zoned for industrial/commercial use according to the City of Spokane Comprehensive plan and land use regulations.
- Site must have completed environmental documentation addressing existing conditions including: presence of wetlands; geotechnical conditions; presence of environmental contaminants and hazardous substances; presence of archaeological and/or historic resources; and presence of endangered wildlife and/or plants.
- Developable acreage must be outside the FEMA 100-year floodplain.
- Site must be accessible (no rights-of-way, easements, or other impediments can be blocking access to, or development of, the site) or mitigation solutions (including costs and schedule for mitigation and appropriate commitments) must be clearly demonstrated.
- Transportation infrastructure appropriate for truck traffic must be in place at the site. If the site does not have access to transportation infrastructure a detailed plan must be submitted that indicates how the site will be served. These plans should include a schedule for extending road, an approximate cost and secured funding source for the extensions. In addition, any necessary right-of-way access must be identified and a plan of action for securing the right-of-way should be clearly demonstrated.
- Utility infrastructure (water, wastewater, electricity, natural gas, and telecommunications) must be in place at the site. If the site does not have access to utility infrastructure a detailed plan must be submitted that indicates how the site will be served. These plans should include a schedule for extending utilities, an approximate cost and secured funding source for the extensions. In addition, any necessary right-of-way access must be identified and a plan of action for securing the right-of-way should be clearly demonstrated.
- Site must be capable of being fully permitted. The applicant must provide a detailed description of what permits are required in order to begin development of a project and the appropriate sequencing.
- Exemptions to one or more of these criteria shall be considered on a case by case basis upon request.