#### CITY COUNCIL MEETINGS RULES - PUBLIC DECORUM

Strict adherence to the following rules of decorum by the public will be observed and adhered to during City Council meetings, including open forum, public comment period on legislative items, and Council deliberations:

- 1. No Clapping!
- 2. No Cheering!
- 3. No Booing!
- 4. No public outbursts!
- 5. Three-minute time limit for comments made during open forum and public testimony on legislative items!
- 6. No person shall be permitted to speak at open forum more often than once per month. In addition, please silence your cell phones when entering the Council Chambers!

Further, keep the following City Council Rules in mind:

#### Rule 2.2 Open Forum

- D. The open forum is a limited public forum; all matters discussed in the open forum shall relate to the affairs of the City. No person shall be permitted to speak regarding items on the current or advance agendas, pending hearing items, or initiatives or referenda in a pending election. Individuals speaking during the open forum shall address their comments to the Council President and shall not use profanity, engage in obscene speech, or make personal comment or verbal insults about any individual.
- E. To encourage wider participation in open forum and a broad array of public comment and varied points of view, no person shall be permitted to speak at open forum more often than once per month. However, there is no limit on the number of items on which a member of the public may testify, such as legislative items, special consideration items, hearing items, and other items before the City Council and requiring Council action that are not adjudicatory or administrative in nature, as specified in Rules 5.3 and 5.4.

#### Rule 5.4 Public Testimony Regarding Legislative Agenda Items – Time Limits

- A. 5.4.1 The City Council shall take public testimony on all matters included on its legislative agenda, with those exceptions stated in Rule 5.4(B). Public testimony shall be limited to the final Council action. Public testimony shall be limited to three (3) minutes per speaker, unless, at his or her discretion, the Chair determines that, because of the number of speakers signed up to testify, less time will need to be allocated per speaker in order to accommodate all of the speakers. The Chair may allow additional time if the speaker is asked to respond to questions from the Council.
- B. No public testimony shall be taken on consent agenda items, amendments to legislative agenda items, or procedural, parliamentary, or administrative matters of the Council.
- C. For legislative or hearing items that may affect an identifiable individual, association, or group, the following procedure may be implemented:
  - 1. Following an assessment by the Chair of factors such as complexity of the issue(s), the apparent number of people indicating a desire to testify, representation by designated spokespersons, etc., the Chair shall, in the absence of objection by the majority of the Council present, impose the following procedural time limitations for taking public testimony regarding legislative matters:
    - a. There shall be up to fifteen (15) minutes for staff, board, or commission presentation of background information, if any.
    - b. The designated representative of the proponents of the issue shall speak first and may include within his or her presentation the testimony of expert witnesses, visual displays, and any other reasonable methods of presenting the case. Up to thirty (30) minutes shall be granted for the proponent's presentation. If there be more than one designated representative, they shall allocate the 30 minutes between or among themselves.

- c. Three minutes shall be granted for any other person not associated with the designated representative who wishes to speak on behalf of the proponent's position.
- d. The designated representative, if any, of the opponents of the issue shall speak following the presentation of the testimony of expert witnesses, visual displays, and any other reasonable methods of presenting the case. The designated representative(s) of the opponents shall have the same time allotted as provided for the proponents.
- e. Three minutes shall be granted for any other person not associated with the designated representative who wishes to speak on behalf of the opponents' position.
- f. Up to ten minutes of rebuttal time shall be granted to the designated representative for each side, the proponents speaking first, the opponents speaking second.
- 2. In the event the party or parties representing one side of an issue has a designated representative and the other side does not, the Chair shall publicly ask the unrepresented side if they wish to designate one or more persons to utilize the time allotted for the designated representative. If no such designation is made, each person wishing to speak on behalf of the unrepresented side shall be granted three minutes to present his/her position, and no additional compensating time shall be allowed due to the fact that the side has no designated representative.
- 3. In the event there appears to be more than two groups wishing to advocate their distinct positions on a specific issue, the Chair may grant the same procedural and time allowances to each group or groups, as stated previously.
- D. The time taken for staff or Council member questions and responses thereto shall be in addition to the time allotted for any individual or designated representative's testimony.

# THE CITY OF SPOKANE



# ADVANCE COUNCIL AGENDA

MEETING OF MONDAY, DECEMBER 9, 2019

### **MISSION STATEMENT**

TO DELIVER EFFICIENT AND EFFECTIVE SERVICES
THAT FACILITATE ECONOMIC OPPORTUNITY
AND ENHANCE QUALITY OF LIFE.

MAYOR DAVID A. CONDON
COUNCIL PRESIDENT BEN STUCKART

COUNCIL MEMBER BREEAN BEGGS
COUNCIL MEMBER KATE BURKE
COUNCIL MEMBER MIKE FAGAN
COUNCIL MEMBER LORI KINNEAR
COUNCIL MEMBER CANDACE MUMM
COUNCIL MEMBER KAREN STRATTON

COUNCIL CHAMBERS
CITY HALL

808 W. SPOKANE FALLS BLVD. SPOKANE, WA 99201

#### CITY COUNCIL BRIEFING SESSION

Council will adopt the Administrative Session Consent Agenda after they have had appropriate discussion. Items may be moved to the 6:00 p.m. Legislative Session for formal consideration by the Council at the request of any Council Member.

SPOKANE CITY COUNCIL BRIEFING SESSIONS (BEGINNING AT 3:30 P.M. EACH MONDAY) AND LEGISLATIVE SESSIONS (BEGINNING AT 6:00 P.M. EACH MONDAY) ARE BROADCAST LIVE ON CITY CABLE CHANNEL FIVE AND STREAMED LIVE ON THE CHANNEL FIVE WEBSITE. THE SESSIONS ARE REPLAYED ON CHANNEL FIVE ON THURSDAYS AT 6:00 P.M. AND FRIDAYS AT 10:00 A.M.

The Briefing Session is open to the public, but will be a workshop meeting. Discussion will be limited to Council Members and appropriate Staff and Counsel. There will be an opportunity for the expression of public views on any issue not relating to the Current or Advance Agendas during the Open Forum at the beginning and the conclusion of the Legislative Agenda.

#### **ADDRESSING THE COUNCIL**

- No one may speak without first being recognized for that purpose by the Chair. Except for named parties to an adjudicative hearing, a person may be required to sign a sign-up sheet as a condition of recognition.
- Each person speaking at the public microphone shall print his or her name and address on the sheet provided at the entrance and verbally identify him/herself by name, address and, if appropriate, representative capacity.
- If you are submitting letters or documents to the Council Members, please provide a minimum of ten copies via the City Clerk. The City Clerk is responsible for officially filing and distributing your submittal.
- In order that evidence and expressions of opinion be included in the record and that decorum befitting a deliberative process be maintained, modes of expression such as demonstration, banners, applause and the like will not be permitted.
- A speaker asserting a statement of fact may be asked to document and identify the source of the factual datum being asserted.

**SPEAKING TIME LIMITS:** Unless deemed otherwise by the Chair, each person addressing the Council shall be limited to a three-minute speaking time.

**CITY COUNCIL AGENDA:** The City Council Advance and Current Agendas may be obtained prior to Council Meetings from the Office of the City Clerk during regular business hours (8 a.m. - 5 p.m.). The Agenda may also be accessed on the City website at www.spokanecity.org. Agenda items are available for public review in the Office of the City Clerk during regular business hours.

AMERICANS WITH DISABILITIES ACT (ADA) INFORMATION: The City of Spokane is committed to providing equal access to its facilities, programs and services for persons with disabilities. The Spokane City Council Chamber in the lower level of Spokane City Hall, 808 W. Spokane Falls Blvd., is wheelchair accessible and also is equipped with an infrared assistive listening system for persons with hearing loss. Headsets may be checked out (upon presentation of picture I.D.) at the City Cable 5 Production Booth located on the First Floor of the Municipal Building, directly above the Chase Gallery or through the meeting organizer. Individuals requesting reasonable accommodations or further information may call, write, or email Human Resources at 509.625.6383, 808 W. Spokane Falls Blvd, Spokane, WA, 99201; or <a href="msteinolfson@spokanecity.org">msteinolfson@spokanecity.org</a>. Persons who are deaf or hard of hearing may contact Human Resources through the Washington Relay Service at 7-1-1. Please contact us forty-eight (48) hours before the meeting date.

If you have questions, please call the Agenda Hotline at 625-6350.

## **BRIEFING SESSION**

(3:30 p.m.)
(Council Chambers Lower Level of City Hall)
(No Public Testimony Taken)

**Roll Call of Council** 

**Council Reports** 

**Staff Reports** 

**Committee Reports** 

**Advance Agenda Review** 

**Current Agenda Review** 

## **ADMINISTRATIVE SESSION**

### **CONSENT AGENDA**

#### REPORTS, CONTRACTS AND CLAIMS

#### **RECOMMENDATION**

1.	Three year (Spokane, supplies/cor	WA)	for n	niscellaneo	us	cleaning	Approve	OPR 2019-1074
	Fire faci	ilities	access	ing NIP	A	Contract		
	#R142101-	960,000	(incl. tax	().				
	David Stock	dill	•	•				

- 2. Recommendations to list on the Spokane Register of Approve & Historical Places: Auth.
  - Mgmt.
    a. the Ammann Apartments, 1516 West Riverside Agreements
  - b. the Wulff-Bishop Architecture Office, 1526 West OPR 2019-1076
  - c. the Fifth Avenue Flats, 519 West 5th Avenue. OPR 2019-1077

Megan Duvall

Avenue.

Riverside Ave.

OPR 2019-1075

3.	Master Engineering Consultant Contract with Jacobs Engineering (Spokane, WA) for on-call sewer system hydraulic and hydrologic analysis support for a variety of tasks and projects.  Beryl Fredrickson	Approve	OPR 2019-1078
4.	Agreement with the West Plains/Airport Area Public Development Authority for joint planning for the Stormwater Management Plan Phase 1—\$150,000. (West Hills Neighborhood) Katherine Miller	Approve	OPR 2019-1079
5.	Report of the Mayor of pending:	Approve & Authorize	
	a. Claims and payments of previously approved obligations, including those of Parks and Library, through, 2019, total \$, with Parks and Library claims approved by their respective boards. Warrants excluding Parks and Library total \$	Payments	CPR 2019-0002
	b. Payroll claims of previously approved obligations through, 2019: \$		CPR 2019-0003
6.	City Council Meeting Minutes:, 2019.	Approve All	CPR 2019-0013

## **EXECUTIVE SESSION**

(Closed Session of Council)

(Executive Session may be held or reconvened during the 6:00 p.m. Legislative Session)

## **CITY COUNCIL SESSION**

(May be held or reconvened following the 3:30 p.m. Administrative Session) (Council Briefing Center)

This session may be held for the purpose of City Council meeting with Mayoral nominees to Boards and/or Commissions. The session is open to the public.

### **LEGISLATIVE SESSION**

(6:00 P.M.)

(Council Reconvenes in Council Chamber)

WORDS OF INSPIRATION

#### PLEDGE OF ALLEGIANCE

**ROLL CALL OF COUNCIL** 

#### **ANNOUNCEMENTS**

(Announcements regarding Changes to the City Council Agenda)

#### NO BOARDS AND COMMISSIONS APPOINTMENTS

#### ADMINISTRATIVE REPORT

#### COUNCIL COMMITTEE REPORTS

(Committee Reports for Finance, Neighborhoods, Public Safety, Public Works, and Planning/Community and Economic Development Committees and other Boards and Commissions)

#### OPEN FORUM

This is an opportunity for citizens to discuss items of interest not relating to the Current or Advance Agendas nor relating to political campaigns/items on upcoming election ballots. This Forum shall be for a period of time not to exceed thirty minutes. After all the matters on the Agenda have been acted on, unless it is 10:00 p.m. or later, the open forum shall continue for a period of time not to exceed thirty minutes. Each speaker will be limited to three minutes, unless otherwise deemed by the Chair. If you wish to speak at the forum, please sign up on the sign-up sheet located in the Chase Gallery.

Note: No person shall be permitted to speak at Open Forum more often than once per month (Council Rule 2.2.E).

### LEGISLATIVE AGENDA

#### SPECIAL BUDGET ORDINANCES

(Require Five Affirmative, Recorded Roll Call Votes)

Ordinances amending Ordinance No. C35703 passed by the City Council December 10, 2018, and entitled, "An Ordinance adopting the Annual Budget of the City of Spokane for 2019, making appropriations to the various funds, departments and programs of the City of Spokane government for the fiscal year ending December 31, 2019, and providing it shall take effect immediately upon passage," and declaring an emergency and appropriating funds in:

ORD C35858 Fire/EMS Fund

FROM: Annual Leave Payout, \$24,000;

TO: Mail Courier, \$24,000.

[This action allows budgeting for a mail courier part-time employee (25 hours per week)].

Rex Strickland

ORD C35859 Property Acquisition Fund

FROM: Loan Proceeds, \$900,000;

TO: Capital Expenditures, \$900,000.

(This action allows budgeting for the Property Acquisition Fund to interfund loan the Parks Department to upgrade for construction of the Shane's Inspiration Inclusive Playground Project.) (Relates to Resolution 2019-0114)

**Michelle Hughes** 

#### **EMERGENCY ORDINANCES**

(Require Five Affirmative, Recorded Roll Call Votes)

ORD C35837 Concerning utility fee credits for specific classes of utility accounts in

the City of Spokane; amending sections 13.11.020, 13.12.020, and 13.12.050; and adopting a new Chapter 13.13 of the Spokane Municipal Code, and declaring an emergency. (Deferred from November 18, 2019,

Agenda)

**Council Member Burke** 

ORD C35860 Establishing a local residential tenancy code; recodifying Division I of

Title 10 as Title 10A; recodifying Division II of Title 10 as Title 10B; enacting a new Title 10C; enacting new sections 07.08.153 and 18.03.030; and amending sections 08.01.090, 08.01.120, 08.01.180, 08.01.200, 08.02.0206, and 18.01.030 of the Spokane Municipal Code;

and declaring an emergency.

Council Member Beggs

ORD C35861 Requiring specific cause for most residential evictions; enacting new

sections 18.03.005 and 18.03.030 of the Spokane Municipal Code; and declaring an emergency.

Council President Stuckart

#### **RESOLUTIONS & FINAL READING ORDINANCES**

(Require Four Affirmative, Recorded Roll Call Votes)

RES 2019-0113 Approving claim of Adriano Eva settled through mediation—\$100,000.

**Nathaniel Odle** 

RES 2019-0114 Of the City of Spokane, Washington, providing for the issuance and sale

of a taxable Limited Tax General Obligation Bond in the aggregate principal amount of not to exceed \$900,000 to secure an interfund loan from the Spokane Investment Pool to the Asset Management Fund to finance a portion of the costs of the acquisition, construction and installation of the Shane's Inspiration Inclusive Playground Project; fixing the date, form, maturity, interest rate, terms and covenants of the bond; establishing the provisions for repayment of the interfund loan established thereby; authorizing the sale and delivery of the bond to the City, and providing for other matters properly relating thereto. (Relates

to Special Budget Ordinance C35859)

**Michelle Hughes** 

RES 2019-0115 Regarding the application of TDS Metrocom, LLC for a cable franchise.

**Marlene Feist** 

ORD C35845 Imposing a sales and use tax, as a deduction from existing state sales and use tax collection, to fund investments in affordable and supportive housing; enacting a new chapter 8.07B; and amending section 8.07.040

of the Spokane Municipal Code. (First Reading held on November 18,

**2019**, Agenda)

**Council President Stuckart** 

ORD C35846 Codifying the Spokane Municipal Court's establishment of the Spokane

Municipal Community Court, Spokane Veterans Court, and Spokane Municipal DUI Court as permanent programs of the Municipal Court; enacting a new Chapter 05A.18 of the Spokane Municipal Code, entitled

"Problem Solving Therapeutic Courts."

**Council Member Beggs** 

ORD C35838 (To be considered under Hearing Items H5.a. thru H5.e.)

thru C35842

ORD C35855 (To be considered under Hearing Item H3.)

ORD C35856 (To be considered under Hearing Item H4.)

#### FIRST READING ORDINANCES

(No Public Testimony Will Be Taken)

ORD C35862 Relating to the Salary Review Commission; amending SMC sections

2.05.020, 2.05.030, 2.05.040 and 2.05.050.

**Council Member Kinnear** 

ORD C35863 Relating to arterial streets; changing Section 12.08.040 of the Spokane

Municipal Code.

**Inga Note** 

ORD C35864 Relating to the Pretreatment requirements; amending SMC Section

13.03A.0204 of the Spokane Municipal Code; and setting an effective

date.

Angela Tagnani

ORD C35866 (To be considered under Hearings Item H1.b.)

ORD C35867 (To be considered under Hearings Item H2.b.)

**FURTHER ACTION DEFERRED** 

#### SPECIAL CONSIDERATIONS

(If there are items listed you wish to speak on, please sign your name on the sign-up sheets in the Chase Gallery.)

RECOMMENDATION

S1. Multiple Family Housing Property Tax Exemption Approve Agreements with:

a. Black Enterprises, LP for 50 new multi-family housing units located at 107 S. Howard Street, Parcel Number 35191.2401.

OPR 2019-0911

b. M & J Scott St, LLC 9 new multi-family housing units located at 509, 515, and 521 S. Scott Street, Parcel Numbers 35201.5357, 35201.5356, and 35201.5355.

OPR 2019-0912

(Deferred from December 2, 2019, Agenda)
Ali Brast

#### **HEARINGS**

(If there are items listed you wish to speak on, please sign your name on the sign-up sheets in the Chase Gallery.)

#### **RECOMMENDATION**

H1.	a. Hearing on vacation of the alley bet	ween Francis Approve
	Avenue and Decatur Avenue, from the	e east line of Subject to
	Haven Street to the west line of Mar	ket Street, as Conditions
	requested by Richard Ziesmer.	

b. First Reading Ordinance C35866 vacating the alley between Francis Avenue and Decatur Avenue, from the east line of Haven Street to the west line of Market Street. Further ORD C35866 Action

#### **Eldon Brown**

H2. a. Hearing on vacation of the alley in Block 9 of the plat of Englebart Addition, as requested by Matt Barton.

Approve
Subject to
Conditions

Deferred

b. First Reading Ordinance C35867 vacating the alley in Block 9 of the plat of Englebart Addition.

Further ORD C35867 Action Deferred

#### **Eldon Brown**

H3. a. Hearing on the 2020 Assessments and Assessment Roll for the East Sprague Parking and Business Improvement Area.

Hold Hrg. & Then Close Hrg.

Vote

b. Final Reading Ordinance C35855 approving and confirming the 2020 assessments and assessment roll for the East Sprague Parking and Business Improvement Area, prepared under Ordinance C35377 as codified and amended in Chapter 4.31C SMC. Pass Upon ORD C35855 Roll Call

**Christopher Green** 

H4. a. Hearing on the 2020 Assessments and Assessment Roll for the Downtown Spokane Parking and Business Improvement Area.

Hold Hrg. & Then Close Hrg.

b. Final Reading Ordinance C35856 approving and confirming the 2020 assessments and assessment roll for the Downtown Spokane Parking and Business Improvement Area, prepared under Ordinance C32923 as codified and amended in Chapter 4.31C SMC.

Pass Upon Roll Call Vote

Pass Upon

Call

Roll

Vote

Vote

ORD C35856

**ORD C35838** 

**Christopher Green** 

H5. <u>Hearings on Comprehensive Plan Amendment</u> Ordinances (C35838 thru C35842): Kevin Freibott

a. Final Reading Ordinance C35838 relating to application Planning File Z18-882COMP amending map LU 1, Land Use Plan Map, of the City's Comprehensive Plan from "Residential 15-30" to "General Commercial" for approximately 0.12 acres described as lot 15, block 57 of the Lidgerwood Addition and amending the zoning map from "Residential Multifamily" (RMF) To "General Commercial" (GC-70). (Applicant: H A Tombari LLC) (Plan Commission approved 7 to 0)

b. Final Reading Ordinance C35839 relating to application Planning File Z18-883COMP and amending map LU 1, Land Use Plan Map, of the City's Comprehensive Plan from "Residential 15-30" to "Office" for approximately 0.29 acres described as lots 1 and 2 of the subdivision of lot 5 of GH Morgan's Addition and amending the zoning map from "Residential Multifamily (RMF)" to "Office (O-35)". (Applicant: David Jeter, MPT, COMT, Acceleration Physical Therapy/Carl Upton and Patricia Upton Patricia Reilly) (Plan aka Commission approved 6 to 1)

Pass Upon ORD C35839 Roll Call Vote

c. Final Reading Ordinance C35840 relating to application Planning File Z18-884COMP and amending map LU 1, Land Use Plan Map, of the City's Comprehensive Plan from "Residential 4-10" to "Office" for approximately 0.85 acres described as lots 10 through 15 of Block 36, Monroe Park Addition and amending the zoning map from "Residential Single Family (RSF)" to "Office (O-35)". (Applicant: Washington State Department of Ecology) (Plan Commission approved 7 to 0)

Pass Upon ORD C35840 Roll Call

- d. Final Reading Ordinance C35841 relating to Pass Upon ORD C35841 application Z18-958COMP, amending Chapter 3 of Roll Call the City's Comprehensive Plan to include a new Vote policy encouraging transit supported development in the vicinity of high-performance transit stops in the City of Spokane. (Applicant: Council President Ben Stuckart, on behalf of the Spokane City Council) (Plan Commission approved 7 to 0)
- e. Final Reading Ordinance C35842 relating to application Z19-002COMP, amending policy LU 1.8, general commercial uses, in Chapter 3 of the Comprehensive Plan as it relates to directing new commercial growth to centers and corridors. (Applicant: Council Member Candace Mumm, on behalf of the Spokane City Council) (Plan Commission approved 7 to 0)

Pass Upon Ol Roll Call Vote

ORD C35842

Motion to Approve Advance Agenda for December 9, 2019 (per Council Rule 2.1.2)

### **OPEN FORUM (CONTINUED)**

This is an opportunity for citizens to discuss items of interest not relating to the Current or Advance Agendas nor relating to political campaigns/items on upcoming election ballots. This Forum shall be for a period of time not to exceed thirty minutes. After all the matters on the Agenda have been acted on, unless it is 10:00 p.m. or later, the open forum shall continue for a period of time not to exceed thirty minutes. Each speaker will be limited to three minutes, unless otherwise deemed by the Chair. If you wish to speak at the forum, please sign up on the sign-up sheet located in the Chase Gallery.

Note: No person shall be permitted to speak at Open Forum more often than once per month (Council Rule 2.2.E).

#### <u>ADJOURNMENT</u>

The December 9, 2019, Regular Legislative Session of the City Council is adjourned to December 16, 2019.

#### **NOTES**

SPOKANE Agenda Sheet	for City Council Meeting of:	Date Rec'd	11/20/2019
12/09/2019	Clerk's File #	OPR 2019-1074	
	Renews #		
<b>Submitting Dept</b>	FIRE	Cross Ref #	
<b>Contact Name/Phone</b>	DAVID STOCKDILL 435-7080	Project #	
Contact E-Mail	DSTOCKDILL@SPOKANECITY.ORG	Bid #	
Agenda Item Type	Purchase w/o Contract	Requisition #	VALUE BLANKET
Agenda Item Name	1970 - VALUE BLANKET EXTENSION WI	TH FASTENAL	

#### **Agenda Wording**

Approve three (3) year Value Blanket Extension with Fastenal (Spokane, WA) for miscellaneous cleaning supplies/consumable products and safety supplies for Fire facilities - \$960,000 including taxes. This is accessing NIPA Contract #R142101.

#### **Summary (Background)**

The Fire Department is requesting a three-year Value Blanket (VB) extension up to \$960,000 with Fastenal. This VB will be used to purchase cleaning supplies/consumable products, cleaning equipment (mops, brooms etc.) and a much smaller quantity of safety/station equipment (step ladders, ear plugs etc.) for 20 Fire Department facilities. This VB uses competitively bid, National Intergovernmental Purchasing Alliance (NIPA) contract pricing. NIPA pricing includes delivery to all 20 facilities.

Fiscal Impact Grant		Grant rela	ted?	NO	<b>Budget Account</b>	
		Public Wo	rks?	NO		
Expense	<b>\$</b> 230,0	00.00			# Various/Annually	
Select	\$				#	
Select	\$				#	
Select	\$				#	
Approva	als				<b>Council Notification</b>	<u>s</u>
Dept Hea	<u>nd</u>	SC	HAEFF	ER, BRIAN	Study Session	
Division	Director	SC	HAEFF	ER, BRIAN	<u>Other</u>	PSCHC 12/2/2019
<u>Finance</u>		BU	ISTOS,	KIM	<b>Distribution List</b>	
<u>Legal</u>		PIC	CCOLO,	MIKE	tprince@spokanecity.org	
For the M	<u>layor</u>	OR	MSBY,	MICHAEL	dstockdill@spokanecity.org	
Additional Approvals				kbustos@spokanecity.org		
Purchasing						

# Briefing Paper (Public Safety and Community Health)

Division & Department:	Fire		
Subject:	Three Year Value Blanket Extension with Fastenal		
Date:	December 2, 2019		
Author (email & phone):	): dstockdill@spokanecity.org 435-7080		
City Council Sponsor:	CM Kinnear		
Executive Sponsor:	Schaeffer		
Committee(s) Impacted:	Public Safety and Community Health		
Type of Agenda item:	X Consent Discussion Distrategic Initiative		
Alignment: (link agenda item	Capital Improvement Plan, FD Strategic Plan Goal #7 Provide a high		
to guiding document – i.e.,	state of readiness of apparatus and equipment to ensure response to		
Master Plan, Budget , Comp	the needs of our customers in a safe and efficient manner		
Plan, Policy, Charter, Strategic Plan)			
Strategic Initiative:	Public Safety and Community Health		
Deadline:	January 1, 2020		
Outcome: (deliverables,	Outcome: (deliverables, Approve a three-year extension to an existing Value Blanket with		
delivery duties, milestones to	Fastenal Inc.		
meet)	47. CED and distributed as a second of Planta to 11. East and (ORD 2047)		
	17, SFD established a two-year Value Blanket with Fastenal (OPR 2017- ning equipment/consumable cleaning supplies and safety equipment		
	s. This original VB allows for a maximum three-year extension.		
Executive Summary:	5. This original VD allows for a maximal timee year extension.		
-	xpenditure\$690,000 total over a three-year period, including tax.		
	Il provides delivery to each of the 20 SFD facilities via local delivery		
truck for the products	they sell. Costly and wasteful packing materials are minimized by using		
this local delivery.			
_	-Fastenal pricing is through a competitively bid NIPA contract		
#R142101.			
-	Energy and Water are also using Fastenal for similar purchases as		
Fire.  Budget Impact:			
Approved in current year budg	et? 📝 Yes 🦳 No		
Annual/Reoccurring expenditure?  No			
If new, specify funding source: Existing			
Other budget impacts: (revenue generating, match requirements, etc.)			
Operations Impact:	. , , , <b>, , , , , , , , , , , , , , , ,</b>		
Consistent with current operations/policy?			
Requires change in current operations/policy?  Yes  No			
Specify changes required: None Known challenges/barriers: No			
MIGWIT CHAILCHECS/ Dairiets. INO	ne -		

SPOKANE Agenda Sheet	for City Council Meeting of:	Date Rec'd	11/22/2019
12/09/2019	Clerk's File #	OPR 2019-1075	
		Renews #	
<b>Submitting Dept</b>	HISTORIC PRESERVATION	Cross Ref #	
<b>Contact Name/Phone</b>	MEGAN DUVALL 625-6543	Project #	
Contact E-Mail	MDUVALL@SPOKANECITY.ORG	Bid #	
Agenda Item Type	Contract Item	Requisition #	
Agenda Item Name	0470 - AMMANN APTS NOMINATION	TO THE SPOKANE REC	SISTER OF HISTORIC
	PLACES		

#### **Agenda Wording**

Recommendation to list the Ammann Apartments, 1516 West Riverside Avenue, on the Spokane Register of Historic Places.

#### **Summary (Background)**

SMC #17D.100.040 provides that the City/County Historic Landmark Commission can recommend to the City Council that certain properties be placed on the Spokane Register of Historic Places. The Ammann Apartment Building has been found to meet the criteria set forth for such designation, and a management agreement has been signed by the owners.

Fiscal Impact	Grant related?	NO	<b>Budget Account</b>	
	Public Works?	NO		
Neutral \$			#	
Select \$			#	
Select \$			#	
Select \$			#	
Approvals			<b>Council Notificat</b>	ions
Dept Head	DUVALL,	MEGAN	Study Session	
<b>Division Director</b> CORTRIGHT, CARLY			<u>Other</u>	
Finance ORLOB, KIMBERLY		<b>Distribution List</b>		
<u>Legal</u>	PICCOLO	, MIKE	mduvall@spokanecity.	org
For the Mayor	ORMSBY	, MICHAEL	lcamporeale@spokane	ecity.org
<b>Additional Appre</b>	<u>ovals</u>		sbishop@spokanecity.	org
<u>Purchasing</u>				

# Findings of Fact and Decision for Council Review Nomination to the Spokane Register of Historic Places

Ammann Apartments – 1516 W Riverside Ave

#### **FINDINGS OF FACT**

- 1. SMC 17D.040.090: "Generally a building, structure, object, site, or district which is more than fifty years old may be designated an historic landmark or historic district if it has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, county, state, or nation."
  - Completed in 1905; the Ammann Apartments meets the age criteria for listing on the Spokane Register of Historic Places.

# 2. SMC 17D.040.090: The property must qualify under one or more categories for the Spokane Register (A, B, C, D).

- Category C Built in 1904, the Ammann Apartments is a multi-story rectangular building clad with crème-colored pressed brick, a low-pitched hip roof with widely overhanging eaves, and classical influences from the beginning of the 20th century in original materials, craftsmanship, and design. The building's original wide central hallway/lobby area and divided curved staircase are bathed in natural light from attic-high clerestory windows.
   Well-preserved, the property's exterior retains a high degree of integrity in original location, design, materials, craftsmanship, and association.
- The Ammann Apartments meets all three of the requirements for listing under Category C the property embodies the distinctive characteristics of a type, period or method of construction; represents the work of a master; and/or possesses high artistic value.
  - The property is architecturally significant because it embodies distinctive characteristics of the apartment house type, which is a multi-unit residential facility with suites suitable for middle-class tenants. Distinctive characteristics include a well-built multi-story brick building, an interior reception/lobby area, multiple rooms with a kitchenette and a private bathroom in each apartment unit, and windows for outside fresh air.
  - The Ammann Apartments was designed by architect, Albert Held who proved to be one of the most prolific professional architects in Spokane for 35 years. Working as a design-build architect, he is responsible for more than 60 documented residential, educational, ecclesiastic, and commercial buildings in Spokane. Held's grasp of building technology integrated with artistic design are hallmarks of his commission.
  - Finally, the Ammann Apartments exhibit high artistic value. Albert Held's work possesses high artistic value in its solid construction and strength coupled with artistic expression.

# **3.** SMC17D.040.090: "The property must also possess integrity of location, design, materials, workmanship, and association." From NPS Bulletin 15: "Integrity is the ability of a property to convey its significance...it is not necessary for a property to retain all its historic physical features...the property must retain, however, the essential physical features that enable it to convey its historic identity."

• The Ammann Apartments retains excellent architectural integrity in original location, design, materials, workmanship, and association. The building is essentially unaltered from its original construction.

#### 4. Once listed, this property will be eligible to apply for incentives, including:

Special Valuation (property tax abatement), Spokane Register historical marker, and special code considerations.

#### **RECOMMENDATION**

The Spokane Historic Landmarks Commission evaluated the Ammann Apts according to the appropriate criteria at a public hearing on 11/20/19 and recommends that the Ammann Apts be listed on the Spokane Register of Historic Places.

After Recording Return to: Clerk of the Board Spokane County Commissioner's Office 1116 W. Broadway, Room 100 Spokane, WA 99260

#### NOTICE OF MANAGEMENT AGREEMENT

NOTICE IS HEREBY GIVEN that the property legally described as:

LOTS 16 AND 17, BLOCK 2, IN RESURVEY AND SUBDIVISION OF BLOCK 2, BROWNE'S ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME "D" OF PLATS, PAGE(S) 48, RECORDS OF SPOKANE COUNTY, WASHINGTON; SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.

Parcel Number(s) 25241.0217, is governed by a Management Agreement between the City of Spokane and the Owner(s), Pend Oreille Associates WA, LLC, of the subject property.

The Management Agreement is intended to constitute a covenant that runs with the land and is entered into pursuant to Spokane Municipal Code Chapter 6.05. The Management Agreement requires the Owner of the property to abide by the "Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" (36 CFR Part 67) and other standards promulgated by the Historic Landmarks Commission.

Said Management Agreement was appro- that the original Management Agreement	ved by the Spokane City Council on I certify is on file in the Office of the City Clerk under File No
I certify that the above is true and correct	
Spokane City Clerk	Historic Preservation Officer
Dated:	

City	Clerk No	_
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#### MANAGEMENT AGREEMENT

The Management Agreement is entered into this **20th** day of **November 2019**, by and between the City of Spokane (hereinafter "City"), acting through its Historic Landmarks Commission ("Commission"), and **Pend Oreille Associates WA, LLC** (hereinafter "Owner(s)"), the owner of the property located at **1516 West Riverside Avenue, Spokane, WA 99201** commonly known as the **Ammann Apartments** in the City of Spokane.

WHEREAS, the City of Spokane has enacted Chapter 4.35 of the Spokane Municipal Code (SMC) and Spokane has enacted Chapter 1.48 of the Spokane County Code (SCC), both regarding the establishment of the Historic Landmarks Commission with specific duties to recognize, protect, enhance and preserve those buildings, districts, objects, sites and structures which serve as visible reminders of the historical, archaeological, architectural, educational and cultural heritage of the city and county is a public necessity and.

WHEREAS, both Ch. 17D.100 SMC and Ch. 1.48 SCC provide that the City/County Historic Landmarks Commission (hereinafter "Commission") is responsible for the stewardship of historic and architecturally significant properties in the City of Spokane and Spokane County; and

WHEREAS, the City has authority to contract with property owners to assure that any owner who directly benefits by action taken pursuant to City ordinance will bind her/his benefited property to mutually agreeable management standards assuring the property will retain those characteristics which make it architecturally or historically significant;

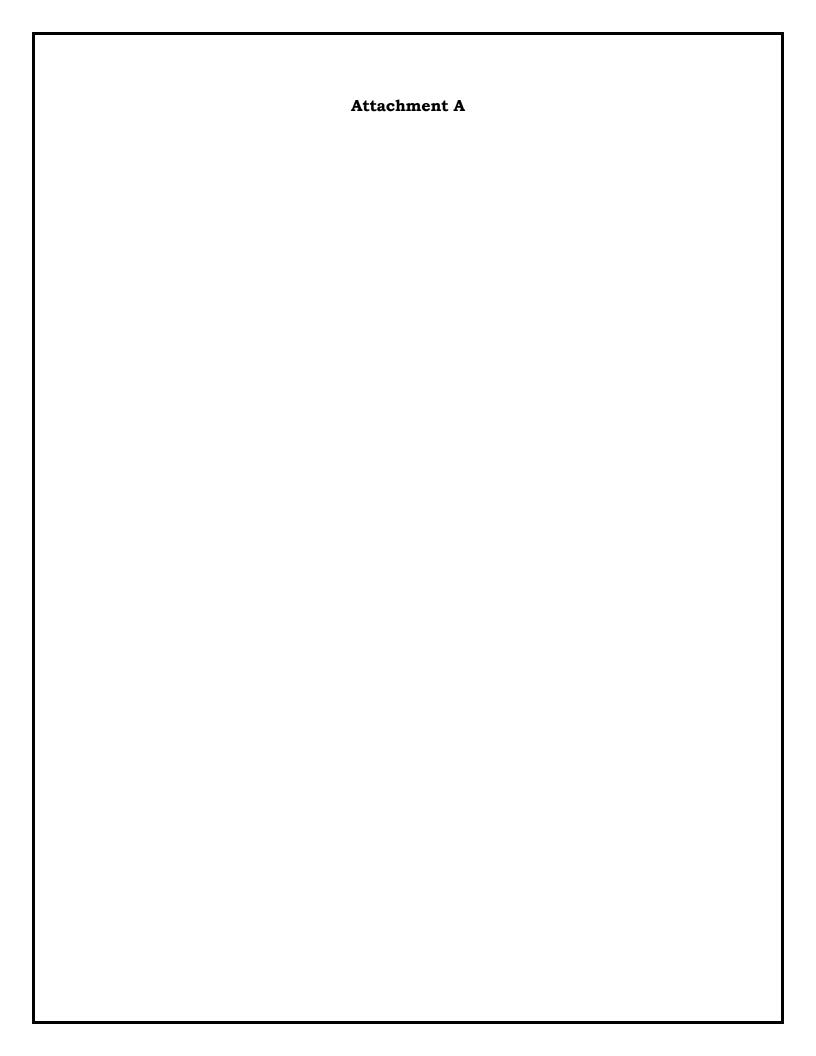
NOW THEREFORE, -- the City and the Owner(s), for mutual consideration hereby agree to the following covenants and conditions:

- 1. <u>CONSIDERATION</u>. The City agrees to designate the Owner's property an Historic Landmark on the Spokane Register of Historic Places, with all the rights, duties, and privileges attendant thereto. In return, the Owner(s) agrees to abide by the below referenced Management Standards for his/her property.
- 2. <u>COVENANT</u>. This Agreement shall be filed as a public record. The parties intend this Agreement to constitute a covenant that runs with the land, and that the land is bound by this Agreement. Owner intends his/her successors and assigns to be bound by this instrument. This covenant benefits and burdens the property of both parties.

- 3. <u>ALTERATION OR EXTINGUISHMENT</u>. The covenant and servitude and all attendant rights and obligations created by this Agreement may be altered or extinguished by mutual agreement of the parties or their successors or assigns. In the event Owner(s) fails to comply with the Management Standards or any City ordinances governing historic landmarks, the Commission may revoke, after notice and an opportunity for a hearing, this Agreement.
- 4. PROMISE OF OWNERS. The Owner(s) agrees to and promises to fulfill the following Management Standards for his/her property which is the subject of the Agreement. Owner intends to bind his/her land and all successors and assigns. The Management Standards are: "THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION AND GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS (36 CFR Part 67)." Compliance with the Management Standards shall be monitored by the Historic Landmarks Commission.
- 5. <u>HISTORIC LANDMARKS COMMISSION</u>. The Owner(s) must first obtain from the Commission a "Certificate of Appropriateness" for any action which would affect any of the following:
  - (A) demolition;
  - (B) relocation;
  - (C) change in use;
  - (D) any work that affects the exterior appearance of the historic landmark; or
  - (E) any work affecting items described in Exhibit A.
- 6. In the case of an application for a "Certificate of Appropriateness" for the demolition of a landmark, the Owner(s) agrees to meet with the Commission to seek alternatives to demolition. These negotiations may last no longer than forty-five (45) days. If no alternative is found within that time, the Commission may take up to forty-five (45) additional days to attempt to develop alternatives, and/or to arrange for the salvage of architectural artifacts and structural recording. Additional and supplemental provisions are found in City ordinances governing historic landmarks.

This Agreement is entered into the year and date first above written.			
Owner	Owner		
CITY OF SPOKANE			
HISTORIC PRESERVATION OFFICER	MAYOR		
Megan M.K. Duvall	David A. Condon		
ATTEST:			
City Clerk			
Approved as to form:			
Assistant City Attorney			

STATE OF WASHINGTON )	
County of Spokane ) ss	
	, 2019, before me, the d for the State of, appeared
individual(s) described in and who instrument, and acknowledged that _	,to me known to be the executed the within and foregoing(he/she/they) signed the same as ary act and deed, for the uses and
IN WITNESS WHEREOF, I have this day of, 20	hereunto set my hand and official seal 19.
	Notary Public in and for the State of Washington, residing at Spokane
	My commission expires
Notary Public in and for the State of WA. CONDON, MAYOR and TERRI L. PFIS the City Clerk, respectively, of the corporation that executed the with acknowledged the said instrument to be said municipal corporation, for the use on oath stated that they were authorize the seal affixed is the corporate seal of states.	hereunto set my hand and official seal
	Notary Public in and for the State of Washington, residing at Spokane  My commission expires



#### **Secretary of The Interior's Standards**

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- **3.** Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- **4.** Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- **5.** Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- **6.** Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color,

- texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- **8.** Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- **10.** New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

# Spokane Register of Historic Places Nomination

Spokane City/County Historic Preservation Office, City Hall, 3<sup>rd</sup> Floor 808 W. Spokane Falls Boulevard, Spokane, WA 99201

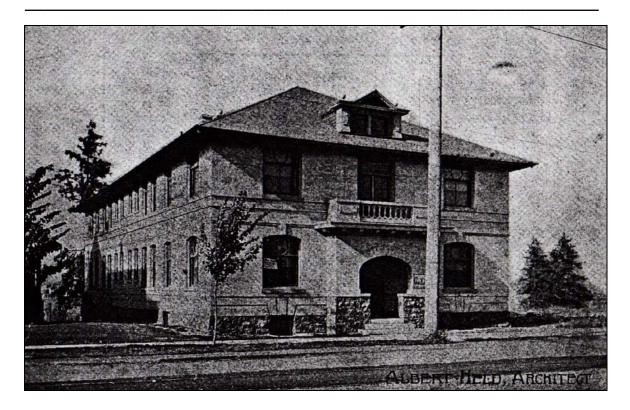
1. HISTORI	C NAME			
Historic Name	e	AMMANN APART	AMMANN APARTMENTS	
Common Nan	ne			
2. LOCATIO	N			
Street & Number		1516 West Riverside Avenue		
City, State, Zip Code		Spokane, WA 99201		
Parcel Number		25241.0217		
3. CLASSIF	<i>ICATION</i>			
Category	Ownership	Status	Present Use	
X building	_public	X occupied	agriculturalmuseum	
site	X private both	_work in progress	X commercialpark educational religious	
structure object	Public Acquisition	Accessible	entertainment residential	
	in process	X yes, restricted	government scientific	
Site	being considered	yes, unrestricted	industrialtransportation	
X original		no	militaryother	
moved				
4. OWNER O	OF PROPERTY			
Name		Pend Oreille Associates WA, LLC		
		c/o Sheldon Jackson		
Street & Number		1610 W. Riverside Avenue		
City, State, Zip Code		Spokane, WA 99201		
Telephone Number/E-mail		509-462-9303, jaye@selkirkdev.com		
		Jaye Hughes		
5. LOCATIO	N OF LEGAL DES	CRIPTION		
Courthouse, Registry of Deeds		Spokane County Courthouse		
Street Number		1116 West Broadway		
City, State, Zip Code		Spokane, WA 99201		
County		Spokane		
6. REPRESE	ENTATION OF EXI	STING SURVEYS		
Title		City of Spokane Historic Landmarks Survey		
Date		Federal State_		
Location of Survey Records		Spokane Historic Preservation Office		

7. DESCRIPTION					
(continuation sheets attached)					
<b>Architectural Classification</b>	Condition	Check One			
	X_excellent	unaltered			
	good	$\overline{\underline{X}}$ altered			
	fair				
	deteriorated	Check One			
	ruins	X original site			
	unexposed	moved & date			
8. SPOKANE REGISTER CAT	<i>EGORIES &amp; STATI</i>	EMENT OF SIGNIFICANCE			
(continuation sheets attached)					
Applicable Spokane Register of History					
categories that qualify the property f					
_A Property is associated with events that have made a significant contribution to the broad patterns					
of Spokane history.					
B Property is associated with the lives of persons significant in our past.  Yes Property embodies the distinctive characteristics of a type, period, or method or construction, or					
		ic values, or represents a significant and			
distinguishable entity whose c					
D Property has yielded, or is like					
		of Spokane in ways not adequately			
addressed in the other criteria, as in its visual prominence, reference to intangible heritage, or					
range of cultural practices.					
9. MAJOR BIBLIOGRAPHICA					
Bibliography is found on one or more of	continuation sheets.				
10 DICITAL DUOTOS MADO	C CITE DI ANG AD'	TICLES ETC			
10. DIGITAL PHOTOS, MAPS		IICLES, EIC.			
Items are found on one or more continu	iation sneets.				
11. GEOGRAPHICAL DATA					
Acreage of Property	Less than 1 acre.				
Verbal Boundary Description	Browne's Additi	ion Resurvey & Subdivision,			
	Block 2, Lot 17.				
Verbal Boundary Justification		erty includes entire parcel and			
voical Boalitaily vastilleation	urban legal descr				
	urban regar descr	приоп.			
12. FORM PREPARED BY					
Name and Title	Linda Yeomans,	Consultant			
Organization		Historic Preservation Planning & Design			
Street, City, State, Zip Code	501 West 27 <sup>th</sup> A	venue, Spokane, WA 99203			
· · · · · · · · · · · · · · · · · · ·		venue, spokane, w A 33203			
Telephone Number	509-456-3828				
Email Address	lindayeomans@	lindayeomans@comcast.net			

November 20, 2019

Date Final Nomination Heard

12 CICNATUDE (C) OF OWNED (C)					
13. SIGNATURE(S) OF OWNER(S)					
14. FOR OFFICIAL USE ONLY					
Date nomination application filed:					
Date of Landmarks Commission Hearing:					
Landmarks Commission decision:					
Date of City Council/Board of County Con	mmissioners' hearing:				
City Council/Board of County Commissioners' decision:					
I hereby certify that this property has b Historic Places based upon the action of County Commissioners as set forth above	f either the City Council or the Board of				
Megan Duvall Date City/County Historic Preservation Officer					
City/County Historic Preservation Office	.CI				
Third Floor—City Hall 808 W. Spokane Falls Blvd.					
Spokane, WA 99201					
Attest:	Approved as to form:				
City Clerk	Assistant City Attorney				



Ammann Apartments in 1905



Ammann Apartments in 2019

SECTION 7: DESCRIPTION OF PROPERTY

#### Summary Statement

Built in 1904, the Ammann Apartments is a multi-story rectangular building clad with crème-colored pressed brick, a low-pitched hip roof with widely overhanging eaves, and classical influences from the beginning of the 20th century in original materials, craftsmanship, and design. The building's original wide central hallway/lobby area and divided curved staircase are bathed in natural light from attic-high clerestory windows. Well-preserved, the property's exterior retains a high degree of integrity in original location, design, materials, craftsmanship, and association.

# CURRENT APPEARANCE & CONDITION Site

The property is located in Browne's Addition Resurvey & Subdivision on Block 2, Lot 17. The parcel is 50 feet wide and 192 feet deep as it extends north from the north side of 1516 W. Riverside Avenue. The Ammann Apartments is built on the land of Lot 17. It is abutted by a mostly residential neighborhood called Browne's Addition National Register Historic District to the west, and a mixed-used, residential civic center known as the Riverside Avenue National Register Historic District to the east. The façade of the Ammann Apartments faces south along West Riverside Avenue, and the rear of the building faces north with panoramic views of the Spokane River, Peaceful Valley, and the Maple Street Bridge. More than 75% of the buildings and structures to the east and west of the Ammann Apartments are historic and were built from the 1890s to 1950s. The buildings and structures in the remaining 25% include architecturally incompatible contemporary commercial property and paved parking lots built in the 1970s-2000s.

#### **Building Exterior**

Residential in scale and in good condition, the Ammann Apartments was built in 1904 with two-and-one-half stories, a low-pitched hip roof, and a basalt stone foundation. The roof is widely overhanging with exposed rafter tails, and is protected with composition shingles. A gabled dormer with wood louvers is centered on the roof's south façade. Two wide, inset shed dormers with clerestory windows are centered on the east and west slopes of the hip roof. Two brick chimneys rise from the ridgecrest of the roof at the south and north ends of the building. The building is clad with crème-colored pressed bricks laid in a stretcher bond pattern over interior wood framing. Raised brick horizontal stringcourses are located between the foundation and first floor, and between the first and second floor. Raised-brick voussoirs articulate an arched facade portico and flanking arched windows, and cap rows of arched windows along the east and west sides and north face of the building. Raised keystones highlight the window arches. Basement windows are capped by flat arches with raised keystones. All windows are original and include double-hung wood sash units on the south facade and east and west sides of the building. South façade windows reveal lower sashes divided by center vertical muntins, and upper sashes articulated with center circular muntins. Windows on the east and west sides of the building are 1/1 double-hung windows. An entrance portico projects five feet

<sup>&</sup>lt;sup>1</sup> Browne's Addition Historic District was listed on the National Register in 1976. The Riverside Avenue Historic District was listed on the National Register in 1976.

from the facade center of the first floor of the building. A flat deck surrounded by a protective cut-out wood balustrade is located on the roof of the projecting portico. An arched opening in the portico opens to a recessed entrance that measures 14 feet wide and five feet deep. The lower half of the walls in the recessed entrance portico are clad with olive green-colored glazed ceramic subway tile while the upper half of the walls are clad with white subway tile. Two small vertical windows flank the front entrance. One window retains its original leaded-glass light; the other window has plain glazing. Marble steps rise from grade to the building's front door within the portico. Basalt stone porch walls flank the steps to the portico.

The north rear of the building is clad in a continuation of the crème-colored pressed brick that clads the building. The north face of the Ammann Apartments supports two balconies on the first floor and two balconies on the second floor with one balcony on each floor on the east half of the north face, and one balcony on each floor on the west half of the north face. Installed in 2018, the balconies are protected by metal balustrades and are supported by metal posts.



The photo pictures the interior of the front entrance portico at the building's south façade in 2019.

Note the original olive green-colored ceramic subway tile from 1904.

#### **Building Interior**

The interior of the Ammann Apartments has 9,621 square feet of finished space on the first floor and 9,621 square feet of finished space on the second floor. The building was built with a total of eight apartments—four apartments on the first floor and four apartments on the second floor. Each apartment had four rooms with a kitchenette and a

private bathroom. At the south façade of the building, a wood and glass front entrance door opened to a long, wide center hallway that led to the north end of the building. Built on the first and second floors, two four-room apartments were located on the west side of the center hall, and two four-room apartments were located on the east side of the center hall.

In 1986, a rehabilitation certified by the National Park Service was undertaken, which resulted in a change of interior use of space from the original apartments to commercial office suites. The front door to the building was replaced with a contemporary metal-framed glazed door. Today, a large area on the west side of the center hall on the first floor serves as one commercial space from the south wall to the north wall of the building. Two commercial spaces are located on the east side of the center hallway. Four office suites are located on the second floor. Interior finish includes a combination of painted lathe-and-plaster and sheetrock walls and ceilings; simple wood trim and doors; and in some areas, original hardwood oak floors complete with an intact perimeter design that delineated the location of apartment rooms. Today, most of the floors in the building are covered with a combination of glazed ceramic tile, laminate, and carpet.



The photograph reveals a center hall and curved staircase on the west wall on the first floor, looking north in 2019.

A duplicate curved staircase is located on the east wall of the center hall.

Two identical original curved, open staircases rise from the first floor to the second floor—one on the west side of the center hall, and the other stairway on the east side of the center hall. Each staircase is four feet wide with fir treads, a curved railing, square newel posts, and a simple balustrade with square balusters. The railing is stained a deep, rich brown like the stair treads. Newel posts and balusters are painted white. The second-

floor center hallway has an attic-high ceiling, which extends up to clerestory windows located east and west of the center hallway.



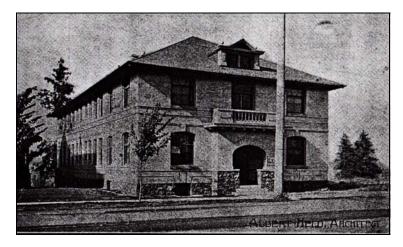


These photographs picture the second floor center hall, looking south, and the hallway's high ceiling and clerestory windows in 2019.

#### ORIGINAL APPEARANCE & MODICATIONS

The original appearance of the Ammann Apartments is revealed in a 1905 photograph included in a book produced by architect Albert Held called *Souvenir* (the book chronicles a sampling of Held's work depicted in photographs). The building's front door and flanking sidelights were replaced in the 1980s-1990s. The north rear face of the building was remodeled when two new metal and wood balconies were installed on the building in 2018. The roof was recovered with composition shingles in the 1980s-1990s.

Repairs, rehabilitation, and remodels to the building are cited on at least 29 building permits from 1904 through 1985. Permits include permission to connect with city water and city sewer, permission to install water meters, installation of electrical systems and appliances, gas pipes, miscellaneous repairs, plumbing appliances, heating system, water heaters, soft water service, baseboard electric heaters, and cleaning. In 1985, the building was rehabilitated from residential apartments to commercial office suites, and the work was certified by the National Park Service. In 2018, the building was repaired and remodeled for commercial tenants who presently lease space at the property. Tenants in 2019 include a bakery, a plant shop, a coffee roasting business and coffee shop, and various offices.





Ammann Apartments in 1905 and 2019

#### SECTION 8: STATEMENT OF SIGNIFICANCE

Areas of Significance Architecture/Architect

Period of Significance 1904 Built Date 1904

Architect Albert Held

#### SUMMARY STATEMENT

The Ammann Apartments is eligible for listing on the Spokane Register of Historic Places under Category C for its architectural significance in the area of "architecture" as a product of master Spokane architect Albert Held. It is also significant as a fine example of the type of apartment houses designed especially for middle-class tenants. In addition, the Ammann Apartments possess high artistic values in its construction and aesthetic achievement in design in the building's wide geometric-inspired central hall, which is softened and tempered by the addition of twin staircases that gracefully curve up to the second floor. The property's period of significance is defined as 1904, the year the apartment building was erected. One of the most prominent and prolific architects in Spokane, Held was responsible for more than 60 documented commissions, including some of the finer residential homes, commercial buildings, warehouses, schools, and apartment blocks in the city and surrounding area. Four of the earliest and finest apartment blocks designed by Held were listed on the National Register of Historic Places in 1986.<sup>2</sup> Built as multi-story brick buildings between 1904 and 1911, the four apartment buildings include one of the earliest (Ammann), most elaborate (San Marco and Knickerbocker), and largest (Breslin) apartment buildings constructed in Spokane. They altogether reflect apartment construction in the city, and were among the first apartment houses built to attract middle-class residents. When opened, the apartments were hailed for their "innovation and luxury." Today in 2019, the four apartments "are distinguished by their design and integrity."<sup>3</sup>

#### HISTORIC CONTEXT

Spokane began in the 1870s-1880s with a handful of pioneers who built flour mills and logging operations on the banks of the Spokane River. With natural resources including lumber and agriculture, and the discovery of silver and other ores in the Coeur d'Alene mining region, Spokane grew to over 35,000 people by 1900. In 1910, Spokane's population had exploded to more than 100,000 people—the largest and fastest population increase in Spokane's history to date.

Spokane was booming in 1900 and experienced a housing shortage. Boarding houses, lodging houses, flats, and single room occupancy hotels (SROs) with small hotel rooms (often times crammed with more than ten and twenty men) sheltered the working-class and poor. Middle-class residents, however, either owned or rented single-family homes,

<sup>&</sup>lt;sup>2</sup> Compau, Nancy. 1986 National Register Nomination, "Apartment Buildings By Albert Held Thematic Group." Spokane City/County Historic Preservation Office, Spokane City Hall, Spokane, WA. <sup>3</sup> Ibid.

or leased living space in hotels, private clubs and clubhouses, and upper floors in offices and commercial buildings. No multi-room apartment houses were available for lease to middle-class tenants in Spokane because they had not yet been built.

In 1900, one of the first multi-room apartment houses in Spokane was erected and advertised as the Montvale Apartments, located on the upper floors of the Montvale Hotel at First Avenue and Monroe Street in west downtown Spokane.<sup>4</sup> Connecting hotel rooms were available to rent as multi-room apartments but restroom facilities continued to be located "down the hall" as public bathrooms.

Three years later in 1904, the multi-story Ammann Apartments and San Marco Apartments were specifically designed and built as independent apartment buildings with public lobby areas and multi-room apartment suites with kitchenettes and private bathrooms. Elaborate luxury apartment buildings like the multi-story Knickerbocker Apartments built in 1911 were erected and acclaimed as examples of the finest apartment living quarters for lease. By 1929, the Roosevelt Apartments and the Culmstock Arms Apartments exceeded the Knickerbocker as larger and taller multi-story luxury apartment blocks with the addition of attached garage space for tenant use. The apartment houses were built to the north, south and west of the city's downtown core in the vicinity of the Spokane County Courthouse, Spokane's South Hill neighborhoods, Browne's Addition, and along West Riverside Avenue. One such apartment building and one of the earliest erected was the Ammann Apartments, 1516 W. Riverside Avenue, in Browne's Addition.

#### Ammann Family & Ammann Apartments

After her husband Arnold Ammann's death in 1886 in Springfield, Illinois, Caroline Ammann and her children Henry, Louise, Hermann, and Charles came to Spokane four years later in 1890. Charles worked as a real estate agent with his firm Ammann & Graves, buying, selling, and investing in land in Greenacres and the Spokane Valley. In addition, he worked at different times as a telegraph operator for the Northern Pacific Railroad and owned a mercantile store. He became wealthy and eventually moved to Seattle. His brother Henry was president of the Car Annunciator Company in Spokane, and worked for many years as secretary/treasurer of the Spokane Toilet Supply Company.

In August 1903, Caroline Ammann purchased Lot 17 on Block 2 at 1516 W. Riverside Avenue in Browne's Addition for \$1,500.<sup>5</sup> She hired Spokane architect Albert Held to design and build a multi-story apartment building with apartments that offered four rooms, a kitchenette, and a private bathroom. By the time work on the property had begun, Caroline's sons Henry and Charles, and her daughter Louise and her son-in-law W. J. C. Wakefield, had formed the Equity Investment Company, and in 1904, purchased the Ammann Apartments for \$10,000. The March 25, 1904 edition of the *Spokesman-Review* newspaper made the following announcement:

<sup>&</sup>lt;sup>4</sup> Yeomans, Linda. 1997 National Register Nomination, "*Montvale Hotel*." City/County Historic Preservation Office, Spokane City Hall, Spokane, WA.

<sup>&</sup>lt;sup>5</sup> Spokane County Warranty Deed #84231, recorded 17 August1903.

#### TO HOLD REAL ESTATE

W. J. C. Wakefield, L. A. Wakefield, H. A. Ammann, and C. E. Ammann have incorporated the Trust Investment Company with a capital stock of \$10,000. The new company will do a real estate business, which will consist principally of holding family property as all the incorporators are related to one another.

One of the company's chief holdings will be the new two-story pressed brick apartment house being constructed on Riverside Avenue.<sup>6</sup>

The building was named the Ammann Apartments and was open for business by September. An advertisement in the *Spokesman-Review* on September 6, 1904 reported:

FOR RENT—APARTMENTS
Beautiful, modern four-room apartments.
Rents \$40-\$45.
On leases only at 1516 W. Riverside Avenue.
The Washington Trust Company agents.

One year later, a November 1905 advertisement in the *Spokane Daily Chronicle* newspaper ran a description of an apartment within the property as a "strictly modern four-room apartment, close in, with hot water heat in the Ammann Apartments, 1516 W. Riverside, \$35."

After 23 years, the up-scale Ammann Apartments were still being actively advertised for lease in the newspaper:

#### AMMANN APARTMENTS W. 1516 Riverside Avenue

Four-room apartment with glass-enclosed balcony. Located near library; outside rooms; papered walls; enameled woodwork; Elecure-Keid refrigerators; laundry room and locker space in basement. \$55.

The Ammann family owned and operated the Ammann Apartments for 27 years from 1904 to 1931, renting apartments to hundreds of people over the ensuing decades.

In February 1931, J. W. Burgan, vice president of F. S. Burgan & Son, purchased the Ammann Apartments for \$30,000. At the time of the real estate transaction, the Ammann Apartment building was said to have nine apartment units instead of the original eight apartment units. The building boasted hot water heat, a full basement, and a yearly income of \$4,900 from apartment rentals.<sup>8</sup>

<sup>&</sup>lt;sup>6</sup> Spokesman-Review, March 1904

<sup>&</sup>lt;sup>7</sup> Spokane Daily Chronicle, November 1905

<sup>&</sup>lt;sup>8</sup> Spokesman-Review, March 1931

J. W. & Evelyn Burgan sold the property a few months later in June 1931 to Earl & Emma George. Eight years later, the George family sold the property to Harriet Ida Lundquist, widow of prominent Spokane building contractor Aaron Lundquist. Harriet owned and managed the Ammann Apartments until her retirement and death in the 1960s. The family then sold the property to investors Joseph & Beverly Blumel. Beginning in 1966, the Ammann Apartments changed hands from investor to investor several times until Wells & Company bought the property in 1985. At that time, it was rehabilitated to office suites and was certified as a Federal Historic Tax Credit project by the National Park Service, Department of the Interior, Washington DC. The Ammann Apartments was purchased by Pend Oreille Associates WA, LLC in 2018.

#### ARCHITECTURAL SIGNIFICANCE

#### Category C

Adopting criteria from the National Register, the Spokane Register requires a nominated property must meet at least one of the below-stated requirements to be considered eligible for listing on the Spokane Register of Historic Places under Category C:

- 1. Embody distinctive characteristics of a type, period, or method of construction.
- 2. Represent the work of a master.
- 3. Possess high artistic value.

The Ammann Apartments meets all three of the above-listed requirements. The property is architecturally significant under Requirement #1 because it embodies distinctive characteristics of the apartment house type, which is a multi-unit residential facility with suites suitable for middle-class tenants. Distinctive characteristics include a well-built multi-story brick building, an interior reception/lobby area, multiple rooms with a kitchenette and a private bathroom in each apartment unit, and windows for outside fresh air (as opposed to air from an interior light well).

Requirement #2 refers to the technical or aesthetic achievements of an architect or craftsman. Albert Held proved to be one of the most prolific professional architects in Spokane for 35 years. Working as a design-build architect, he designed and built more than 60 documented residential, educational, ecclesiastic, and commercial buildings in Spokane. No documentation has been found for the many buildings and structures he may have also designed and built in addition to the above-noted documented projects. An achievement credited to Albert Held that characterizes his work is as a product of lasting construction. His buildings and structures are sound and do not fail. Held's grasp of building technology integrated with artistic design are hallmarks of his commissions.

Requirement #3 refers to high artistic value expressed in the nominated property. Albert Held's work possesses high artistic value in its solid construction and strength coupled with artistic expression. For example, the symmetrical arched front entry portico, its second-floor flat deck surrounded by a decorative cut-out wood balustrade, and a center

<sup>&</sup>lt;sup>9</sup> National Register Bulletin 15, National Park Service, 1995.

gabled roof dormer projecting above the portico and deck anchors the symmetry of the Ammann Apartments and lends an artistic classical influence to the building. Another artistic feature in the apartment building is the wide center hall located between a pair of gracefully curved staircases that rise to the second floor. The curve in the staircases tempers and softens the geometric lines of the long, wide hall. The attic-high clerestory lights above the second floor scatter and shed natural light over the stairs and hallway.

#### Albert Held (1866-1924)

Associated with the rebuilding of Spokane after the city's devastating 1889 fire, Albert Held was responsible for many of Spokane's finest architectural treasures. Some of the buildings, manufacturing plants, warehouses, railroad depots, churches, schools, and homes that Held designed have been demolished but many examples of his work remain intact in good condition—confirming his reputation for designing strong buildings that last. It is said the "record of a man's work...is always the strongest kind of testimonial." This is particularly true as evidenced by the high quality and artistry of work accomplished by prominent pioneer architect, Albert Held.

Held was born in 1866 in Minnesota, graduated in architecture from the University of Minnesota, and was registered as a professional architect in the state of Washington. Held worked as a draughtsman in Minnesota until 1889, when a ferocious fire destroyed 30 downtown city blocks in the central business district of Spokane. Answering the call to architects for help re-designing and re-building the city, Albert Held relocated to Spokane. He opened successive offices in the Lindelle Building, the Rookery Block, the Hyde Block, and lastly, the Realty Building—all located on Riverside Avenue in the city's downtown business and merchandise district. In 1909-1910, Held designed the Realty Building and his own personal offices and drafting rooms on the building's two top floors, seven and eight, and maintained his workplace there for fourteen years until his death in 1924.

Albert Held was responsible for fine, well-built commercial business blocks and schools in Spokane, including the Palace Department Store, Holley-Mason Hardware, Home Telephone & Telegraph, Spokane Dry Goods Warehouse, Continental Mill, Galland-Burk Brewery, Inland Brewing, Spokane Bakery, Spokane Amateur Athletic Club, Terminal Station for Spokane Inland Electric Railroad, Ricardo Building, Spokane Brewing & Malting, Centennial Mill, Judge Blake Building, Sacred Heart Hospital, Golden West Hotel, Ondawa Inn, Globe Hotel (Janet Block), Exchange National Bank, Jenkins Building, Tru Blue Biscuit Company, Spokane Carnegie Library on Altamont, St. Luke's Hospital, Washington Hotel, and the Realty Building. Held designed the Parental School (private) and at least five public schools: North Central High School and the Webster, Lowell, Grant, and Lincoln Schools.

Held was responsible for many of the most architecturally prominent homes built in the city for Spokane's social elite. These include the James Clark House, Leo Long House,

<sup>&</sup>lt;sup>10</sup> Spokesman-Review, 1908

Martin Woldson House on Sumner Avenue, Col. James Armstrong House, James Williams House, Robbins House, Page-Ufford House, Thomas Wren House, Wittenburg House, Sander House, Fassett House, Zimmerman House, Phelps House, Mathews House, Kuhn-Reid House, Judge Blake House, and the Weil House.

Finally Albert Held designed some of Spokane's most notable, high-quality apartment houses such as the San Marco Apartments, Breslin Apartments, Bachelor Apartments, Dan Hoch Apartments, the Knickerbocker Apartments, and the Ammann Apartments.

Albert Held came to Spokane as a civic booster and was always interested in positive growth in the city. He was appointed a Spokane Parks Commissioner, was a member of the American Institute of Architects and the Washington State Association of Architects, and served as a prominent member of the Spokane Chamber of Commerce, Spokane City Club, and the Spokane Realty Company. He belonged to the Imperial Oddfellows Lodge, the Spokane Club, Spokane Amateur Athletic Club, and was a director of the Exchange National Bank. Spokane historian, author and newspaper columnist, N. W. Durham, applauded Held in his book, *The History of Spokane and Spokane County, WA, Volume 3*, published in 1912. With the following praise and summary of Albert Held and his professional influence in Spokane, Durham wrote, "Evidences of [Held's] skill and ability are seen on all sides in Spokane and with the upbuilding of the city that has sprung into existence since the time of the [1889] fire." He "occupied a leading position in the [architectural] profession in the Inland Empire." Albert Held died in June 1924 after working 35 years in Spokane as one of the city's most accomplished master architects.

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<sup>&</sup>lt;sup>11</sup> Durham, N.W. 1912

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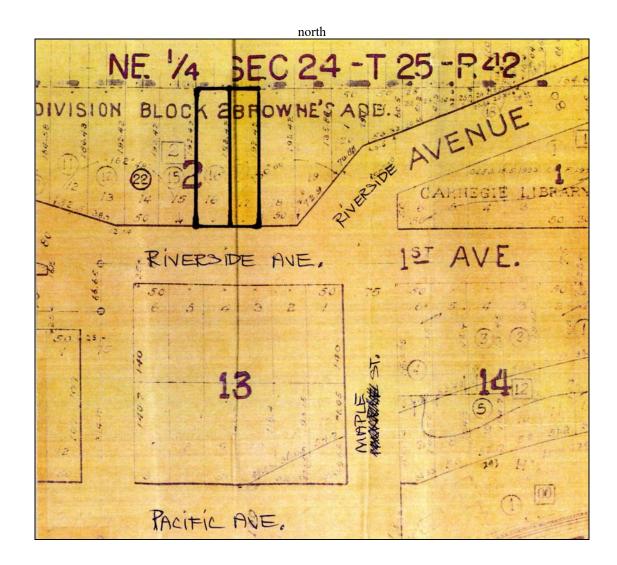
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- "Albert Held Weds Mrs. Logan." Spokesman-Review, 15 October 1903
- "Ammann Apartments." Spokane Daily Chronicle, 20 April 1928
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- "Henry Ammann Taken By Death." Spokesman-Review, 17 May 1948
- "Mrs. Caroline Ammann Taken By Death." Spokesman-Review, 16 Dec 1941
- "To Hold Real Estate." Spokesman-Review, 25 March 1904
- "30,000 Building to J.W. Burgan." Spokesman-Review, 4 March 1931



### Spokane County Plat Map

1516 W. Riverside Avenue Browne's Addition Resurvey & Subdivision, Block 2, Lot 17

Note: Lot 17 is highlighted with yellow ink

Source: Spokane County Assessor

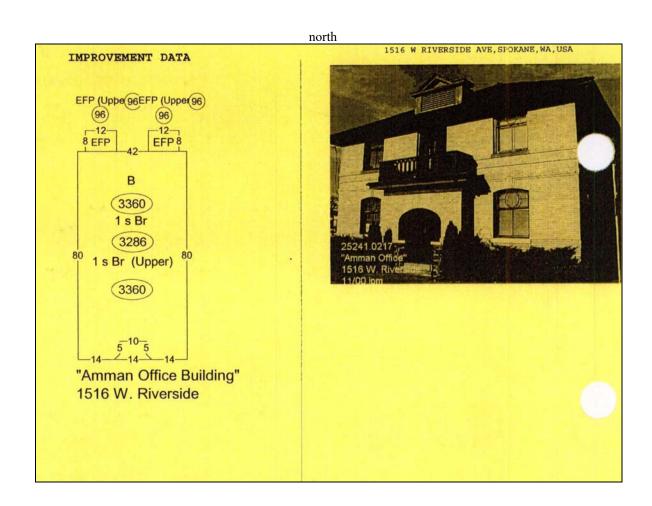


### Spokane County Plat Map 2019

1516 W. Riverside Avenue Browne's Addition Resurvey & Subdivision, Block 2, Lot 17

Note: Lot 17 is highlighted in red ink

Source: Spokane County Assessor



**Building Plan** 1516 W. Riverside Avenue

Source: Spokane County Assessor

Spokesman-Review, March 25, 1904

### To Hold Real Estate.

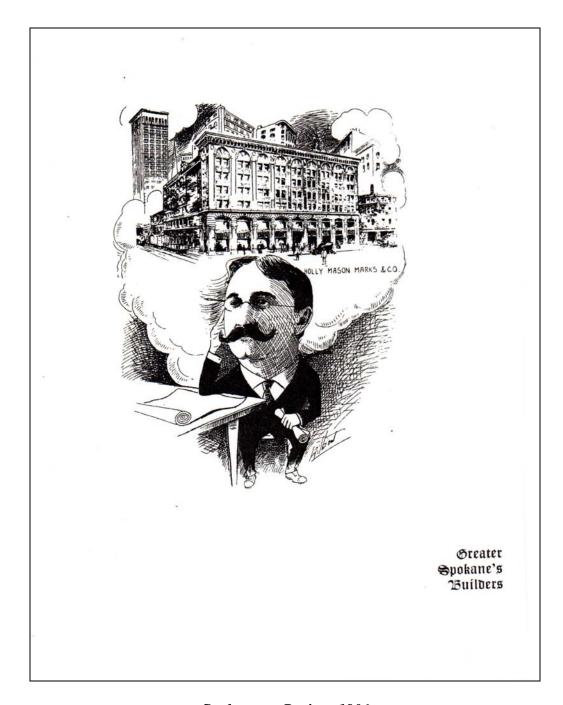
W. J. C. Wakefield, L. A. Wakefield, H. A. Ammann and C. E. Ammann have incorporated the Trust Investment company. With a capital stock of \$10,000. The new company will do a real estate business, which will consist principally of holding family property, as all the incorporators are related to one another. One of the company's, chief holdings will be the new two story pressed brick apartment house being constructed on Riverside avenue, opposite the Newbery site.

#### Spokesman-Review, September 6, 1904

"Beautiful, modern four room apartments; rents \$40-\$45; on leases only; at 1516 W. Riverside Avenue. The Washington Trust Company agents."

#### Spokane Daily Chronicle, November 4, 1905

A STRICTLY MODERN 4 ROOM APARTment, close in, with hot water heat, in Ammann apartments, No. 1516 Riverside, \$35.00. The Washington Trust Co., No. 115 Mill st.



Spokesman-Review, 1906

## ALBERT HELD IS TAKEN BY DEA

Pioneer Architect Had Been Ill More Than Two

Years.

WIDELY

, v -

Designed Many Fine Building Belonged to Clubs and Civic Organizations.

Albert Held, age 48, ploneer architect of Spokane, died in Portland, Ore., yesterday afternoon at 5 o'clock. He had been suffering from carcinoma of the bladder for two years and a half and went to Portland in January in hopes of regaining his health.

Mr. Held came to Spokane in 1883 from New Ulm, Minn., his birthplace. He designed the Realty building and North Central high school. He was architect for the Sacred Heart hospital, the Centennial mill, Holley-Mason building, the Knickerbocker, Breslin and San Marco apartment houses and drew the plans for a number of the public schools of Spokane. He designed the depot and several substations for the Inland railroad system.

For a number of years Mr. Held was a director of the Exchange National bank and at the time of his death was a stockholder of the Ex-change bank, the Lincoln Investment company and the Spokane Realty Building association. He was a life member of the Chamber of Commerce, the S. A. A. C. and belonged to the Spokane City club and the Odd Fel-

Mr. Held was a member of the American Institute of Architects and Washington State Association of Architects. He studied architecture in St. Paul and attended the University of Minnesota.

Besides his wife Mr. Held is survived by three brothers, Otto Heid of Spokane and Henry and Herman Held of Minnesota, and two sisters, Mrs. James Dougher, St. Paul, and Mrs. H. H. Gebhardt, Black River

Falls, Wis.
The body will arrive from Portland Tuesday. Funeral arrangements have not been made yet.

Spokesman-Review, June 1924

### \$30,000 BUILDING TO J. W. BURGAN Merchant Gets Ammann Apartments on Riverside-Got Avenida in July. BUYS INVESTMENT AS Income From Nine-Suite Building Is \$4900 Gross Rental Yearly. J. W. Burgan, vice president of F. S. Burgan & Son, yesterday concluded a deal for the purchase of the Ammann apartments at W1510 Riverside from Mr. and Mrs. H. A. Ammann on the basis of a valuation of 530,000. In the deal, negotiated by S. E. Hege of the Hege & Watkins company, Hyde building, Mr. Burgan turned in an eight-room modern house at W2324 Third and two lots in Lidgerwood. The Ammann apartments is a twoand-a-half story brick building, 44x78 feet, with nine modern apartments, having a full basement and a hot water heating system. The apartments are occupied and bring a gross rental of \$4900 a year Mr. Burgan made the purchase as an investment. He was already the owner of another large modern apartinent house, the Avenida, purchased last July for \$65,000.

Spokesman-Review, March 4, 1931



Prominent among real estate transactions of last week was the sale of the Ammann apartments, W1516 Riverside, by Earl M. and Emma George to Harriett Lundquist. Turned over by the purchaser as part payment was a six-room residence at W2430 Mission. Value of property involved was reported at \$23,700. The transaction was handled by M. C. Hayden, representing both parties in the deal.

Spokesman-Review, April 23, 1939



Spokesman-Review, December 16, 1941

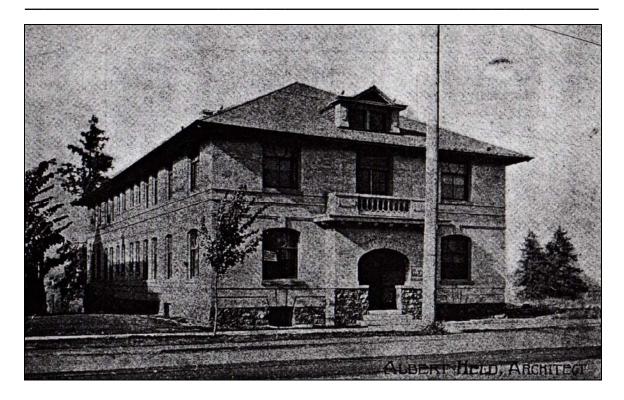
# Apartment Owner Sues for \$87,832

A Spokane apartment building owner asks \$87,832 from the Washington Tolf Bridge Authority, claiming his property was damaged and tenants left because of conditions resulting from construction of the Maple Street Bridge and approach and exit.

Harold Lundquist, owner of the Amana Apartments, W1516 Riverside, states in a Superior Court complaint filed Monday that the apartment building was on properly which for more than 40 years was firm and sound. The structure was worth \$82,800 and was grossing \$6,830 a year in rentals he said, but in Feb., 1957, the Toll Bridge Authority had the property to the east excavated at least 25 feet below its natural level and a slide occurred. throwing dishes off tables and moving furniture about.

The complaint states that this "man-made avalanche" tore off part of a sidewalk on the east side of the apartment building and the southeast corner of the building foundation dropped away.

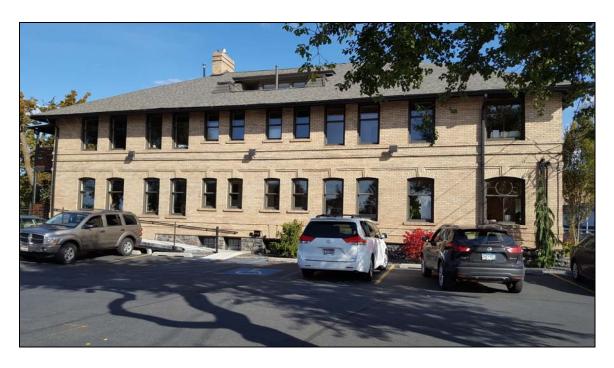
Spokesman-Review, July 4, 1961



Number 1—1905 photograph of south façade of Ammann Apartments, looking north



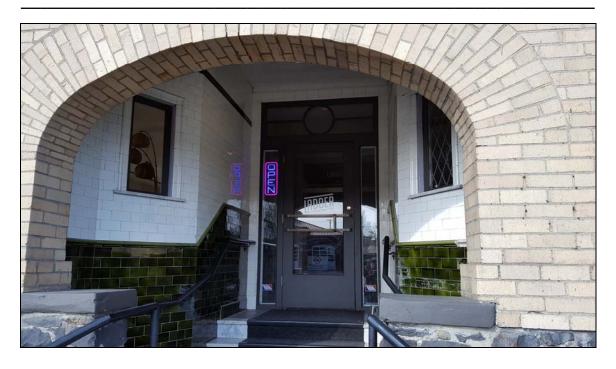
Number 2—2019 photograph of south façade of Ammann Apartments, looking north



Number 3—west façade of Ammann Apartments, looking east in 2019



Number 4—East façade of Ammann Apartments, looking west in 2019



Number 5—Front entrance at south façade, looking north in 2019



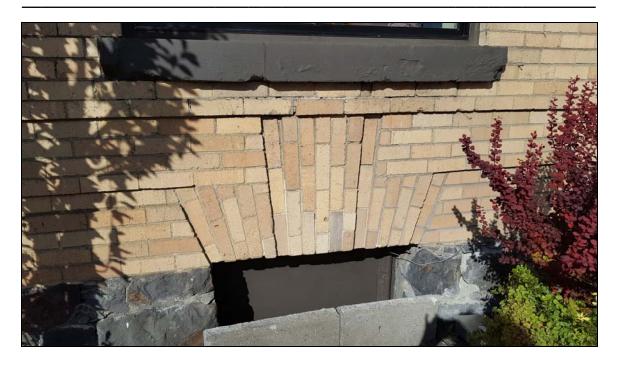
Number 6—South façade front entrance west wall in 2019



Number 7—south façade front entrance, looking west in 2019



Number 8—south façade front entrance in 2019



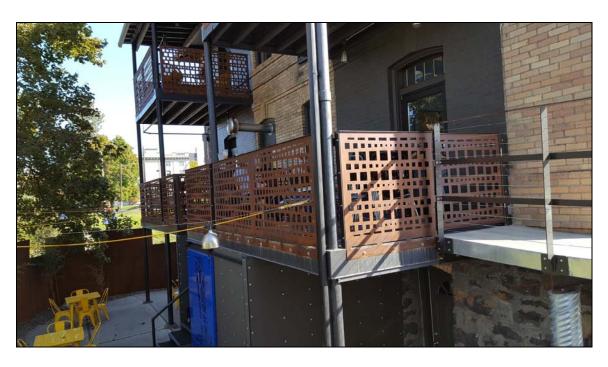
Number 9—south façade brick detail in 2019



Number 10—south façade front entrance steps in 2019



Number 11—north rear face second-floor balcony in 2019



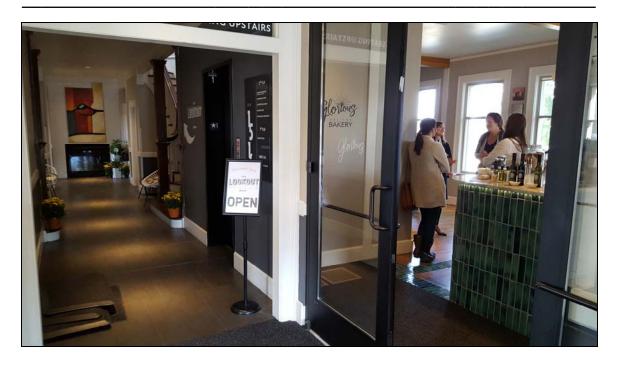
Number 12—north rear face first and second-floor balconies in 2019



Number 13—north rear face first-floor balcony and basement level in 2019



Number 14—south façade front entrance at first floor, looking north in 2019



Number 15—first floor center hall looking north in 2019, and looking northeast into commercial space located in southeast corner of building



Number 16—looking south in 2019 at commercial space on first floor in southeast corner of building



Number 17—looking north at commercial space on first floor on east wall of building in 2019



Number 18—commercial space on first floor on west wall, looking northwest in 2019



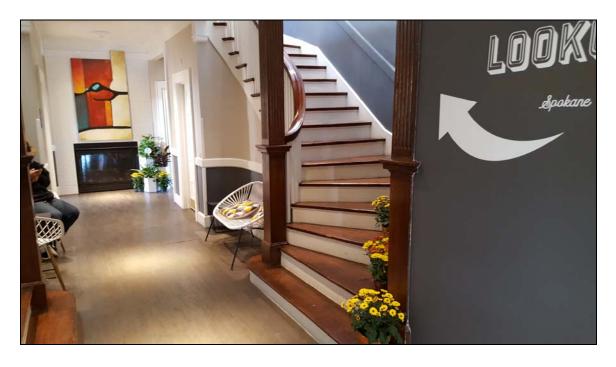
Number 19—first floor commercial space, looking southwest in 2019



Number 20—first floor commercial space, looking south in 2019



Number 21—first floor center hall, looking north in 2019—staircase rises to second floor



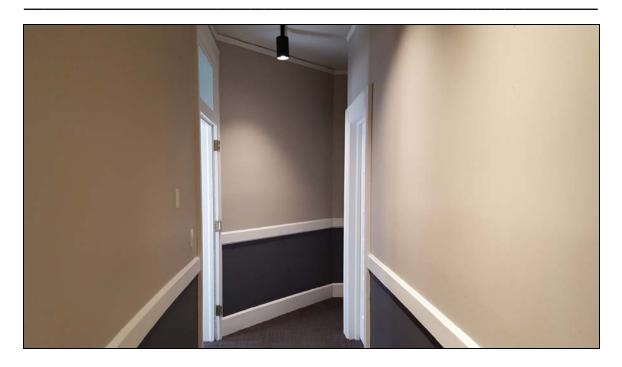
Number 22—first floor center hall, looking north in 2019



Number 23—stair treads on staircase that rises from first to second floor



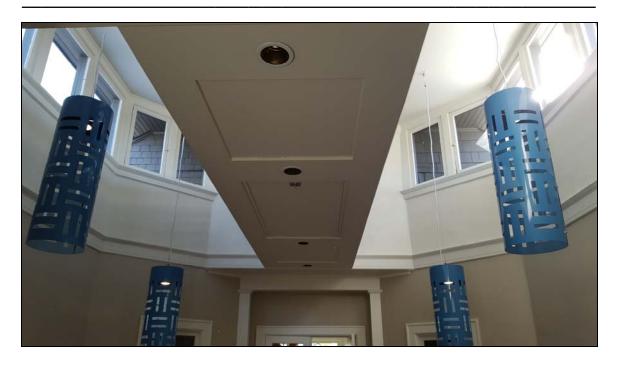
Number 24—hallway on first floor



Number 25—hallway on first floor



Number 26—center hall on second floor, looking south in 2019



Number 27—second floor, looking south at clerestory windows in 2019



Number 28—looking north at center hallway on second floor in 2019

SPOKANE Agenda Sheet	for City Council Meeting of:	Date Rec'd	11/22/2019
12/09/2019		Clerk's File #	OPR 2019-1076
		Renews #	
<b>Submitting Dept</b>	HISTORIC PRESERVATION	Cross Ref #	
<b>Contact Name/Phone</b>	MEGAN DUVALL 625-6543	Project #	
Contact E-Mail	MDUVALL@SPOKANECITY.ORG	Bid #	
Agenda Item Type	Contract Item	Requisition #	
Agenda Item Name	0470 - WULFF-BISHOP NOMINATION TO THE SPOKANE REGISTER OF HISTORIC		
	PLACES		

### **Agenda Wording**

Recommendation to list the Wulff-Bishop Architecture Office, 1526 West Riverside Avenue, on the Spokane Register of Historic Places.

### **Summary (Background)**

SMC #17D.100.040 provides that the City/County Historic Landmark Commission can recommend to the City Council that certain properties be placed on the Spokane Register of Historic Places. The Wulff-Bishop Architecture Office has been found to meet the criteria set forth for such designation, and a management agreement has been signed by the owners.

Fiscal Impa	ct Grant	related?	NO	<b>Budget Accoun</b>	<u>t</u>
	Public	: Works?	NO		
Neutral \$				#	
Select \$				#	
Select \$				#	
Select \$				#	
Approvals				Council Notifica	ations
Dept Head		DUVALL,	MEGAN	Study Session	
<b>Division Dire</b>	<u>ctor</u>	CORTRIC	HT, CARLY	<u>Other</u>	
<u>Finance</u>		ORLOB,	KIMBERLY	<b>Distribution Lis</b>	<u>t</u>
Legal		PICCOLO	, MIKE	mduvall@spokanecit	y.org
For the Mayo	<u>r</u>	ORMSBY	, MICHAEL	lcamporeale@spoka	necity.org
Additional A	Approvals	5		sbishop@spokanecit	y.org
<u>Purchasing</u>					

# Findings of Fact and Decision for Council Review Nomination to the Spokane Register of Historic Places

Wulff-Bishop Architecture Office – 1526 W Riverside Ave

#### **FINDINGS OF FACT**

- 1. SMC 17D.040.090: "Generally a building, structure, object, site, or district which is more than fifty years old may be designated an historic landmark or historic district if it has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, county, state, or nation."
  - Completed in 1951; the Wulff-Bishop Architecture Office meets the age criteria for listing on the Spokane Register of Historic Places.

# 2. SMC 17D.040.090: The property must qualify under one or more categories for the Spokane Register (A, B, C, D).

- Category C The building at 1526 W. Riverside Avenue is significant for its architecture. It is an excellent example of a small-scale, post-war commercial building, embodying important tenets of Modern architectural design that were popular in this building type at this time. As a result, the building is significant and eligible for listing in the Spokane historic register under Category C, as embodying the "distinctive characteristics of a type, period, or method of construction."
- The Washington State Commercial Architecture Context Statement (1940-1975) has suggested a further breakdown of criteria for determining the significance of a resource such as this. It states, "To be eligible, a property should exhibit a majority of the character-defining features identified for its form, use, or style, as well as utilizing materials developed or peaking in popularity at the time of the property's construction." The property also meets this more detailed criteria, with its overall asymmetrical form and angles, extensive use of glass, and such modern materials as concrete masonry units and Roman brick.
- **3.** SMC17D.040.090: "The property must also possess integrity of location, design, materials, workmanship, and association." From NPS Bulletin 15: "Integrity is the ability of a property to convey its significance...it is not necessary for a property to retain all its historic physical features...the property must retain, however, the essential physical features that enable it to convey its historic identity."
  - The Wulff-Bishop retains excellent architectural integrity in original location, design, materials, workmanship, and association. The building is essentially unaltered from its original construction.
    - Only minor changes have been made to the design of the building, the primary one being the addition of a deck on the rear of the building. Other changes, like the addition of decorative railings on the front ramp, do not affect the building. Most of the windows have been replaced, but they are in the same openings and have the same proportions that they did historically.
    - The materials of the building are intact. The original concrete masonry units, Roman brick, and cedar siding have been retained. A small glass block window on the east side façade is still extant.
    - The workmanship of the building is intact. The original concrete masonry units, Roman brick, and cedar siding have been retained. The original steel-frame windows have been replaced with anodized aluminum and aluminum frame sash but are still fabricated metal windows (the property owner has reused the original windows on the interior to separate office spaces).

#### 4. Once listed, this property will be eligible to apply for incentives, including:

Special Valuation (property tax abatement), Spokane Register historical marker, and special code considerations.

### **RECOMMENDATION**

The Spokane Historic Landmarks Commission evaluated the Wulff-Bishop Architecture Office according to the appropriate criteria at a public hearing on 11/20/19 and recommends that the Wulff-Bishop Architecture Office be listed on the Spokane Register of Historic Places.

After Recording Return to: Clerk of the Board Spokane County Commissioner's Office 1116 W. Broadway, Room 100 Spokane, WA 99260

#### NOTICE OF MANAGEMENT AGREEMENT

NOTICE IS HEREBY GIVEN that the property legally described as:

LOTS 14 AND 15, BLOCK 2, IN RESURVEY AND SUBDIVISION OF BLOCK 2, BROWNE'S ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME "D" OF PLATS, PAGE(S) 48, RECORDS OF SPOKANE COUNTY, WASHINGTON; SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.

Parcel Number(s) 25241.0215, is governed by a Management Agreement between the City of Spokane and the Owner(s), Historical Funk, LLC, of the subject property.

The Management Agreement is intended to constitute a covenant that runs with the land and is entered into pursuant to Spokane Municipal Code Chapter 6.05. The Management Agreement requires the Owner of the property to abide by the "Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" (36 CFR Part 67) and other standards promulgated by the Historic Landmarks Commission.

Said Management Agreement was approved by the Spokane City Council on that the original Management Agreement is on file in the Office of the City Clerk under File No	
I certify that the above is true and correct.	
Spokane City Clerk	Historic Preservation Officer
Dated:	Dated:

City C	lerk No
--------	---------

#### MANAGEMENT AGREEMENT

The Management Agreement is entered into this **20th** day of **November 2019**, by and between the City of Spokane (hereinafter "City"), acting through its Historic Landmarks Commission ("Commission"), and **Historical Funk**, **LLC** (hereinafter "Owner(s)"), the owner of the property located at **1526 West Riverside Avenue**, **Spokane**, **WA 99201** commonly known as the **Wulff & Bishop Architecture Office** in the City of Spokane.

WHEREAS, the City of Spokane has enacted Chapter 4.35 of the Spokane Municipal Code (SMC) and Spokane has enacted Chapter 1.48 of the Spokane County Code (SCC), both regarding the establishment of the Historic Landmarks Commission with specific duties to recognize, protect, enhance and preserve those buildings, districts, objects, sites and structures which serve as visible reminders of the historical, archaeological, architectural, educational and cultural heritage of the city and county is a public necessity and.

WHEREAS, both Ch. 17D.100 SMC and Ch. 1.48 SCC provide that the City/County Historic Landmarks Commission (hereinafter "Commission") is responsible for the stewardship of historic and architecturally significant properties in the City of Spokane and Spokane County; and

WHEREAS, the City has authority to contract with property owners to assure that any owner who directly benefits by action taken pursuant to City ordinance will bind her/his benefited property to mutually agreeable management standards assuring the property will retain those characteristics which make it architecturally or historically significant;

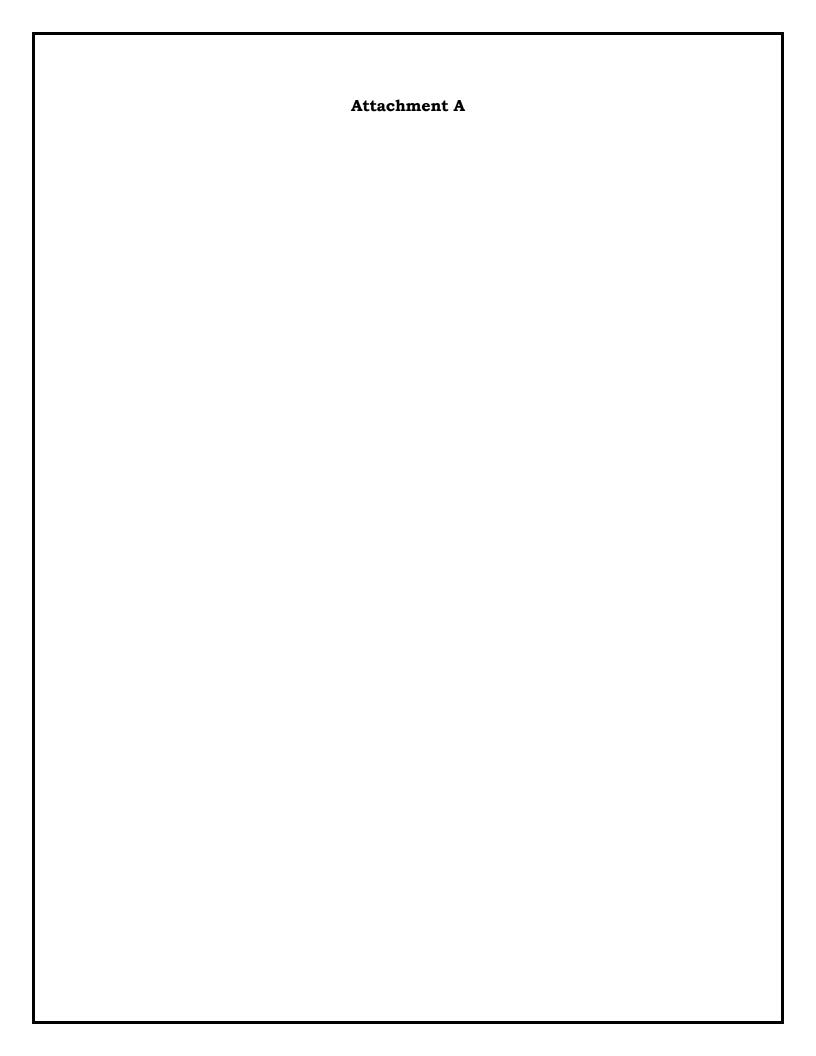
NOW THEREFORE, -- the City and the Owner(s), for mutual consideration hereby agree to the following covenants and conditions:

- 1. <u>CONSIDERATION</u>.The City agrees to designate the Owner's property an Historic Landmark on the Spokane Register of Historic Places, with all the rights, duties, and privileges attendant thereto. In return, the Owner(s) agrees to abide by the below referenced Management Standards for his/her property.
- 2. <u>COVENANT</u>. This Agreement shall be filed as a public record. The parties intend this Agreement to constitute a covenant that runs with the land, and that the land is bound by this Agreement. Owner intends his/her successors and assigns to be bound by this instrument. This covenant benefits and burdens the property of both parties.

- 3. <u>ALTERATION OR EXTINGUISHMENT</u>. The covenant and servitude and all attendant rights and obligations created by this Agreement may be altered or extinguished by mutual agreement of the parties or their successors or assigns. In the event Owner(s) fails to comply with the Management Standards or any City ordinances governing historic landmarks, the Commission may revoke, after notice and an opportunity for a hearing, this Agreement.
- 4. PROMISE OF OWNERS. The Owner(s) agrees to and promises to fulfill the following Management Standards for his/her property which is the subject of the Agreement. Owner intends to bind his/her land and all successors and assigns. The Management Standards are: "THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION AND GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS (36 CFR Part 67)." Compliance with the Management Standards shall be monitored by the Historic Landmarks Commission.
- 5. <u>HISTORIC LANDMARKS COMMISSION</u>. The Owner(s) must first obtain from the Commission a "Certificate of Appropriateness" for any action which would affect any of the following:
  - (A) demolition;
  - (B) relocation;
  - (C) change in use;
  - (D) any work that affects the exterior appearance of the historic landmark; or
  - (E) any work affecting items described in Exhibit A.
- 6. In the case of an application for a "Certificate of Appropriateness" for the demolition of a landmark, the Owner(s) agrees to meet with the Commission to seek alternatives to demolition. These negotiations may last no longer than forty-five (45) days. If no alternative is found within that time, the Commission may take up to forty-five (45) additional days to attempt to develop alternatives, and/or to arrange for the salvage of architectural artifacts and structural recording. Additional and supplemental provisions are found in City ordinances governing historic landmarks.

This Agreement is entered into written.	the year and date first above
Owner	Owner
CITY OF SPOKANE	
HISTORIC PRESERVATION OFFICER	MAYOR
Megan M.K. Duvall	David A. Condon
ATTEST:	
City Clerk	
Approved as to form:	
Assistant City Attorney	

STATE OF WASHINGTON )	
County of Spokane ) ss	
On this day of undersigned, a Notary Public in and personally	, 2019, before me, the difference of the State of appeared
individual(s) described in and who instrument, and acknowledged that (his/her/their) free and volunta purposes therein mentioned.	(he/she/they) signed the same as
IN WITNESS WHEREOF, I have I this day of, 201	nereunto set my hand and official seal 9.
	Notary Public in and for the State of Washington, residing at Spokane
I	My commission expires
Notary Public in and for the State of Wa A. CONDON, MAYOR and TERRI L. PFIS the City Clerk, respectively, of the corporation that executed the with acknowledged the said instrument to be said municipal corporation, for the uses on oath stated that they were authorize the seal affixed is the corporate seal of said	TER, to me known to be the Mayor and CITY OF SPOKANE, the municipal in and foregoing instrument, and the free and voluntary act and deed of and purposes therein mentioned, and d to execute said instrument and that aid corporation.
C	Notary Public in and for the State of Washington, residing at Spokane  My commission expires

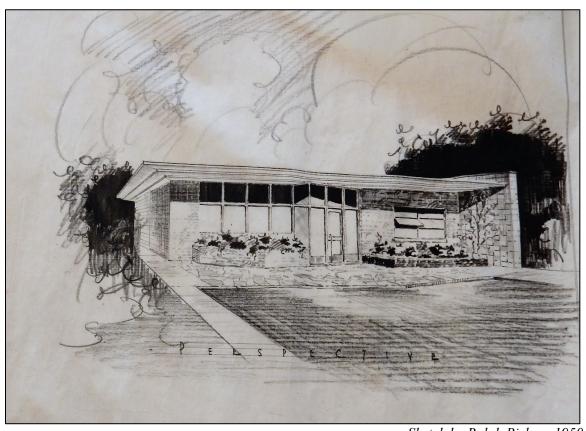


#### **Secretary of The Interior's Standards**

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- **3.** Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- **4.** Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- **5.** Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- **6.** Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color,

- texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- **8.** Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- **9.** New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

### 1526 W. Riverside Avenue Spokane Register of Historic Places Nomination



Sketch by Ralph Bishop, 1950

Prepared for
Historic Funk LLC
1526 W. Riverside Avenue
Spokane, Washington 99201

Prepared by
Diana J. Painter, PhD
Painter Preservation
Spokane, Washington 99205

First Draft November 6, 2019

## **Spokane Register of Historic Places Nomination**

Spokane City/County Historic Preservation Office, City Hall, Third Floor 808 Spokane Falls Boulevard, Spokane, Washington 99201-3337

1. Name	of Property			
	e: Wulff & Bishop Ar mon Name: Revamp F			
2. Locat	ion			
City, State, Z	nber: 1526 W Riversid ip Code: Spokane, Wa er: 25241.0215			
3. Classi	ification			
Category  ⊠building  □site  □structure  □object	Ownership  □public □both  ⊠private  Public Acquisition  □in process □being considered	Status  ⊠occupied  □work in progress  Accessible  □yes, restricted  ⊠yes, unrestricted  □no	Present Use  □ agricultural  □ commercial  □ educational  □ entertainment  □ government  □ industrial  □ military	□museum □park □residential □religious □scientific □transportation □other
4. Owne	er of Property			
Street & Num City, State, Z	rical Funk LLC aber: 1526 W. Riversi ip Code: Spokane, Wa amber/E-mail: c/o Jay		3, jaye@selkirl	kdev.com
5. Locat	ion of Legal Descript	ion		
Courthouse, I Street Number City, State, Z County:		Spokane County Cour 1116 West Broadway Spokane, WA 99260 Spokane		
6. Repre	esentation in Existing	Surveys		
Title: Date: 2011 Depository for	or Survey Records:	Assessors Data Project □Federal ⊠State Spokane Historic Pres	☐ County	□Local

7.	Description				
Archite	ectural Classification	Condition  ⊠excellent  □good  □fair  □deteriorated  □ruins  □unexposed	Check One □unaltered ⊠altered  Check One ⊠original site □moved & date		
Narrati	ve statement of description is found	•			
8.	Spokane Register Categorie	es and Statement of Si	ignificance		
	able Spokane Register of Historic ies that qualify the property for the compact of the compact o				
$\Box$ A	Property is associated with events that have made a significant contribution to the broad patterns of Spokane history.				
$\square$ B	Property is associated with the lives of persons significant in our past.				
⊠C	Property embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.				
$\Box D$	Property has yielded, or is likely to yield, information important in prehistory history.				
□Е	Property represents the culture and heritage of the city of Spokane in ways not adequately addressed in the other criteria, as in its visual prominence, reference to intangible heritage, or any range of cultural practices.				
Narrati	ve statement of significance is foun	d on one or more continua	tion sheets.		
9.	Major Bibliographical Refe	erences			
Bibliog	raphy is found on one or more cont	tinuation sheets.			
10.	Geographical Data				
Verbal	ge of Property: Boundary Description: Boundary Justification:	Less than one acre BROWNES RES&SU Nominated property in urban legal description	ncludes entire parcel and		
11.	Form Prepared By				
Organi Street, Teleph E-mail	and Title: ization: City, State, Zip Code: none Number: Address: Tinal Nomination Heard:	Diana J Painter, Princ Painter Preservation 3518 N. C Street, Spo 707-763-6500 dianajpainter@gmail.			

#### 12. Additional Documentation

Additional documentation is found on one or more continuation sheets.

13. Signature of Owner(s)	
14. For Official Use Only:	
Date nomination application filed:	
Date of Landmarks Commission Hearing:	
Landmarks Commission decision:	
Date of City Council/Board of County Commission	
I hereby certify that this property has been listed Historic Places based upon the action of either the County Commissioners as set forth above.	
	Date
City/County Historic Preservation Officer	Zc
City/County Historic Preservation Office Third Floor – City Hall	
808 W. Spokane Falls Blvd.	
Spokane, WA 99201	
Attest:	Approved as to form:
City Clerk	Assistant City Attorney

#### Location and setting

The commercial office building at 1526 W. Riverside is located on Riverside Avenue west of N. Walnut Street where it merges with N. Maple Street and crosses the Spokane River on the Maple Street Bridge. The small block of three buildings on the north side of Riverside Avenue is bracketed by S. Maple Street to the southwest and S. Walnut Street to the southeast, as the roads encircle the Spokane Fire Department Station south of the subject block. Riverside Avenue on this short block runs directly east-west, whereas the road curves slightly toward the river on each side of the block. While seemingly a modern response to a complex traffic condition, this latter configuration was also in place historically.

The building is within the Browne's Additional National Register Historic District but not within the Browne's Addition Spokane Register local historic district, which begins to the west. It is also directly west of the Riverside Avenue National Register Historic District. The lots along the north side of Riverside Avenue are one building deep, after which the land slopes away rapidly to the north. The neighborhood to the north is Peaceful Valley, which is also a National Register Historic District. It is – for the most part – not visible due to the change in elevation. Development to the west is primarily residential, both single family residences and apartment buildings. Development to the east is primarily commercial. Traffic patterns in the area are complex. The regular street grid is interrupted by the approach to the Maple Street Bridge to the east and the cloverleaf around the fire station to the south. Directly across the street is the entry sign to Browne's Addition and a small park. Two blocks south of the building is the elevated railroad tracks. Five blocks to the north is the Spokane River.

Flanking the building to the west is the Amman Apartments, a nine-unit, 1904 apartment building by Spokane architect Alfred Held. To the west is a professional office in what appears to be a contemporary (2003) Craftsman-style building.

#### Overview

This one-story commercial office building at 1526 W. Riverside Avenue has a rectangular footprint and a full daylight basement. The roof is flat, with a tall parapet on the east side that also projects into the front yard, and deep overhanging eaves elsewhere on the building. The 1,454 square foot building (2,908 square feet including both floors) is set back on its .22-acre lot (192' deep by 50'wide) to take advantage of the view to the north and provide for a parking area in front of the building. The concrete masonry building is composed of standard concrete masonry units on the body of the building, square concrete blocks on the projecting panel on the east side, and Roman brick on the front (south) façade that also wraps around one-third of the west side façade. The low planter along the front façade is also partially faced with Roman brick. The upper portion of the rear façade of the building is clad in wide, clapboard siding. The lower level is clad in narrow, vertical wood siding. This portion of the building is likely wood-frame construction. The roof is built-up, and the building has a raised concrete foundation.

Designed by architects Victor L. Wulff and Ralph J. Bishop to serve as their own offices, the Modern building was constructed in 1951 by Arne H. Sandall.

Front (south) facade. The front facade of the building is composed of a bank of windows to the left (west) and a large focal window to the right (east) of an asymmetrical, projecting, glazed bay, which accommodates the main entry. The entry door is a single, aluminum-frame commercial door with full-height glass, surmounted by a transom window. The angled entry bay is composed of the entry door flanked by two tall, broad, fixed windows with transoms. A third similar window turns the corner to meet the main face of the building and complete the angle. These window frames appear to be a combination of anodized aluminum and wood. Close to the ground level, the lower concrete and brick planter continues the line of the angle, projecting into the front walkway, which parallels the building face. Above the planter, which is finished with a wide peaked concrete coping, are four, fixed, one-over-one-light windows that extend from the eaves to just above the planter. One the right (east) side is a large, horizontally oriented, single-light fixed window. The end is enclosed with a projecting sidewall that also extends above the roofline. A handicap ramp extends from the parking area on the west side of the building to the front entry parallel to the planter. It is enclosed on the south side by a decorative metal rail. The front entry porch is accessed via three concrete steps from the centered sidewalk on the south side of the building.

West side façade. The west side façade of the building includes an exterior stair to the basement that parallels the wall and contains 14 concrete steps. A wood entry door at the north end has a narrow single light and is covered by a nearly flat standing seam metal roof supported by two square metal posts. A nearly square single-light window is located near the base of the stairs. The retaining wall that encloses the stair is concrete and steps down the slope here. It is topped by the same decorative rail that is seen at the front walkway. There are no other openings on this façade.

Rear (north) façade. The rear façade of the building features a deep deck on the upper level that is supported by metal culvert pipes filled with concrete and I-beams. The deck overs a concrete pad at the ground level. The deck is enclosed with the same decorative metal rail seen elsewhere on the building. The upper level of this façade is glazed across most of its width. A two-leaf, aluminum-frame hinged door with full-height glass has been added to access the deck. Two full-height fixed windows have been added to the right of the door; other windows on this façade are within the original openings and extend to the eaves. At the lower level an aluminum-frame door with full-height glass has been added in place of the original door. Most of the rest of this façade is glazed with banks of vertically oriented, fixed light sash in aluminum frames.

East side façade. There are no openings on the east façade of the building. A ground-level planting bed takes up about half of this façade, with the north end of the side façade extending outward to partially enclose it. A stem wall steps down the slope here, retaining the sloped site.

Interior. The interior of the main level of the building features an open foyer with the stair to the basement to the right (east). The central part of the building is open all the way to the doors to the deck on the north end. The east and west portions of this floor are divided into offices (north end) and seating areas (south end). Between these four partitioned areas are a restroom and workroom. Many areas, including the partition around the stairway, are used for display for the company's metal products. The lower level consists of one large room, with the exception of a restroom and storeroom.

Site and landscaping. The site is mostly composed of asphalt parking areas. A concrete sidewalk extends from the front steps of the entry porch to the street. Cars park perpendicular to this walkway. The east, west and south sides of the parcel have diagonal and perpendicular parking. A large metal trash enclosure is located in the northwest corner of the site. The rear yard is enclosed with a chain link fence. There are a few mature trees here. There are several small xeriscape planting beds on the site, finished with gravel.

Changes over time. Few changes have taken place to the building. Decorative features have been added in the form of cut-out metal screens used primarily for railings (the business that occupies the building does decorative metal work). The deck on the rear of the building is also new. Original features that are still in place, as evidenced in a 1950 perspective sketch by Ralph Bishop and in photographs taken prior to the remodel, include the overall form and materials of the building, the configuration of the windows on the front façade (except the focal window, which is nonetheless within the original opening), the window openings on the rear façade, (with the exception of the windows to the right of the double door at the second level), the entry door and bay ensemble, the building materials, and the design of the planters. The front handicap ramp was not in place in 1950 and the finish of the walkway looks like it was originally planned to be flagstone; it is concrete today.

Photographs taken prior to the present remodel of the building in 2018 show that the windows have been replaced. The front focal window on the east side and the windows along the rear façade at the upper level had large, horizontally oriented panes, four per panel, with fixed and awning-style lights in steel frames. This was a popular style in the late 1940s and early 1950s. The windows at the lower level on the rear façade had vertically oriented fixed lights with similar proportions as what are in place today. All windows on the rear façade have been replaced with aluminum-frame windows. At the upper level, with the exception of the two-leaf hinged door and the two windows to its right, all windows are in the same openings as the original, with similar proportions but with fixed lights. At the lower level, windows that flank the door are within the same openings with similar proportions as the originals. The windows to the left or east are slight taller than the original and match the windows to the right or west. The front focal window is a large, single pane. Tubular steel railings at the front handicap ramp and side stairs have been replaced with decorative metal railings. The small window on the west façade, which was a one-over-one-light, double-hung windows with a wood frame, has been replaced with a fixed light window in a metal frame within the same opening. A

small chimney, which likely served the original residential unit in the building, has been removed.

The building as originally constructed included one residential unit. The upper floor was divided in half, with each principal occupying half of the space. An open partial demising wall separated the two spaces at the rear window wall. Drafting tables were set up against this wall. The only permitted changes to the building before 2018 was the reconfiguration of the parking lot in 2000. Interior non-structural partitions were removed and replaced in 2018, although the interior stair to the basement and the foyer are still in place.

#### Integrity

The building retains very good integrity. The following documents the ways in which the integrity is intact.

**Location** is the place where the historic property was constructed or the place where the historic event occurred.

The building is in the location that it has always occupied. Two parcels make up the site today, the building parcel and a parcel to the west, which is used for parking.

**Design** is the combination of elements that create the form, plan, space, structure, and style of a property.

Only minor changes have been made to the design of the building, the primary one being the addition of a deck on the rear of the building. Other changes, like the addition of decorative railings on the front ramp, do not affect the building. Most of the windows have been replaced, but they are in the same openings and have the same proportions that they did historically.

**Setting** is the physical environment of a historic property.

The setting for the building is largely intact. The primary change has been the reconfiguration of the roads and bridge approaches to the east and south of the building site (no date).

**Materials** are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

<sup>&</sup>lt;sup>1</sup> "Architecture Studio Will Overlook River," Spokane Chronicle, March 28, 1951:24.

The materials of the building are intact. The original concrete masonry units, Roman brick, and cedar siding have been retained. A small glass block window on the east side façade is still extant.

**Workmanship** is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

The workmanship of the building is intact. The original concrete masonry units, Roman brick, and cedar siding have been retained. The original steel-frame windows have been replaced with anodized aluminum and aluminum frame sash but are still fabricated metal windows.

**Feeling** is a property's expression of the aesthetic or historic sense of a particular period of time.

The feeling of the property is intact. It still conveys the feeling of a small, post-World War II commercial office building incorporating the design features that were often used in that era.

**Association** is the direct link between an important historic event or person and a historic property.

The association of the property is intact. It was historically used as the offices of an architectural firm. Today it is used as offices for a company that makes decorative architectural features in metal.

Area of Significance: C, Architecture

**Significant Date:** 1951, year of construction **Architects:** Victor L. Wulff and Ralph J. Bishop

Builder: Arne H. Sandall

#### **Significance Statement**

The building at 1526 W. Riverside Avenue is significant for its architecture. It is an excellent example of a small-scale, post-war commercial building, embodying important tenets of Modern architectural design that were popular in this building type at this time. As a result, the building is significant and eligible for listing in the Spokane historic register under Category C, as embodying the "distinctive characteristics of a type, period, or method of construction." The Washington State Commercial Architecture Context Statement (1940-1975) has suggested a further breakdown of criteria for determining the significance of a resource such as this. It states, "To be eligible, a property should exhibit a majority of the character-defining features identified for its form, use, or style, as well as utilizing materials developed or peaking in popularity at the time of the property's construction." The property also meets this more detailed criteria, with its overall asymmetrical form and angles, extensive use of glass, and such modern materials as concrete masonry units and Roman brick. The property also meets the required criteria of being over 50 years of age and being located within the City of Spokane.

#### **Historic Context**

The building at 1526 W. Riverside Avenue is literally surrounded by historic districts but is only within the 1976 Browne's Addition National Register Historic District. However, it is non-contributing to this district due to its age (the period of significance extends to circa 1930). The subject building was not included in the Browne's Addition local historic district, which was listed in the Spokane Register of Historic Places in 2019. It is also not within the period of significance selected for this district, which includes primarily residential properties. It is directly south of the 1983 Peaceful Valley National Register Historic District but has no relationship to that district due to topographical changes and the fact that this historic district is also primarily residential, with an approximate period of significance of 1890 to 1940. It is also directly west of the 1976 Riverside Avenue National Register Historic District. This includes primarily civic and social properties, with a period of significance of 1902 to 1931. The small block within which the subject property is located marks the transition from primarily commercial and civic uses to the east to the primarily residential uses seen in Browne's Addition to the west.

<sup>&</sup>lt;sup>2</sup> City-County of Spokane Historic Preservation Office, *Spokane Register Nomination Guide.* Spokane, WA: City-County of Spokane Historic Preservation Office, February 2018:2.

<sup>&</sup>lt;sup>3</sup> Artifacts Historic Preservation, *Washington State Commercial Architecture, Commercial Architecture Context Statement (1940-1975).* Prepared for the Department of Archaeology and Historic Preservation. Prepared by Artifacts Consulting, Inc. March 2016:28.

<sup>&</sup>lt;sup>4</sup> Note that the building would not be contributing to the Browne's Addition National Register District because it was not 50 years of age when the nomination was developed and/or modified.

Browne's Addition is a historic neighborhood west of downtown Spokane and is often considered Spokane's first residential neighborhood. It was established in the late 1800s by J.J. Browne, a lawyer who bought 120 acres of land in Spokane with the intention of promoting residential development. Browne donated some of the land for Coeur d'Alene Park, the city's first public park. Beginning in the late 1910s, many of the large mansions of Browne's Addition were sub-divided into apartments, which provided affordable housing within close proximity to downtown. Beginning in the 1930s, Browne's Addition's housing stock began to deteriorate from neglect and misuse. In 1976 the neighborhood was placed on the National Register of Historic Places as a historic district, which began to reverse some of the neglect and hard use that buildings in the neighborhood saw in the preceding decades. Infill development of apartments began in the 1950s and continues to this day. It has just recently been approved as a local Spokane Register historic district. As a result, future infill development and alterations to contributing properties will go through design review.

#### **Developmental History**

The first Sanborn Fire Insurance map to show any development on this small block north of W. Riverside Avenue was 1902, which depicted a Victorian house addressed as 1522 W. Riverside. The next map, dated 1910, shows the Amman Apartments at 1516 W. Riverside Avenue, which were constructed in 1904, as well as the house at 1522 W. Riverside, which by this time was a boarding house. There was also a building at the juncture of Riverside Avenue and 1st Avenue, which contained two businesses and one residence. When the Sanborn map was updated in 1950, the house at 522 W. Riverside had been converted to three apartments and a gas station replaced the building at the Riverside and 1st. To the west of the gas station were two additional businesses. The building at 1526 W. Riverside Avenue had been constructed, but the building at 522 W. Riverside was still in place, in what is now a parking lot between 1526 and 1516 W. Riverside and now housed five apartments (this building was demolished in 1965). The gas station and other businesses were still in place. The parcels that were occupied by the gas station and businesses were now occupied by the approaches to the Maple Street Bridge.

The office building at 1526 W. Riverside Avenue was designed by architects Victor L. Wulff and Ralph J. Bishop in 1950 and constructed by contractor Arne H. Sandall in 1951. Building permits record an alteration to the parking lot in 2000. The next permitted alterations to the building occurred in 2018. The property was sold to the present owners in 2018. It had apparently not been occupied since it was used as an office by Wulff and Bishop, as numerous drawings by Bishop were in the building when the present owners took possession.

<sup>&</sup>lt;sup>5</sup> Zachary Wnek, "Browne's Addition," *Spokane Historical*, <a href="https://spokanehistorical.org/tours/show/5">https://spokanehistorical.org/tours/show/5</a>, accessed November 2019. A description of the other surrounding historic districts is not provided here, as the building is not included in either of these districts. It is most closely associated with Browne's Addition.

#### **Architectural Context**

<sup>8</sup> Ibid.

The commercial building at 1526 W. Riverside Avenue is an excellent example of a small, modern commercial building. The building embodies several important ideas about Modern design in the United States in the post-war era, particularly as seen in commercial and institutional buildings. 6 These qualities are found in many post-war structures, regardless of style, and reflect the underlying values of modernism. One is the three-dimensional arrangement of forms as part of the architectural expression of the building. Another idea is the importance of the two-dimensional composition on any one surface as a design feature. This composition is typically asymmetrical and does not, as in traditional architecture, serve primarily to emphasize the building form. Rather, it is a design feature that may express the interior functions of the building. As an aesthetic device, it can also facilitate a three-dimensional 'reading' of the building form by drawing the eye around the corner to the next building plane. The building at 1526 W. Riverside is a small building, so these qualities are mainly evident on the front façade, which displays an asymmetrical composition and banks of windows that offer glimpses of the interior from the street. The asymmetrical planter along the front façade also leads the pedestrian to the front entry, which is emphasized by the asymmetrical entry bay.<sup>7</sup>

A third Modern idea is that the pattern, texture, color, reflectivity, and other visual aspects of the building materials are also decorative features. As in many post-war styles, they take the place of traditional architectural detailing to embellish the building. This is evident in the building at 1526 W. Riverside, through the use of multiple materials, including large rectangular concrete masonry units, smaller square concrete blocks, Roman brick, clapboard wood siding, and extensive use of glass, and an overall lack of architectural detailing.

It is relatively rare for small-scale Modern office buildings from the post-war era (approximately 1945 to 1969) to be preserved and rehabilitated appropriately. Spokane's mid-20<sup>th</sup> century architectural survey identified nine small-scale commercial/professional office buildings of the 54 commercial, institutional and residential buildings surveyed. Of these, one had been enlarged in an unsympathetic way, and others had been inappropriately altered or not maintained properly. They appear to be regarded as at the end of their useful life, which is often not the case. It is very positive to see the re-use of this building as an office, which it was historically.

<sup>&</sup>lt;sup>6</sup> Note that buildings of this type are referred to as "Contemporary" in the Washington Department of Archaeology and Historic Preservation's handbook on commercial architecture. This represents the of the mid-20<sup>th</sup> century Contemporary style of residential architecture to commercial buildings. Artifacts Historic Preservation, *Washington State Commercial Architecture, Commercial Architecture context Statement (1940-1975).* Prepared for the Department of Archaeology and Historic Preservation. Prepared by Artifacts Consulting, Inc. March 2016:78.

<sup>&</sup>lt;sup>7</sup> Diana Painter and Aaron Bragg, *Spokane Mid-20<sup>th</sup> Century Architectural Survey Report*. Prepared for City of Spokane/Spokane Historic Landmarks Commission. Prepared by Painter Preservation and helveticka, August 2017:22.

#### The Architects

#### The Architectural Partnership

The office building at 1526 W. Riverside Avenue was designed by architects Victor L. Wulff and Ralph J. Bishop and constructed in 1951. In the 1950 rendering of the building by Bishop, the firm was called "Victor L. Wulff, Ralph J. Bishop, Architects Associated." Each stated that they formed their firm in 1945 and both worked from 1023 W. Riverside Avenue prior to building their building. They formed a partnership when they decided to buy the land at 1526 W. Riverside and construct the building. On a professional level however, they operated more as an affiliation of two architects. Both principals were very prolific, and each had long, productive careers. They specialized in educational facilities located throughout eastern Washington, although they also designed at least two motels, several churches, apartment buildings, and other commercial and residential structures. According to Wulff, his practice typically had between three and ten employees, depending on workload. The two also worked in the 1950s with architect George C. Ritter. In newspaper articles of the day, typically one principal was mentioned as the architect. In one instance, however, the firm was referred to as Ritter, Bishop and Wulff.

#### Victor L. Wulff

Victor L. Wulff (1909-2008) founded his firm of Victor L. Wulff Architect AIA and Associates in 1945. He was born in Ione, where his father homesteaded. They moved to Spokane in 1921, where his father was a shoemaker.

He did not attend university but apprenticed with other architects to gain his education. Wulff also took engineering classes in night school. Wulff worked for Spokane's leading architect in this era, Gustav Adolf Pehrson, from 1929 to 1942, after which he worked for Whitehouse & Price conducting the site planning for Farragut Airforce Base during World War II. He started his own firm in 1945.

Pehrson was no doubt a strong influence on Wulff. Pehrson studied architecture at Uppsala University in Sweden and Oxford University. After he immigrated to the United States, he worked as a draftsman for Kirtland Cutter. Before World War II, he designed at least three skyscrapers in downtown Spokane and a number of mansions and attractive modern houses on Spokane's South Hill, among other buildings. He is perhaps best known, however, for serving as the architect for the town of Richland and the Hanford Reservation during World War II. Today Richland is part of the Tri-cities. Its Alphabet Houses (worker housing) historic district is listed in the National Register of Historic Places, as is its Gold Coast District, which housed Hanford's professional class of workers during World War II and beyond. The Hanford Reservation itself is now part of the Manhattan Project National Historical Park.

<sup>&</sup>lt;sup>9</sup> Ritter established his own firm of George C. Ritter, Architect in 1947.

<sup>&</sup>lt;sup>10</sup> "Gustav Albin Pehrson," *Wikipedia*, https://en.wikipedia.org/wiki/Gustav\_Albin\_Pehrson, accessed October 2019.

Wulff produced a brochure circa 1974 to promote his firm's work. In addition to showcasing the firm's work, he included a history of the company and its design philosophy. The stated range of work included the design of residences, churches, schools, commercial and institutional buildings. The office's philosophy stressed its workmanlike and efficient approach to design; the comprehensive nature of the practice, from initial design to construction management; and his public service and participation in professional organizations, including serving as president of the Spokane chapter of the American Institute of Architects.

Wulff married Ellen J. Green in 1933 and had two sons. He designed a home for the family, a Spanish Colonial Revival ranch-style house overlooking the Latah Valley (1221 W. 22<sup>nd</sup> Avenue) in 1936. He also designed a modern cabin for the family on Priest Lake. He wrote a 140-page autobiography and story of the Wulff family in 2000, in collaboration with Kathie MacGregor Donahue.<sup>11</sup>

#### Ralph J. Bishop

Ralph J. Bishop (1905-1984) was born in Tacoma, Washington, the son of pioneers who immigrated to the area in 1856. Bishop began his career working for a variety of architectural firms. Once he moved to Spokane, that included the prestigious Spokane firm of Whitehouse & Price, who are perhaps best known for their design of the Cathedral of St. John the Evangelist. He then worked for Spokane modernist architect Edwin J. Peterson. Bishop also worked for respected Pacific Northwest architect John W. Maloney in 1937-38 and then from 1940 to 1945 as a specifications writer. 12

Edwin J. Peterson was from Sweden. He studied at Washington State University, where he excelled, gaining a full scholarship to Harvard University. He adopted a modernist aesthetic in his work in the 1930s. In the 1950s, as an Air Force reservist, he was appointed the Chief of the Architecture & Urban Planning Division for the State Department, overseeing over \$200 million in housing projects around the world. 13

Bishop and Wulff began an association in 1945, both maintaining offices at 1023 W. Riverside Avenue. They had discussed building their own building, which they would share while keeping their own architecture practices. They signed an agreement to buy the lot at 1526 W. Riverside Avenue in December 1950. <sup>14</sup> In 1951, once their office building was complete, they moved into that building, which was just down the street. In addition to his architectural design work, Bishop was a talented draftsman. Later in life he exhibited watercolors and other artwork. He was a member of the Spokane chapter of

<sup>&</sup>lt;sup>11</sup> Wulff, Victor Louis with Kathie MacGregor Donahue, *From '09 to '099 - the story of my life, or my journey through the Twentieth Century.* Spokane, WA: ca 2000.

 <sup>&</sup>quot;Bishop, Ralph J.," "Ritter, George C.," "Wulff, Victor L.," AIA Historical Directory of American Architects, https://aiahistoricaldirectory.atlassian.net/wiki/spaces/AHDAA/overview, accessed November 2019.
 "Edwin J. Peterson," *Architect Biographies*, Washington State Department of Archaeology and Historic Preservation. https://dahp.wa.gov/historic-preservation/research-and-technical-preservation-guidance/architect-biographies/bio-for-edwin-j-peterson, accessed October 2019.

<sup>&</sup>lt;sup>14</sup> Wulff, Victor Louis with Kathie MacGregor Donahue, *From '09 to '099 - the story of my life, or my journey through the Twentieth Century.* Spokane, WA: ca 2000.

the American Institute of Architects, where he served on the board, as well as serving two terms as chairman of the Industrial Commissions Committee.

Bishop, who had suffered a bout of polio as a child, was an early advocate for providing for accessibility and opportunities for the handicapped. He was head of the Spokane committee for the observance of National Employ the Handicapped Week in 1952 and was active in the Veteran's Administration training program for architects. <sup>15</sup>

Bishop married Ethel B. Bishop, whom he divorced in 1943. He married Tania E. Bishop in 1947. He had one son. He continued to work until a month before he died in 1984, at the age of 79.

#### **Summary**

Both Wulff and Bishop had long, successful careers in Spokane and contributed greatly to the built environment in eastern Washington, particularly in the area of education. They were both modernists and both apprenticed under renown modern architects in Spokane. Their training comes through in the design of their many buildings, including the design of their own office at 1526 W. Riverside Avenue.

<sup>&</sup>lt;sup>15</sup> "Ralph J. Bishop" (obit), *The Spokesman-Review*, November 24, 1984.

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Figure 1: Site location map, Spokane NW 7.5 minute quadrangle

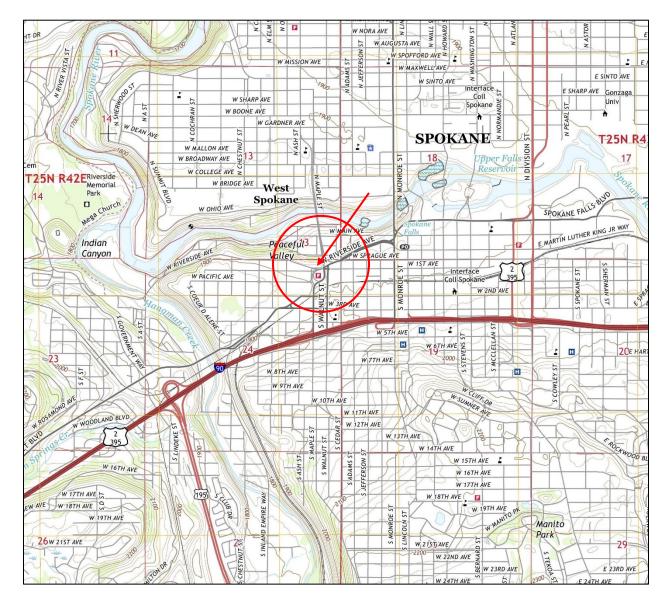


Figure 2: Site parcel map, source: Spokane County Assessor (note that the property includes the parcel to the west, which is used for parking)



**Figure 3:** Aerial site plan, source: Google Earth

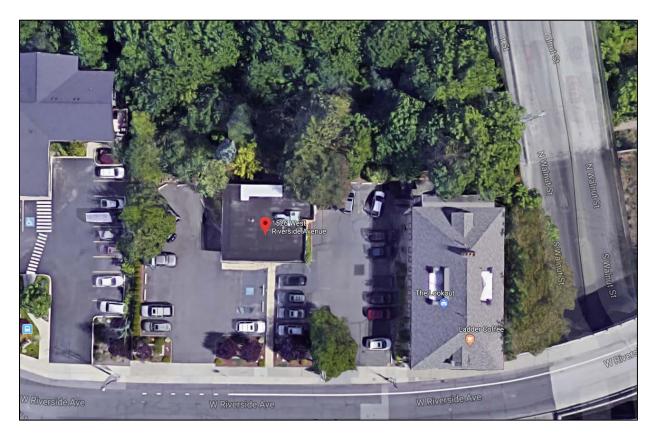


Figure 4: Area historic districts, source: City of Spokane

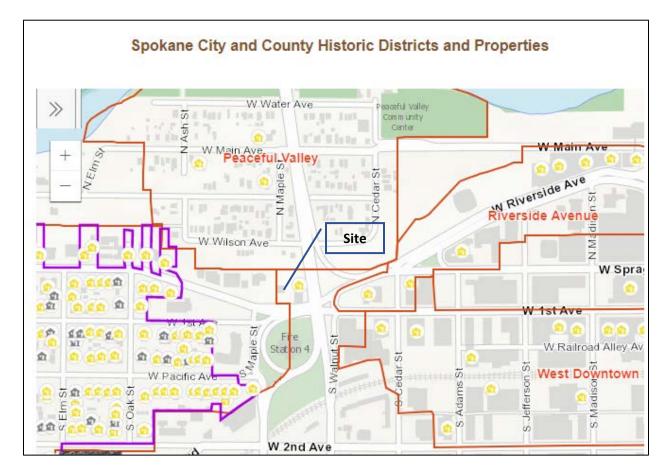
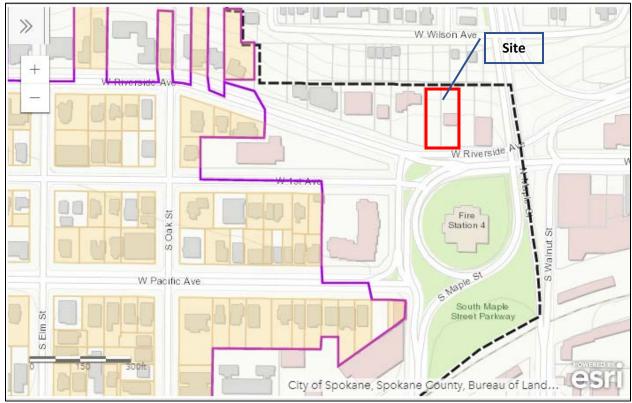


Figure 5: Browne's Addition historic district boundaries, source: City of Spokane



Black dashed line – National Register district; purple line – local historic district

**Figure 6:** Sanborn Fire Insurance map for 1910 updated to 1926

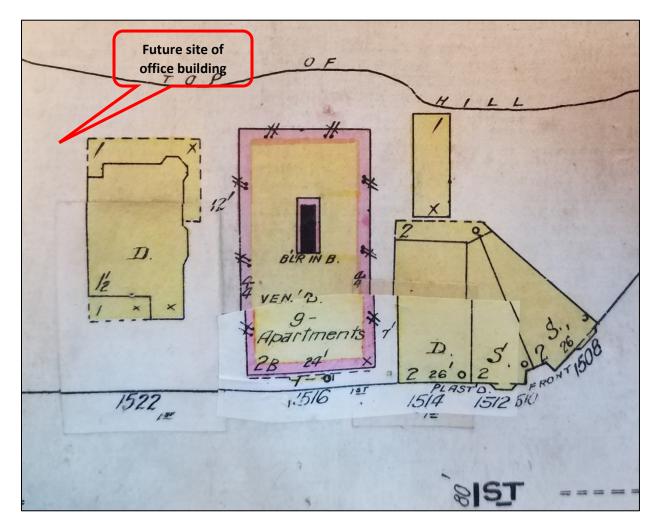


Figure 7: Sanborn Fire Insurance map, 1910 updated to 1953

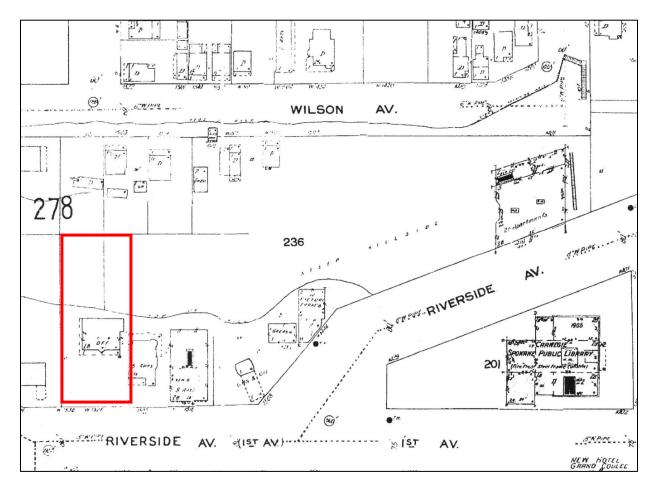


Figure 8: Announcement of new office building, Spokane Chronicle, March 28, 1951

# Architecture Studio Will Overlook River

A 44-foot-long studio building is being constructed at W1526 Riverside for Victor L. Wulff and Ralph J. Bishop, Spokane architects, by Contractor Arne Sandall.

The structure, which overlooks the Spokane river, is expected to be completed May 1. The entire

north side will be of glass.

Bishop said pumice block, cedar siding, Roman brick, aluminum trim glass and steel sash will be used for the exterior. Hardwood paneling, accoustical tile and plaster, cork, ceramic and asphalt tiles are to be used inside.

The main entrance, to be on the street side, will open into a foyer. Offices for Bishop and Wulff will be on each side of the foyer. The long drafting room is to be in the rear overlooking the river.

**Figure 9:** Perspective sketch of the planned building by Ralph Bishop

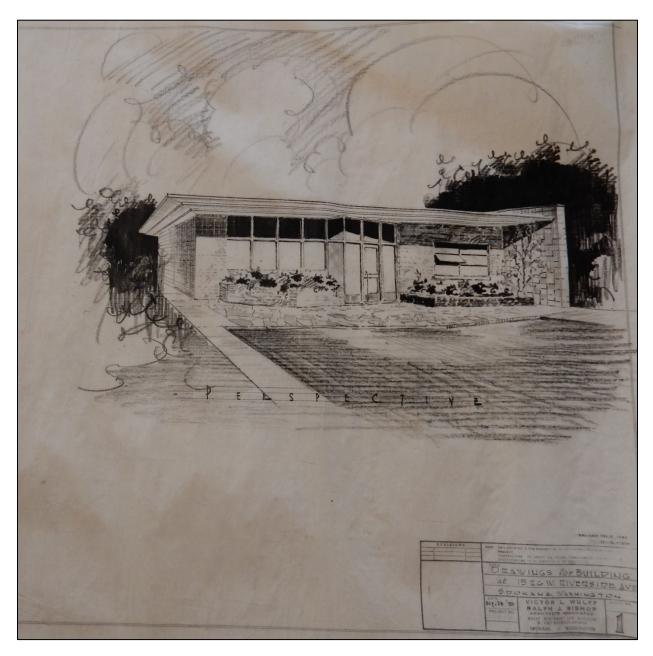


Figure 10: Rendering by Wulff drawn while in Pehrsen's office, 1932



Typical of the renderings Victor made in G. A. Pehrson's office was this one of the Chronicle Building. The original was 17" x 23".

Done with lithograph pencil in 1932

Figure 11: Newspaper article about Wulff's own house, 1935, still extant



Figure 12: Desert Caravan Inn, Victor Wulff, 1951, still extant



Figure 13: Civic Center scheme, Wulff, 1952

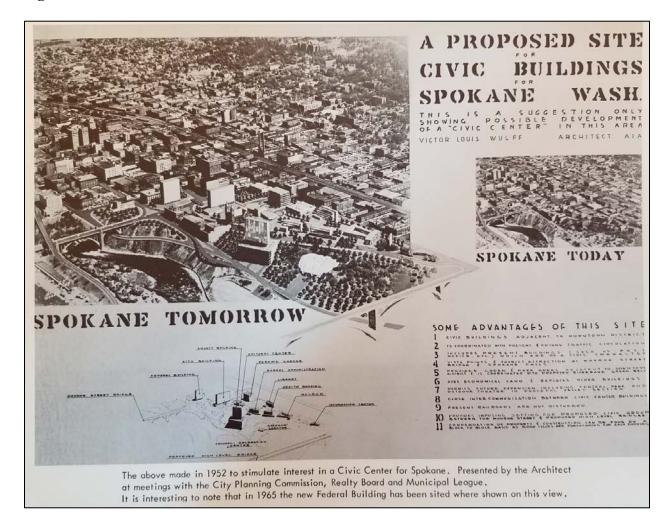


Figure 14: St. Paul's Lutheran Church, Wulff, n.d.

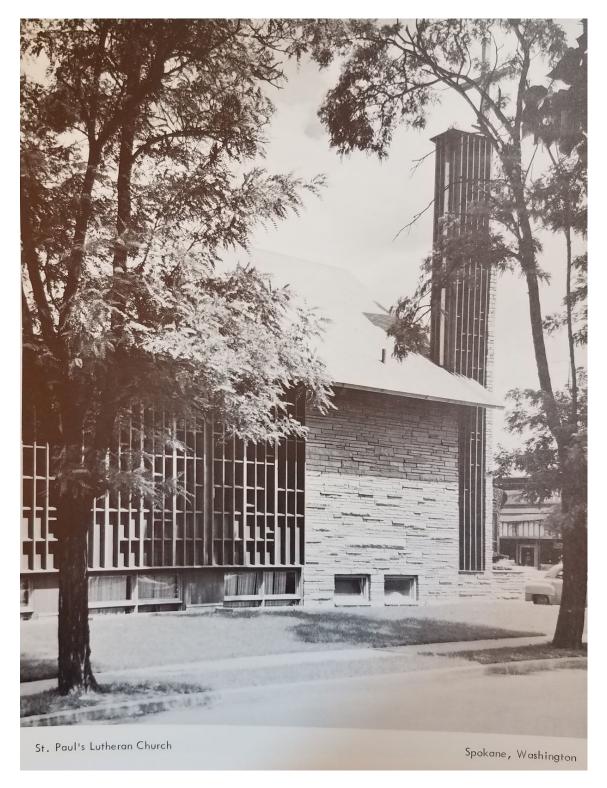


Figure 15: St. Paul's Lutheran Church, Wulff, n.d.

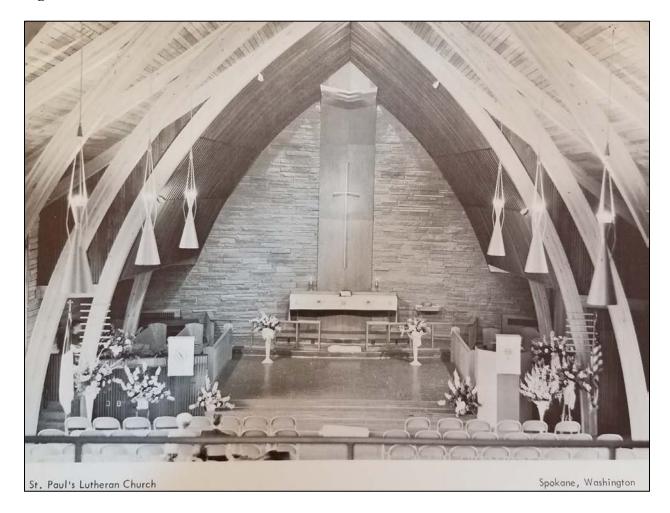


Figure 16: Christian Reformed Church, Wulff, n.d.

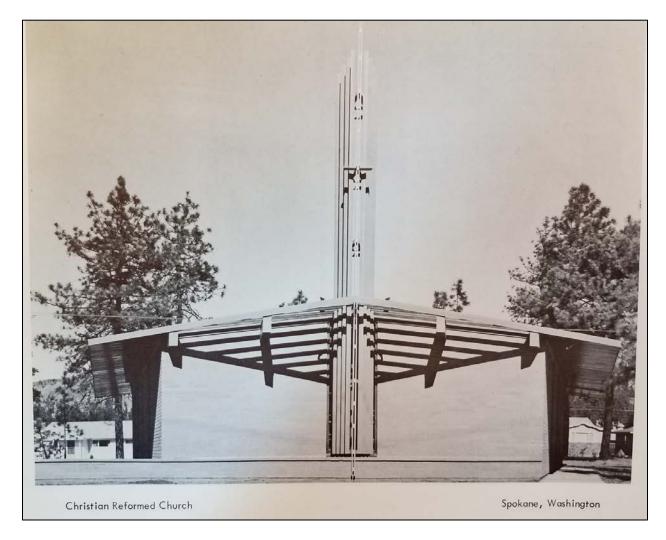


Figure 17: Pasco Senior High School, Wulff, n.d.



**Figure 18:** Victor Wulff as a child in 1912

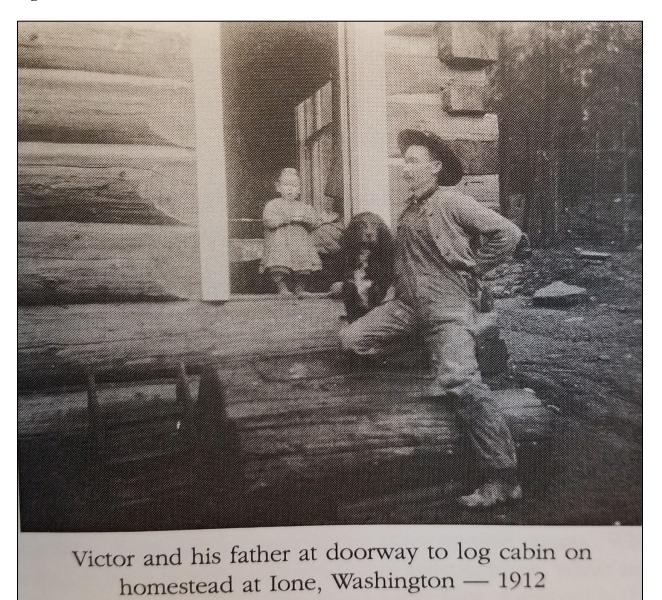


Figure 19: Wulff, his wife, and long-time secretary, n.d.



Figure 20: Sketch by Wulff on the cover of his 2000 autobiography

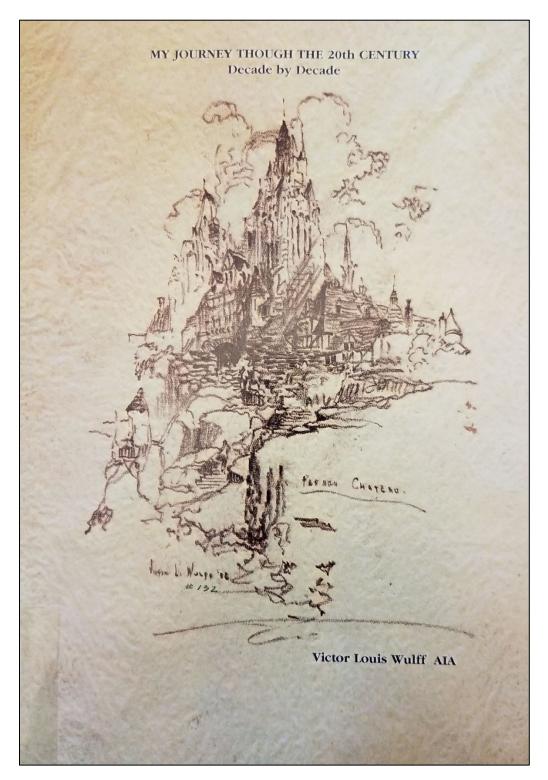


Figure 21: Demolition and preliminary design plans for main floor

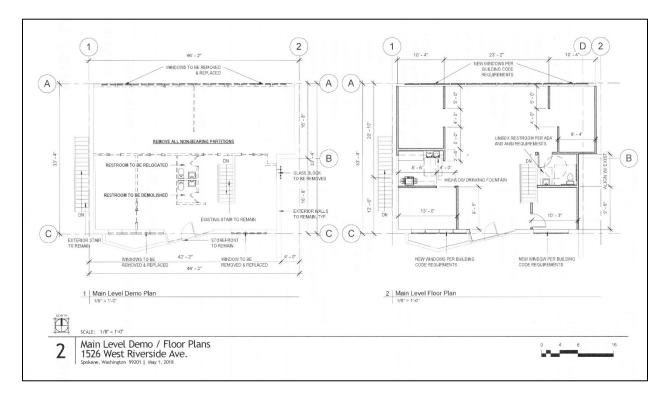
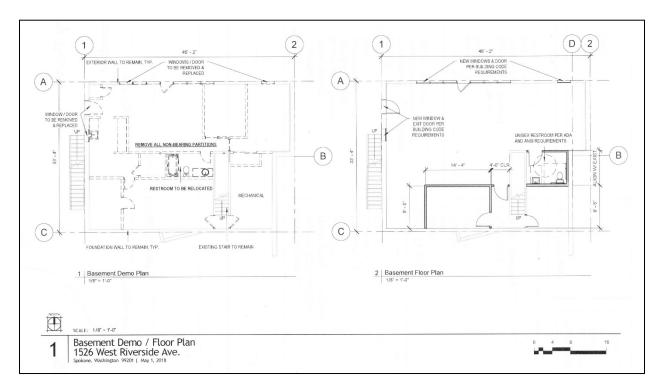


Figure 22: Demolition and preliminary design plans for the basement



**Photo 1:** Front (south) and west side facades, looking northeast



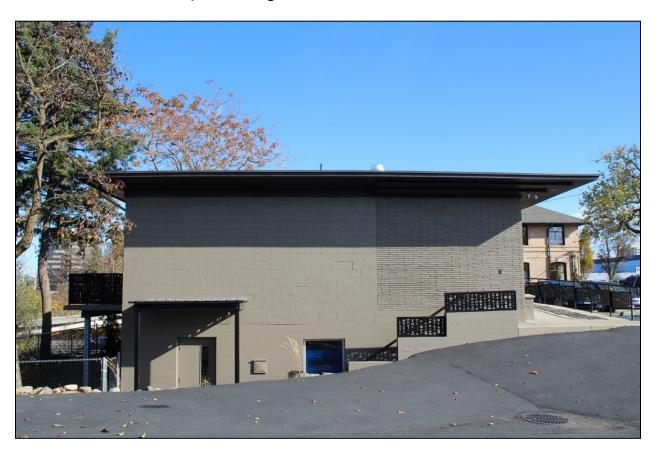
**Photo 2:** Front (south) façade, looking north



**Photo 3:** Front entry, looking east



**Photo 4:** West side façade, looking east



**Photo 5:** Rear deck, looking east



**Photo 6:** Rear deck, upper level, looking east



**Photo 7:** Rear deck, looking west



**Photo 8:** Rear deck, looking north

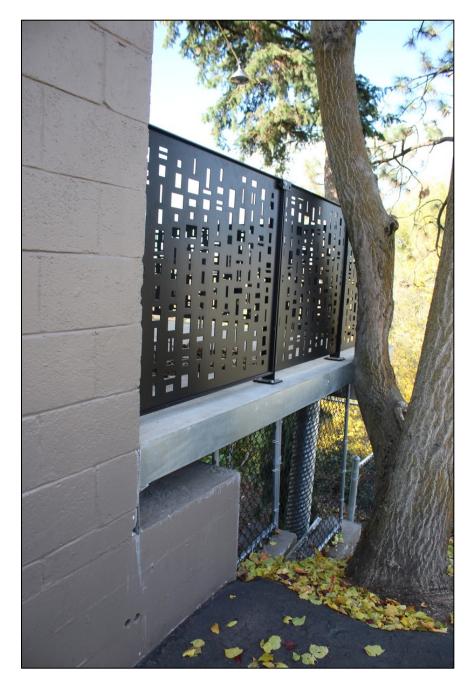
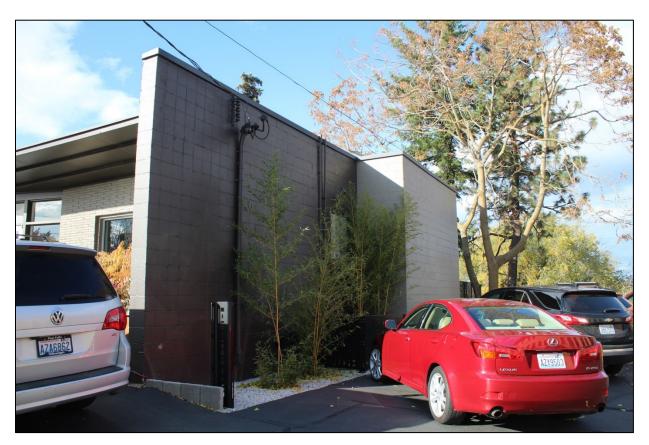


Photo 9: East side façade, looking northwest



**Photo 10:** Front (south) and east side façade, looking northwest



**Photo 11:** Interior with stair enclosure, looking northeast



**Photo 12:** Seating in southeast corner, looking east



**Photo 13:** Interior stairway, looking south toward entry



**Photo 14:** View toward north from deck



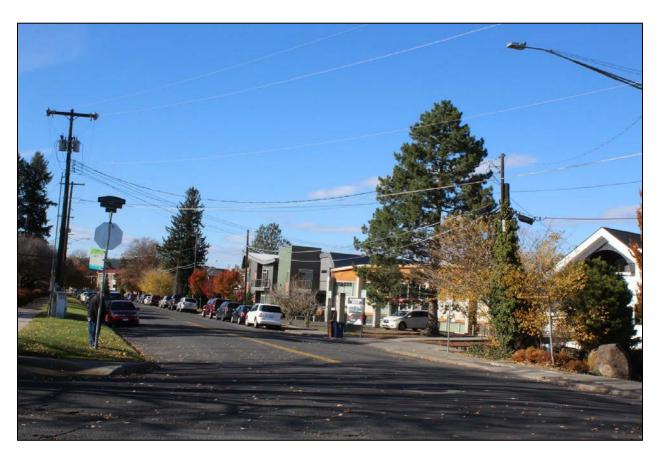
**Photo 15:** Subject property (left) and Amman Apartments (right0, looking northeast



**Photo 16:** View east toward Riverfront Avenue Historic District



**Photo 17:** View west towards Browne's Addition



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Photo 18: Browne's Addition sign, south of site



SPOKANE Agenda Sheet	for City Council Meeting of:	Date Rec'd	11/22/2019
12/09/2019		Clerk's File #	OPR 2019-1077
		Renews #	
<b>Submitting Dept</b>	HISTORIC PRESERVATION	Cross Ref #	
<b>Contact Name/Phone</b>	MEGAN DUVALL 625-6543	Project #	
Contact E-Mail	MDUVALL@SPOKANECITY.ORG	Bid #	
Agenda Item Type	Contract Item	Requisition #	
Agenda Item Name	0470 - 5TH AVE FLATS NOMINATION T	O THE SPOKANE REG	ISTER OF HISTORIC
	PLACES		

### **Agenda Wording**

Recommendation to list Fifth Avenue Flats, 519 West 5th Avenue, on the Spokane Register of Historic Places.

### **Summary (Background)**

SMC #17D.100.040 provides that the City/County Historic Landmark Commission can recommend to the City Council that certain properties be placed on the Spokane Register of Historic Places. Fifth Avenue Flats has been found to meet the criteria set forth for such designation, and a management agreement has been signed by the owners.

Fiscal Impa	ct Grant	related?	NO	<b>Budget Accoun</b>	<u>t</u>
	Public	: Works?	NO		
Neutral \$				#	
Select \$				#	
Select \$				#	
Select \$				#	
Approvals				Council Notifica	ations
Dept Head		DUVALL,	MEGAN	Study Session	
<b>Division Dire</b>	<u>ctor</u>	CORTRIC	HT, CARLY	<u>Other</u>	
<u>Finance</u>		ORLOB,	KIMBERLY	<b>Distribution Lis</b>	<u>t</u>
Legal		PICCOLO	, MIKE	mduvall@spokanecit	y.org
For the Mayo	<u>r</u>	ORMSBY	, MICHAEL	lcamporeale@spoka	necity.org
Additional A	Approvals	5		sbishop@spokanecit	y.org
<u>Purchasing</u>					

### Findings of Fact and Decision for Council Review Nomination to the Spokane Register of Historic Places

Fifth Avenue Flats - 519 W 5th Avenue

### **FINDINGS OF FACT**

- 1. SMC 17D.040.090: "Generally a building, structure, object, site, or district which is more than fifty years old may be designated an historic landmark or historic district if it has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, county, state, or nation."
  - Completed in 1909; the Fifth Avenue Flats meets the age criteria for listing on the Spokane Register of Historic Places.

### 2. SMC 17D.040.090: The property must qualify under one or more categories for the Spokane Register (A, B, C, D).

- Category A Constructed in 1909, the Fifth Avenue Flats Apartment Building is eligible under Category A because it was constructed during the city's most significant period of growth, 1900 to 1910. As an early downtown apartment building, it represents the residential movement beyond the city's central business district to neighborhoods such as the lower south hill, Browne's Addition, and the Monroe street car route. Apartment buildings, as a distinct multi-family housing type, were in the early stage of development in Spokane. The Fifth Avenue Flats was a precursor to the dozens of apartment buildings that would be built between Fourth Avenue and the basalt bluff of the south hill.
- Category C The building is eligible under Category C Architecture. The three-story pinkish-red brick building is a richly-detailed and beautifully-articulated apartment building that displays sophistication in design and use of quality materials with a bit of European flair. Although using classical elements, the building does not represent a definable style in the lexicon of American architecture. Unique in Spokane is the elongated archway that frames the deep main entry bay and recessed open porches that are highlighted by elaborate wrought iron balconies. Its basalt rubble and brick foundation; symmetrical brick façade with contrasting white brick voussoired flat and segmental-arched window bays; and pronounced pressed cornice; are characteristic building features of the first decade of the 20th century, and are blended nicely to create a pleasing building facade.
- 3. SMC17D.040.090: "The property must also possess integrity of location, design, materials, workmanship, and association." From NPS Bulletin 15: "Integrity is the ability of a property to convey its significance...it is not necessary for a property to retain all its historic physical features...the property must retain, however, the essential physical features that enable it to convey its historic identity."
  - The Fifth Avenue Flats retains excellent architectural integrity in original location, design, materials, workmanship, and association. The building is essentially unaltered from its original construction, including the double-hung wood sash windows.

### 4. Once listed, this property will be eligible to apply for incentives, including:

Special Valuation (property tax abatement), Spokane Register historical marker, and special code considerations.

### RECOMMENDATION

The Spokane Historic Landmarks Commission evaluated Fith Avenue Flats according to the appropriate criteria at a public hearing on 11/20/19 and recommends that Fifth Avenue Flats be listed on the Spokane Register of Historic Places.

After Recording Return to: Clerk of the Board Spokane County Commissioner's Office 1116 W. Broadway, Room 100 Spokane, WA 99260

#### NOTICE OF MANAGEMENT AGREEMENT

NOTICE IS HEREBY GIVEN that the property legally described as:

Dated:

LOT 3 IN BLOCK 85 OF THE SECOND ADDITION TO THE RAILROAD ADDITION AS PER PLAT THEREOF RECORDED IN VOLUME "A" OR PLATS PAGE 8; SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON

Parcel Number(s) 35191.4302, is governed by a Management Agreement between the City of Spokane and the Owner(s), C&I Properties, LLC, of the subject property.

The Management Agreement is intended to constitute a covenant that runs with the land and is entered into pursuant to Spokane Municipal Code Chapter 6.05. The Management Agreement requires the Owner of the property to abide by the "Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" (36 CFR Part 67) and other standards promulgated by the Historic Landmarks Commission.

Said Management Agreement was approved by the Spokane City Council on \_\_\_\_\_\_\_\_. I certify that the original Management Agreement is on file in the Office of the City Clerk under File No.\_\_\_\_\_\_\_.

I certify that the above is true and correct.

Spokane City Clerk Historic Preservation Officer

Dated:

City C	lerk No
--------	---------

#### MANAGEMENT AGREEMENT

The Management Agreement is entered into this **20th** day of **November 2019**, by and between the City of Spokane (hereinafter "City"), acting through its Historic Landmarks Commission ("Commission"), and **C&I Properties**, **LLC** (hereinafter "Owner(s)"), the owner of the property located at **519 West 5th Avenue**, **Spokane**, **WA 99204** commonly known as **Fifth Avenue Flats** in the City of Spokane.

WHEREAS, the City of Spokane has enacted Chapter 4.35 of the Spokane Municipal Code (SMC) and Spokane has enacted Chapter 1.48 of the Spokane County Code (SCC), both regarding the establishment of the Historic Landmarks Commission with specific duties to recognize, protect, enhance and preserve those buildings, districts, objects, sites and structures which serve as visible reminders of the historical, archaeological, architectural, educational and cultural heritage of the city and county is a public necessity and.

WHEREAS, both Ch. 17D.100 SMC and Ch. 1.48 SCC provide that the City/County Historic Landmarks Commission (hereinafter "Commission") is responsible for the stewardship of historic and architecturally significant properties in the City of Spokane and Spokane County; and

WHEREAS, the City has authority to contract with property owners to assure that any owner who directly benefits by action taken pursuant to City ordinance will bind her/his benefited property to mutually agreeable management standards assuring the property will retain those characteristics which make it architecturally or historically significant;

NOW THEREFORE, -- the City and the Owner(s), for mutual consideration hereby agree to the following covenants and conditions:

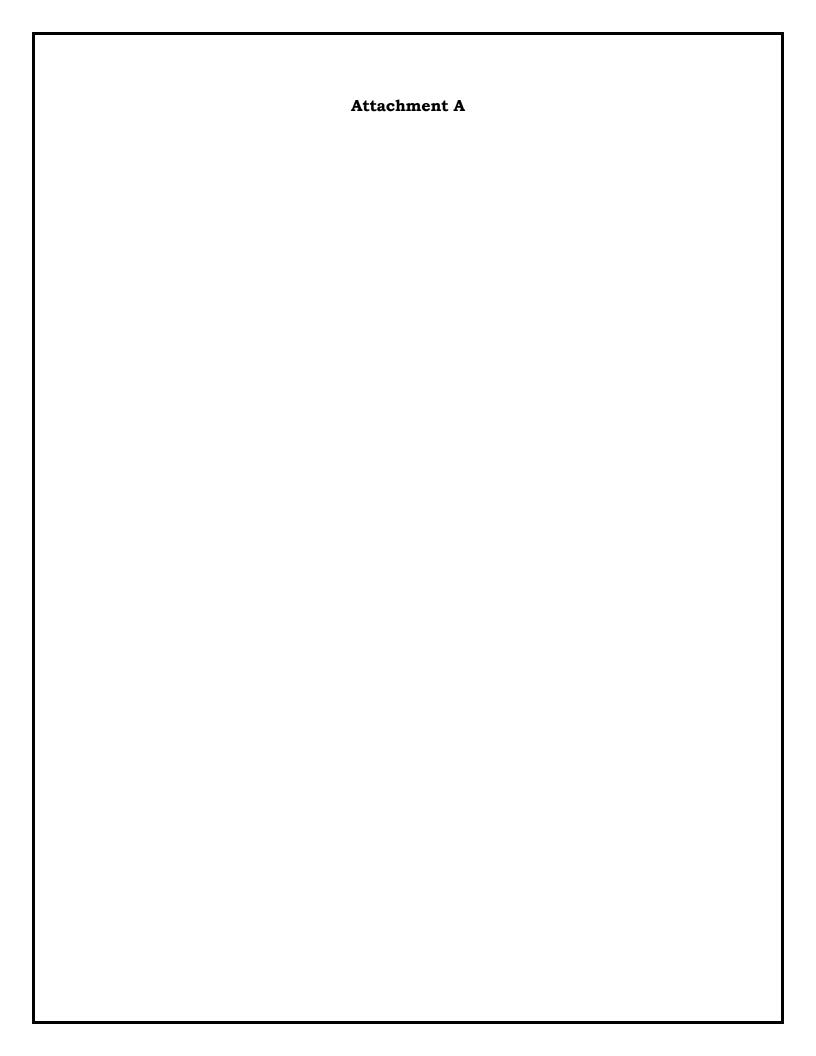
- 1. <u>CONSIDERATION</u>. The City agrees to designate the Owner's property an Historic Landmark on the Spokane Register of Historic Places, with all the rights, duties, and privileges attendant thereto. In return, the Owner(s) agrees to abide by the below referenced Management Standards for his/her property.
- 2. <u>COVENANT</u>. This Agreement shall be filed as a public record. The parties intend this Agreement to constitute a covenant that runs with the land, and that the land is bound by this Agreement. Owner intends his/her successors and assigns to be bound by this instrument. This covenant benefits and burdens the property of both parties.

- 3. <u>ALTERATION OR EXTINGUISHMENT</u>. The covenant and servitude and all attendant rights and obligations created by this Agreement may be altered or extinguished by mutual agreement of the parties or their successors or assigns. In the event Owner(s) fails to comply with the Management Standards or any City ordinances governing historic landmarks, the Commission may revoke, after notice and an opportunity for a hearing, this Agreement.
- 4. PROMISE OF OWNERS. The Owner(s) agrees to and promises to fulfill the following Management Standards for his/her property which is the subject of the Agreement. Owner intends to bind his/her land and all successors and assigns. The Management Standards are: "THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION AND GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS (36 CFR Part 67)." Compliance with the Management Standards shall be monitored by the Historic Landmarks Commission.
- 5. <u>HISTORIC LANDMARKS COMMISSION</u>. The Owner(s) must first obtain from the Commission a "Certificate of Appropriateness" for any action which would affect any of the following:
  - (A) demolition;
  - (B) relocation;
  - (C) change in use;
  - (D) any work that affects the exterior appearance of the historic landmark; or
  - (E) any work affecting items described in Exhibit A.
- 6. In the case of an application for a "Certificate of Appropriateness" for the demolition of a landmark, the Owner(s) agrees to meet with the Commission to seek alternatives to demolition. These negotiations may last no longer than forty-five (45) days. If no alternative is found within that time, the Commission may take up to forty-five (45) additional days to attempt to develop alternatives, and/or to arrange for the salvage of architectural artifacts and structural recording. Additional and supplemental provisions are found in City ordinances governing historic landmarks.

This Agreement is entered into the year and date first above written.

Owner	Owner
CITY OF SPOKANE	
HISTORIC PRESERVATION OFFICER	MAYOR
Megan M.K. Duvall	David A. Condon
ATTEST:	
City Clerk	
Approved as to form:	

STATE OF)	
County of) ss.	
On this day of undersigned, a Notary Public in a personally	, 2019, before me, the nd for the State of, appeared
instrument, and acknowledged that (his/her/their) free and volume purposes therein mentioned.	,to me known to be the executed the within and foregoing(he/she/they) signed the same as atary act and deed, for the uses and the executed the within and official seals are selected.
this day of, 20	· · · · · · · · · · · · · · · · · · ·
	Notary Public in and for the State of, residing at  My commission expires
STATE OF WASHINGTON ) ) ss. County of Spokane )	
Notary Public in and for the State of VA. CONDON, MAYOR and TERRI L. PF the City Clerk, respectively, of the corporation that executed the wir acknowledged the said instrument to be said municipal corporation, for the use	
IN WITNESS WHEREOF, I have this day of, ye	e hereunto set my hand and official seal ar.
	Notary Public in and for the State of Washington, residing at Spokane
	My commission expires



### **Secretary of The Interior's Standards**

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- **3.** Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- **4.** Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- **5.** Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- **6.** Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color,

- texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- **8.** Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- **9.** New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

## **Spokane Register of Historic Places Nomination**

Spokane City/County Historic Preservation Office, City Hall, Third Floor 808 Spokane Falls Boulevard, Spokane, Washington 99201-3337

1. Nan	ne of Property				
	me: Fifth Avenue Flats mmon Name: Southside	Apartme	nts (current),	Fifth Avenue A	partments
2. Loca	ation				
City, State,	mber: 519 West Fifth A Zip Code: Spokane, WA ber: 35191.4302				
3. Clas	sification				
Category  ⊠building  □site  □structure  □object	Ownership  □public □both □private  Public Acquisition □in process □being considered	Accessib ⊠yes, re	n progress le	Present Use  agricultural  commercial  educational  entertainment  government  industrial  military	□museum □park ☑residential □religious □scientific □transportation □other
4. Owr	ner of Property				
Street & Nu City, State,	I Properties LLC Imber: 502 West Rivers: Zip Code: Spokane, WA Number/E-mail: 509-21	A 99201		pRealty.com	
5. Loca	ation of Legal Descript	ion			
Courthouse, Street Numb City, State, County:		1116 W	e County Cou lest Broadway e, WA 99260 e		
6. Rep	resentation in Existing	Surveys			
	survey date if applicabl sor Survey Records:			☐State ☐Cororic Preservatio	unty □Local n Office

# 7. Description Architectural Classification Condition Curcellent Sunaltered Altered fair deteriorated ruins unexposed Check One moved & date moved & date

Narrative statement of description is found on one or more continuation sheets.

### 8. Spokane Register Criteria and Statement of Significance

Applicable Spokane Register of Historic Places criteria: Mark "x" on one or more for the categories that qualify the property for the Spokane Register listing:

Property is associated with events that have made a significant contribution to the broad patterns of Spokane history.

 $\square$ B Property is associated with the lives of persons significant in our past.

Property embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

D Property has yielded, or is likely to yield, information important in prehistory history.

Property represents the culture and heritage of the city of Spokane in ways not adequately addressed in the other criteria, as in its visual prominence, reference to intangible heritage, or any range of cultural practices.

Narrative statement of significance is found on one or more continuation sheets.

### 9. Major Bibliographical References

Bibliography is found on one or more continuation sheets.

### 10. Geographical Data

Acreage of Property: Less than one

Verbal Boundary Description: RAILROAD 2ND L3 B85

Verbal Boundary Justification: Nominated property includes entire parcel and

urban legal description.

### 11. Form Prepared By

Name and Title: Jim Kolva, Owner

Organization: Jim Kolva Associates, LLC

Street, City, State, Zip Code: 115 South Adams Street, Suite 1, Spokane, WA 99201

Telephone Number: 509-458-5517

E-mail Address: jim@jimkolvaassociates.com

Date Final Nomination Heard:

### 12. Additional Documentation

Additional documentation is found on one or more continuation sheets.

13. Signature of Owner(s)	
4. For Official Use Only:	
Date nomination application filed:	
Date of Landmarks Commission Hearing:	
Landmarks Commission decision:	
Date of City Council/Board of County Commission	
I hereby certify that this property has been listed Historic Places based upon the action of either th County Commissioners as set forth above.	
Megan Duvall	
City/County Historic Preservation Officer	Date
	Date
City/County Historic Preservation Office Third Floor – City Hall	Date
City/County Historic Preservation Office Third Floor – City Hall 808 W. Spokane Falls Blvd.	Date
City/County Historic Preservation Office Third Floor – City Hall 808 W. Spokane Falls Blvd.	Date
City/County Historic Preservation Office Third Floor – City Hall 808 W. Spokane Falls Blvd. Spokane, WA 99201	Date  Approved as to form:
City/County Historic Preservation Office Third Floor – City Hall 808 W. Spokane Falls Blvd. Spokane, WA 99201 Attest:	

### **SUMMARY STATEMENT**

Built in 1909, the Fifth Avenue Flats is a three-story brick building on a raised hewn basalt block basement. The pinkish-red brick is accented by cream-colored brick corner piers, belt courses, segmental window arches, and a round arch frame that encompasses the central entry alcoves. The front (north) façade fronts along Fifth Avenue that slopes down to the west. The symmetrically-arranged front façade is divided into five bays, a centered entry bay and two window bays flanking each side. The first floor entry is approached by a straight run of steps and is recessed within an entry alcove. Because of the slope, the basement apartment units are accessed by stairwells in the sidewalk with both entries below grade. Aligned above the main entry on the second and third floors are balconies and recessed alcoves with doors that allow access to the balconies. The building is terminated by a projecting pressed tin cornice. A flat built-up tar roof covers the building.

### DESCRIPTION OF PROPERTY

The Fifth Avenue Flats is on the lower South Hill of Spokane, about two blocks south of the central business district. The area is dominated by the campus of Lewis and Clark High School (1911, NRHP), across Fifth Avenue to the north, Deaconess Hospital to the west, and a mix of apartment buildings and medical office buildings is to the south and east. Stevens Street, bounding the block on the east, is a major arterial that provides access between downtown and the residential South Hill. Howard Street, bounding the west side of the block is a short street segment between the campus of Lewis and Clark High School and Pioneer Park on the south side of 7<sup>th</sup> Avenue.

Located on the south side of Fifth Avenue, the subject building faces north toward Lewis and Clark High School, just across the street. The Knickerbocker Apartments (1911, NRHP, SRHP) abuts the west side of the building and faces Howard Street to the west. Both Lewis and Clark High School and the Knickerbocker are listed in the National Register of Historic Places, while the Knickerbocker is also listed on the Spokane Register of Historic Places. A parking lot is adjacent to the east of the subject building, with a large four-story apartment building (1910) further to the east. With a dimension of 50 feet in width and 45 feet in depth, the subject building occupies only the front portion of the lot. A gravel parking area and wood frame garage occupy the rear between the rear porch and the alley. Medical office buildings are south of the alley.

The site slopes along Fifth Avenue down to the west-northwest. Consequently, the ground floor apartment entries, one on the west side and one on the east side, are below grade and have concrete steps cut into the sidewalk; a perpendicular cut for the western

side that has a lower sidewalk grade relative to the ground floor level, and a deeper lateral cut for the eastern entrance.

The three-story red brick building is symmetrical and divided into five bays, two window bays flanking each side of a centered entry arcade. The main first floor entry and two porches on each of the second and third floors form the center bay. The brick is laid in common bond. The façade is divided vertically by the white brick piers of the central arcade and by the flat piers on the outside corners. Corbeled white brick sill courses, a wide header course, and pressed tin entablature provide horizontal contrast. Finally, white brick distinguishes the flat and segmental arches of the window bays and of the central arcade.

At the basement level, quarry-faced basalt blocks form the basement walls and building foundation. The blocks are stacked from the footings to the tops of the basement window openings, the transition line between the basalt and the red brick façade. Three segmental arch bays are in each side of the basement wall--two window bays aligned below the triple bays of the upper floors, and in each corner is a door bay. The arches are white brick, three stacked courses of vertical headers, that extend from the basalt into the red brick field. The sills are basalt blocks and the sash is set well back into the opening. The window sash on the west side is one-over-one, double-hung wood within openings that are smaller than in the upper floors. On the east side, both windows are single-glass panel set in fixed-wood frames. The door openings are narrower than the windows. On the east side at #517, the door is vertical wood panel with two small glass panels in the upper section (not original). The westerly door opening is also narrow, and the door is horizontal wood panel on the bottom and a single glass panel on the top. No. 521 is on the door head and a fixed wood-frame glass panel transom is above.

At the outside corners and flanking the entry bay, the basalt basement wall projects slightly to form buttresses that support outside corner piers, and, in the center, an arcade that frames the central entry. The white brick piers rise in a flat base that steps in five courses to form four shafts that extend to the pressed metal entablature. The corner piers support square pressed-metal capitals. The piers flanking the entry bays rise into a high arch that supports a cornice projection and frames the central arcade. The central arcade is terminated with a semi-circular arch composed of a triple-header course that is embedded in a white brick field extending to the pressed metal entablature. Recessed within the arcade is a red brick arch formed by a double-header course which forms the jambs of the arcade opening. Within the opening are the stairs to the recessed first floor entry, and the recessed porches of the second and third floors. Set back within the alcoves are doors that provide access between the central hallway and the enclosed

porches and balconies. Fronting the alcoves and projecting from the façade plane on the second and third floors are half-circle wrought iron balconies supported by triangular scroll brackets. The balusters bow out in a bulbous form on which a floral applique is attached. At the bottom of the flat handrails are scroll spacers that fit between the balusters.

The main entry is recessed into a deep alcove. Above the bay opening is a double, horizontally divided transom window. The lower glass panel is printed in gold letters with "SOUTHSIDE APARTMENTS" "W. 519 FIFTH." The panel above is leaded glass in a dart and diamond pattern. The first floor is approached by a straight run of ten wooden steps that begin at the façade plane and ascend as a corridor that, with landing, culminates in about 15 feet at a single door. The door is wood and glass panel within a wood frame assembly that includes a glass panel transom above. The glass in the door is multi-light in a diamond pattern framed by molded wood muntins.

Flanking each side of the entry arcade are two window bays, a triple bay on the inside and single bays on the outside. Although the sash is the same for all three floors, the brick arches vary slightly. All are composed of voussoired white brick headers; but the first floor bays have flat arches (stepped voussoir) that abut a five-course belt course of white brick that extends across the wall of the entry arcade from corner to corner. The keystone of the triple bay extends into this belt course. The arches of the second and third floors are segmental, and the keystone of the triple bay extends into the red brick field. Beneath each of the window bays is a corbeled two-course white brick sill course that continues between the arcade pier and the corner pier.

The openings of the triple bays are divided into four sections by one horizontal and two vertical mullions. The composition consists of a fixed and centered large window with an upper, narrow leaded glass section, and flanking vertical sections (half width of center) that are double-hung one-over-one wood sash. The single bays are the same height but smaller in width than the triple bays. Sash is one-over-one double-hung wood. Leaded glass in the same pattern as over the entry transom adorns the upper sections of the triple window bays.

The entablature consisting of architrave, frieze and cornice is pressed tin painted white. The cornice follows the projecting piers of the cornice and of the central arcade by projecting at the corners, indenting over the window bays, and projecting over the arcade. The western corner is truncated slightly because of the building adjoining the west side. The molding is set over the top of the brick façade, and consists of several decorative bands beginning with a narrow simple flat molding that steps up to a narrow rope

molding that projects forward of a narrow flat band. The integrated frieze consists of a band of recessed molded panels in which the end frames correspond to the flat modillions of the projecting cornice. An egg and dart molding separates the band of recessed panels and the modillion band. The cornice corona projects beyond the modillions in a cyma recta profile.

#### East Façade (side)

To allow light into the sides of the units, the wall is divided into three sections: the north half is flat and without openings, the middle is a short angled segment that transitions to the rear (south) half of the wall that is inset about three feet from the north half. Small single window bays near the outside corners are in the angled wall segment. The windows rest on double-corbeled white brick sill courses and are topped by voussoired white brick segmental arches. The sash is one-over-one double-hung wood. Two window bays are on each floor of the rear wall segment. The white brick sill courses and the segmental arched windows composed of voussoired white brick continue to this portion of the façade. The window bays, about double the size of the windows in the angled wall, consist of paired sash near the wall juncture and single sash near the corners. The sash is one-over-one double-hung wood. The top of the parapet wall is clad with a sheet metal coping. Extending from the rear of the building is a wooden porch structure covered with a flat roof set about two feet below the top of the parapet wall.

#### West Façade (side abutting Knickerbocker Apartment Building)

The northern segment of the wall abuts the Knickerbocker. As with the east façade, a short wall segment angles in to form an indentation that provides access to sunlight via windows in the southern wall segment of the west elevation. Within the short angular segment is one window opening on each floor—smaller one-over-one wood sash windows occupy the openings. Two-course white brick corbel courses form the sills of these windows and follows the wall south to the southwest corner. In the southerly wall segment are two window bays on the second and third floors, and a window bay and door opening on the first floor. All bays are topped by segmental voussoired white brick arches. The door is accessed by a wooden deck and with wooden railing that wrap around to the rear porch.

#### Rear (South) Facade

The rear façade reveals three stories and the upper portion of the basement level beneath the first floor porch. An open porch, stairway, and roof structure are attached to the rear wall of the building and provide access to the first, second, and third floors. The flat roof extends from the building about two feet below the top of the parapet. The roof and wooden porches extend from corner to corner and are supported by five six-inch wooden

posts. Two wooden stair runs ascend from east to west between the first and second, and the second and third floor porch landings. A straight run of open wooden steps, located west of center provide access to the first floor porch landing. A straight run of steps abutting the east side descends to the basement. The porch railings are wood with one-inch square pickets secured by two by four-inch top and bottom rails. An eight-inch square newel post wraps the wooden posts that support the porch decks and roof and connects the balustrade sections. Along the inclined stairs are board railings, alternating three-inch and four-inch board pickets set between two angled rails.

The rear wall of the building is generally symmetrical with seven bays (six on the first floor): centered door bays (to the central hallways), flanking window bays, flanking door bays (to the apartments), and flanking window bays near the corners of the wall. The tops of the bay openings are segmental brick arches and are at three levels: the corner windows are about two brick courses above the centered entry bay and flanking window bays; and the apartment door bays are two brick courses below the centered door bay. The window sash is one-over-one double-hung wood. The doors are wood, configured with three lower wood panels and a glass upper panel.

Rising about four feet above the roof is a square brick chimney that is centered in the rear wall.

#### ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS

The building is unaltered, but the front doors to the ground floor apartments have been replaced.

The porches on the rear of the buildings have had the baluster railings replaced. The original balusters were composed of flat six-inch board pickets set between an upper and lower rail and spanned the openings between the support wood posts.

#### Interior

The recessed front entry opens to a central hallway that divides the floor into two equal spaces, one apartment unit on each side. The floor plates are about 2100 square feet, and each unit contains about 915 square feet. The hallways run through the building to a doorway on the south side. Near the front entry is an open stairway that ascends from north to south to the second floor. The second floor is configured similarly to the first with a central hallway, single apartment units on each side, and a stairway to the third floor, ascending north to south. The hallway terminates in a doorway to the open porch on the south end, and a doorway to an alcove and balcony on the front side (north). The

third floor is configured similarly to the first and second but without the stairway to an upper floor.

The central hallway is about six feet wide with an open stairway along the east wall that ascends to the second floor. The floors are fir and covered with carpet. Walls and ceiling are lath and plaster. A white tile wainscot trimmed with an eight-inch fir base molding and a flat four-inch chair rail is along the west wall. The door at the south end is three-panel with a fixed glass upper panel. At the north end, opening to the alcove and balcony, is a wood frame full panel glass door with a fixed horizontal glass transom above.

The apartment door openings are trimmed with fir moldings and the doors (some replaced) are fir, three recessed horizontal panels on the bottom, and an upper fixed obscure glass panel with a single recessed wood panel above the glass. Units A and B are on the first floor. Milk glass globes on brass light fixtures are affixed to the ceiling. The second floor is configured similarly to the first with apartment units C and D. The third floor has a narrower hallway, only half the width of the first and second floors. The stairway from the second floor terminates in a landing with a door that opens to the hallway on the west side. The hallway does not have a tile wainscot. Units E and F are on the third floor.

Cast iron radiators are located in both the hallways and in the apartments.

The apartments, or flats, vary somewhat in size and room configuration but they include an entry vestibule/hallway that opens to a parlor with fireplace on one end and to a bedroom (Unit A) or a bathroom (Unit E) at the other end. Bathroom with tub, sink and toilet; closets; dining room with built-in Murphy bed; and kitchen with range are typical. All the units except Unit A have doors and windows that provide access from or to the rear porch. Unit A has a door and a window that open from the kitchen to the west side near the southwest corner. Further, there is a second door that opens to the central hallway.

### SECTION 8: STATEMENT OF SIGNIFICANCE

#### Area of Significance:

A – Broad Patterns of Spokane History

**C** - Architecture

Significant Dates: 1909
Period of Significance: 1909
Architect: Unknown

Building Developer: James T. Logan

**Building Contractor:** Unknown

#### SUMMARY STATEMENT

#### Significant under Category A – Broad Patterns of Spokane History

Constructed in 1909, the Fifth Avenue Flats Apartment Building is eligible under Category A because it was constructed during the city's most significant period of growth, 1900 to 1910. As an early downtown apartment building, it represents the residential movement beyond the city's central business district to neighborhoods such as the lower south hill, Browne's Addition, and the Monroe street car route. Single room occupancy hotels, boarding houses, and lodgings dominated the types of housing built in the downtown and close-in neighborhoods from 1910 to 1920. Apartment buildings, as a distinct multi-family housing type, were in the early stage of development in Spokane. The Fifth Avenue Flats was a precursor to the dozens of apartment buildings that would be built between Fourth Avenue and the basalt bluff of the south hill.

#### Significant under Category C – Architecture

The three-story pinkish-red brick building is a richly-detailed and beautifully-articulated apartment building that displays sophistication in design and use of quality materials with a bit of European flair. Although using classical elements, the building does not represent a definable style in the lexicon of American architecture. Unique in Spokane is the elongated archway that frames the deep main entry bay and recessed open porches that are highlighted by elaborate wrought iron balconies. Its basalt rubble and brick foundation; symmetrical brick façade with contrasting white brick voussoired flat and segmental-arched window bays; and pronounced pressed cornice; are characteristic building features of the first decade of the 20th century, and are blended nicely to create a pleasing building facade.

The building is essentially unaltered from its original construction, including the original double-hung wood sash windows.

#### **HISTORIC CONTEXT**

#### STATEMENT OF SIGNIFICANCE

#### <u>Chronology of the Development of the Fifth Avenue Flats Apartment Building</u> Historical Context

The historical context for Spokane has been included in several National and Spokane Register nominations, including the East Downtown National Historic District (Woo, 2003) and National Historic Register multiple-property listings: Single Room Occupancy Hotels in the Central Business District of Spokane, WA 1900-1910 (Holstine, 1993); thus the Spokane historic context discussion is abbreviated.

The Spokane River and its falls had long been a gathering place for Native American tribes. It also attracted white settlers, J.J. Downing and family, and S.R. Scranton who established a claim at Spokane Falls in 1871. James N. Glover and Jasper Matheney would follow and purchase the claims of 160 acres and the sawmill from Downing and Scranton. Early industry would use the water power for milling and sawing lumber and to generate electrical power. The settlement would grow slowly until the railroad entered the city.

The Northern Pacific Railroad arrived in Spokane Falls in 1881, the year of Spokane's incorporation, and with the connection of the eastern and western branches in 1883, transcontinental service through Spokane Falls was established. Spokane continued to grow as a regional shipping and distribution center through the 1880s. Between 1886 and 1889 the population increased from 3,500 to 20,000 people. Although suffering a set back by the fire of August 4, 1889, which destroyed approximately thirty-two blocks of the business district from the railroad tracks to the river and from Lincoln to Washington Streets, the city quickly rebounded as new brick buildings rose from the ashes. The devastation wrought by the fire resulted in a city ordinance to reduce fire hazard, leading to brick and terra cotta becoming the dominant building materials of the rebuilt downtown.

When Spokane businessmen rebuilt the downtown after the fire, the business district would spread east to Division Street and follow Monroe Street across the river. Sanborn Fire Insurance maps from 1891, 1902, and 1910 show a marked increase in the building of commercial buildings in the east downtown. Frame dwellings gave way to brick commercial buildings and street frontages began to solidify. Among the property types and businesses that were prevalent were hotels, lodging houses, saloons, banks, drug stores, and restaurants. They were built to meet the needs of a rapidly growing population.

Generally, warehouses cropped up along the Northern Pacific rail corridor between the two alleys bracketing the tracks. In the blocks south of that warehouse district were shops and two-to-three-story apartment buildings and hotels. These apartment blocks ran along Second and Third avenues, and the cross streets including Post, Howard, Stevens, and Washington as they advanced up the lower South Hill.

According to Woo (2003), Spokane's population exploded from 36,848 to 104,402 between 1900 and 1910.

This growth mirrored the population expansion of the state that saw its greatest increase in the same decade. Many people moving to Washington settled in the states three largest cities: Seattle, Tacoma, and Spokane. Various industries rapidly developed and with it a demand for more buildings. Most of the city's urban downtown skyline was created from about the late 1890s to 1912 with the construction of office buildings, banks, hotels, department stores and other commercial buildings. As author John Fahey describes, Spokane, which had put up 675 new structures in 1900 as migration accelerated, built 1,500 to 1,900 buildings a year from 1904 through 1909.

The economic boom and population expansion of approximately the first fifteen years of the 20th century was short-lived. Growth in both areas in the next decade slowed considerably. By 1920, the population of Spokane was only 104,437, an increase of only 35 people from 1910. Investors soon realized the city was overbuilt. The region it served (the Inland Northwest) was not able to sustain the city and keep pace with the speculative growth. By 1950, the population had increased by only 50,000.

The Spokesman-Review celebrated its 25<sup>th</sup> anniversary (6/17/1909) with a major edition that showcased the birth of an inland empire and touted of the growth and prominence of Spokane, the capital of a region rich with mines, timber, and farmland, railroads and water power.

"SPOKANE GREATEST RAILROAD CENTER WEST OF THE MISSOURI"

"BIG LUMBER OPERATIONS IN THE INLAND NORTHWEST

"OUTPUT OF MINES IS ENORMOUS

#### **BUILDING OPERATIONS EXCEED \$8,000,000** (on banner)

"Permits Issued for First Five Months of 1909 Total 1497, for \$3,866,250, against 1303 for \$2,528,170 a Year Ago."

A list of some 32 individual buildings and building corridors were listed as either under construction or to be started in 1909 with a total cost estimated at \$8,000,000. Prominent buildings listed in the article included: Old National Bank, Davenport Hotel, Acme Portland Cement Plant, E.H, Stanton & Co.

# Spokane City/County Register of Historic Places Nomination Continuation Sheet Enter historic name of property Fifth Avenue Flats/Southside Apartments Section 8 Page 4

Packing Plant, Spokane Club, Washington Water Power Company, W.E. Parsons Building, Dry Goods Realty Building, North Monroe district buildings, new flats and apartment houses, and new dwellings (estimated at 2000 new homes at an average of \$1100 each).

"The estimate of \$590,000 to cover the cost of new flat buildings is conservative, as will appear from the fact that it was reached by allowing 25 flats to be built at a cost of \$23,500 each. This is conservative both as to number and cost. There are probably 25 flats now building, while many more will be started this year, and the cost will probably average easily \$25,000 each."

James Logan's proposed flats on West Fifth were constructed in the midst of this surge in new apartments in near downtown Spokane. His building was underway at the time the 25<sup>th</sup> anniversary article ran as was the five-story Altadena Apartment building, just a block up Stevens on the corner of Sixth Avenue.

In its August 1, 1909 Sunday edition, *The Spokesman-Review* reported:

"BUILDING PERMITS GAIN 48.5 PER CENT First Seven Months Up to Within \$750,000 of Entire 1908 Total YEAR TO DATE, \$5,150,530

Number to Date Is 1969 Against 1807 for Same Period Last Year.

Building permits for the first seven months of 1909 are 48.6 per cent greater than for the first seven months of 1908 and are within \$750,000 of the total for last year.

Already a total of \$5,150,530 in permits has been taken out. While for all of last year the total was \$5,927,548.

For the first seven months of last year the total permits amounted to \$3,456,840. This year to date shows an increase of \$1,684,690, or 48.6 per cent.

The number of permits issued the first seven months this year is 1969, as against 1807 for the same period last year, a gain of 162 permits, or 9 percent. The fact that the increase in cost is much greater than the increase in number of permits shows that more expensive and larger buildings are being erected this year.

July shows a substantial gain over July of last year. The total for the month just past is 211 permits, amounting to \$683,110, while for July last year 182 permits were taken out at an estimated cost of \$433,560. This is a gain of \$149,440, or 15 per cent. Every month this year has made a substantial gain over the corresponding month last year.

Spokane was booming and workers were streaming to the city on the rails. The population had exploded from 19,992 in 1890 to 36,848 in 1900, and 104,402 in 1910. The downtown blocks surrounding the business core were being converted from wood

frame dwellings to three and four story brick hotels with businesses on the street level and residences above. Most all of these residential buildings were single room occupant hotels (or SROs). They were built quickly and simply for the influx of workers coming into Spokane. The regional industries such as mining, lumber, and agriculture sent their laborers into downtown Spokane when the work season ended. These SROs were typically a single room in which the resident lived and slept. In some buildings, the rooms had a sink and closet, but in most all the bathrooms with toilet and tub were down the hall. There were no cooking facilities—no kitchen, so the residents would frequent the restaurants, cafes, or saloons along the network of streets that made Spokane.

These hotels catered to the lower income strata of Spokane society. Middle income and families typically resided in single-family dwellings that spread out from the center. Apartments in which the flats or suites of rooms contained a bathroom, a kitchen, parlor, and bedroom, were not even listed as a category in the city Polk directory until 1901; and in that edition only four buildings were categorized as apartments: the Blalock, the Lindelle, the Metropole, and the Montvale, all in the downtown core. Both the Blalock and the Lindelle were built in 1890, the Montvale in 1899, and the Metropole in 1901. Also housing apartments prior to the 1901 Polk listing included the Whitten Block (1890) and the Felix Block (1900).

Indeed, in the 1900 Polk directory, multi-unit residences in Spokane were under the following categories: Boarding House, Furnished Rooms, Hotels, and Lodging Houses. Apartment Houses were not listed as a category until the 1901 directory. In 1900 36,848 people resided in Spokane. To house the newly arrived and itinerant population Polk listed in its business directory 21 boarding houses, 118 furnished rooms, 22 hotels and 46 lodging houses. There were, however, crossovers among the three categories.

By 1910 when the population of Spokane soared to 104,402, the number of accommodations jumped accordingly, and Polk listed in its classified pages: Apartments 97; Boarding Houses, 39; Furnished Rooms, 305; Hotels, 126; and Lodging Houses, 68. Most all of the hotels were downtown. (As with the 1900 classified pages, there was some crossover among the housing types.) Although several apartment buildings were downtown and at the western edge along Riverside Avenue, most were moving to the fringe, particularly the lower south hill, Browne's Addition, and the streetcar route along Monroe Street.

As hotels/SROs were being built in the downtown business district, apartment buildings began a push up the lower south hill. In 1906, two apartment buildings were erected along Washington Street: a two-story brick building at 419 South, and the three-story brick Kempis Apartments (SRHP) at Sixth and Washington. They were soon followed by two and three-story brick apartment buildings on the corner of Fifth and Washington in 1909 and 1910. The Fifth Avenue Flats was completed in 1909 and soon followed by the four-story brick Plaza Hotel at 5<sup>th</sup> and Stevens in 1910; the five-story brick Altadena Apartments a block south at Sixth and Stevens; and the three-story brick Alexandria apartment building at 623 S. Howard. Further up the hill, at 729 S. Bernard, the luxury

Breslin (NRHP), an imposing six-story brick apartment building, was constructed in 1911. The grand brick and terra cotta Knickerbocker (NRHP, SRHP) was constructed next door to the west of the Fifth Avenue Flats in 1911. The three-story brick Oxford Apartments at Eighth and Bernard, and the three-story brick Connell Apartment at 317 West Fourth were completed in 1914.

While James T. Logan was constructing his new building, *The Spokesman-Review*'s Sunday Real Estate section (6/27/1909) would report the surge in apartment building in Spokane. A full page illustrated with photographs told of improvement in downtown housing.

"Some Spokane Apartment Houses Now Being Erected"
More apartment houses are now being built in Spokane than any other year.
There are now 22 flats under construction or just completed, while perhaps this many more will be started before cold weather. The flats show a noticeable improvement over most of those built in former years, and a few are being built beyond walking distance, which has not been done before. In older cities, the "flats" district follows closely the advance of the best residence district, even if it is several miles from the business center, but until this year no Spokane apartment houses have been erected beyond walking distance from the retail district.

The article would explain the state of apartment building and how they are improving in "general sightliness" and convenience. "There are only one or two flats of the tenement type now under construction in Spokane; that is, flats without a heating plant or hot water. Even the two-story apartment houses are provided with these conveniences."

The article would reassure the reader that the danger of Spokane overbuilding in apartment houses is, for the present at least, slight. "The 22 apartment buildings now under construction contain an average of 12 suites, or 264 suites altogether. At 3 persons per suite (average is 2-1/2 persons per suite), the buildings now under construction would house only 792 persons, a small percent of Spokane's annual growth."

Craig Holstine, in his National Register nomination, "Single Room Occupancy Hotels in the Central Business District of Spokane, WA 1900-1910," discussed general categories of working class housing in downtown Spokane: "Lodging houses provided minimal service and privacy, usually with sleeping quarters in dormitory barracks style with many individuals to a room." ... "Lodging houses served as temporary quarters for the poorest of itinerant workers, almost always men. Meals could be had in some establishments, but probably not at all. Neither lodging nor boarding houses appear to have contained commercial or retail space."

"Lodging Houses were generally at the low end of the housing spectrum, usually simply sleeping rooms in dormitory or barracks type arrangements. Several to many men would sleep in the same room and bathroom facilities would be shared. These types of lodgings

catered generally to short-term itinerant male workers." (Compau, 1986) The plight of lodging houses is illustrated in a 1909 article in *The Spokane Daily Chronicle* (5/22/1909. P1:1).

#### "TWELVE MEN IN ONE TINY ROOM"

#### "The Condition of Lodging Houses and Saloons Is Filthy"- Combs."

"On a little trip I made this morning through some of the heap lodging houses and saloons, I found the filthiest and most unsanitary conditions one could imagine: stated J.B. Combs, the chief inspector for the state board of health, who is in charge of the sanitary inspectors in Spokane for the present. "I found one lodging house that 12 men were sleeping in a room where not more than three men should sleep. In another place I found a room where eight men were sleeping, while four is the most that should be put in such a room."

"Twelve men sleeping in a room 12 x 12 feet, with a 12-foot ceiling certainly should never be allowed. The bunks are packed in there like they are in the steerage of a big boat."

**Boarding houses** offered rooms for rent with board or meals, typically in private residences but occasionally in hotels. The boarding houses were advertised as rooms in a variety of buildings, including hotels and office buildings. These spaces were "rooms for rent" that included meals. Often they were in private residences, but also may have been in SROs, tourist hotels or even office buildings. In most ads in the Polk directories of the period, most of the proprietors were women, using the title Mrs. For example in the 1910 classified listing, of the 39 boarding houses, 32 were operated by women, most as Mrs.

The largest category of listings was for **Furnished Rooms** with over 300 listings either as hotels, rooming houses, or individuals, again with predominantly women proprietors.

**Apartments and apartment houses** provided rooms or suites of rooms for longer durations and accommodated families and couples as well single men and women. Apartments were contained in commercial buildings with residential and office space as and in structures devoted primarily to residential use. Income production was the primary function of either type of building

"The absence of a private kitchen separates hotels from apartments. By 1900, lawyers [in defining apartments] used the cooking area and the presence of a private bathroom for each unit to distinguish the more socially proper apartment from the less proper tenement. The terms usually stipulate that "families living independently of one another and doing their own cooking" in buildings for three or more households are living in apartments and not in hotels." (Groth, 1994).

These would have included the earliest apartments in Spokane: the Metropole, the Montvale, Breslin, and Lindelle. These were downtown buildings that had commercial

# Spokane City/County Register of Historic Places Nomination Continuation Sheet Enter historic name of property Section 8 Page 8 Fifth Avenue Flats/Southside Apartments

uses on the ground floor, like the SROs or hotels, but also provided units with bath and kitchen within the suite of rooms.

The Fifth Avenue Flats plan features a central, street-level entry, small vestibule with immediate access to an open ascending stairwell along the east wall and a central double-loaded hallway (one room on each side). Living rooms with fireplace, bedrooms, bathrooms and kitchens were included in each unit. This pattern is the same for the first, second, and third floors. Doors at the south end provide access to the porch on the rear of the building.

#### **Development of the Fifth Avenue Flats Apartment Block**

The 1890 Sanborn Insurance Map shows that the block in which the subject building is located was occupied by eleven single-family dwellings. Only one lot was undeveloped. Stevens and Howard streets and Fifth and Sixth avenues bounded the sloping site. Likewise, the surrounding blocks were also occupied by single-family dwellings.

In the next year, the vacant lot was developed with a new dwelling and the Spokane High School was erected on the north side of Fifth Avenue. As depicted on the 1902 Sanborn this pattern had persisted.

The 1910 Sanborn shows that a transition had taken place on the block after 1902. The north half of the block, fronting along Fifth Avenue, had two three-story brick apartment buildings and two dwellings, one of which was the Fifth Avenue Flats with an address of 517 Fifth. The dwelling on the east side remained, and the Plaza Hotel occupied the lot at 507 Fifth. The Sanborn indicated that the Plaza Hotel had steam heat, electric lights, a dining room and kitchen. The dwellings that had been on the lots at the corner of Howard Street and Fifth Avenue had been removed. The dwellings remained on the south face of the block along Sixth Avenue. The 1891 Spokane High School and a new administration building (1908) were directly across Fifth Avenue from the Fifth Avenue Flats. The high school would be destroyed by fire in 1910 and replaced by the extant Lewis and Clark High School (1912, NRHP).

The 1928 update to the 1910 Sanborn Map added a new building to the bock, the Knickerbocker Apartments (1911, NRHP) on the southwest corner of the intersection at Fifth and Howard. The three-story masonry building had 34 apartments. The Fifth Avenue Flats was shown as having seven apartments, the dwelling to the east had been removed, the Plaza Hotel became the Avalon Hotel, and two of the five dwellings on the south face of the block were now labeled as "Boarding Lodging" and "Apartments."

#### The Fifth Avenue Flats – 519 West Fifth Avenue

The property on which the Fifth Avenue Flats was constructed, Lot 3, Block 85, Railroad 2<sup>nd</sup> Addition, was purchased by James T. Logan from E.C. and Sarah A. Pittman by Warranty Deed, November 11, 1905. At that time a single-family dwelling occupied the lot.

Logan applied for a side sewer permit on 2/21/1908, and again on 10/6/1909, and 6/27/1910.

The Spokesman-Review of November 7, 1909 included a photo and brief description of the new apartment building on Fifth Avenue:

#### "J.T. Logan's Fifth Avenue Flats."

James T. Logan's new apartment house on the south side of Fifth avenue, between Howard and Stevens streets is just being completed. The apartment house has been named the "Fifth Avenue flats."

There are seven suites of four rooms in the building all with outside light. The front is pressed cream brick with white brick trimmings. The entrance hall extends to the room, making an enclosed porch with projecting front balconies.

The flats have a tiled entrance, and the finish throughout is fir with maple floors. Each suite has a private hall. There is a wall bed in the dining room, and the kitchen has a built-in ice box. The kitchen is white enamel and the bath is tile. The building is heated by a hot water heating plant.

All of the suites are rented and have just been occupied. The building cost \$20,000, exclusive of the site.

The 1910 Census enumerated James T. Logan and his spouse, Parthena Logan, a son, Eugene (25) and his wife, Wilhelmina (23), and one daughter, Aimee (23). James had been born in Oregon in 1857, was a deputy sheriff, and was 59 years old. His wife, Parthena Logan, was 44 years old, had been born in Indiana, and had no occupation listed. The other residents were generally older and in professional occupations. The other residents included:

- Susan B. Frye, Roomer (Female-35), Vermont, no employment;
- Emily L. Hard, Roomer (Female-60), New York, public school teacher;
- Frank Hyman, Roomer (Male-52) Indiana, Wheat Broker; Josie wife (Female-47) and Effie (daughter-20) no employment for wife or daughter;
- Margaret Streck, Roomer (Female-32), Ohio, None;
- Dennis Howard, Roomer (Male-31), California, Mine Engineer; and Josephine (wife-31), Ohio, none.

James Logan is enumerated in the 1920 Census as 63 years old, married, and residing at 519 W 5<sup>th</sup> Avenue, unit 312, with wife, Parthena, and one daughter, Aimee– 33 years old (profession-stenographer at Police Station). James' profession is listed as "retired farmer."

James T. Logan and Parthena Logan sold their apartment building to Joseph and Barbara A. Franz, husband and wife on November 15,1923.

In January 1926, Mrs. Parthena Logan commenced a divorce action against James, seeking a decree of divorce from the defendant, Mr. Logan, upon the ground of cruelty.

In that case "Logan v. Logan, 141 Wash. 62, 250 Pac. 641(1926) the marital difficulties had begun long before with a divorce decree dated July 2, 1910. In this case, a deed was given by Mrs. Logan to J.T. Logan for their farm in Whitman County; and a deed from J.T. Logan to Mrs. Logan for the apartment house and lot in Spokane. The divorce action was never brought to trial and in 1916, they reconciled and resumed their marital status and continued to live together until September 1925 when the again separated. During this period they retained their separate property as divided in the 1910 decree, however as indicated in the sale of the apartment building in 1923, they were jointly on the deed.

The 1930 Census lists Joseph and Barbara Franz as occupants and owners of 519 West Fifth Avenue. According to the Polk Directory they had resided there since 1924. Joseph was 60 and Barbara was 57 years of age. The census indicated that Joseph had no occupation and Barbara was the "Land Lady" of an "Apartment House." The census included value of home, \$35,000 for the Franzs, and \$50 each for the four tenants.

On December 22, 1937, *The Spokesman-Review* reported the death of Parthena Logan who passed away on December 15<sup>th</sup> at Long Beach, California. She was a pioneer of the Eastern Washington region and mother of Mrs. Aimee Nordean, wife of A. M. Nordean, retired police detective.

#### "Mrs. Parthena Logan, Pioneer Resident, Dies."

. . .

Mrs. Logan came west from Indiana in 1877 on an immigrant train to San Francisco and from there by boat to Portland. The narrow gauge railroad of Dr. Baker then took her to Walla Walla. In 1881 Mrs. Logan was married and settled on a homestead in the Palouse country near what is now Farmington. In those days there were no towns in the vicinity, just sunflowers and bunchgrass. Two children were born, Eugene Logan, a civil engineer in the east, and Mrs. Nordean, who, before going to California, resided at S1124 Adams.

In building a home in those frontier times untold hardships and privations were encountered an Mrs. Logan, broken in health, left the ranch and in 1896 moved to Spokane. Although in poor health she owned and operated an apartment house until 1924. She took an active interest in the Rebekah lodge of which she was a member for 50 years, belonging to Hope lodge No. 38.

The Spokesman-Review reported the death of James Logan in its August 30, 1939 edition.

#### "JAMES T. LOGAN, NATIVE OF NORTHWEST, PASSES."

Death today claimed James T. Logan, a resident of the Pacific northwest more than three-quarters of a century.

A retired farmer, Mr. Logan was 82 years old. He was born in Salem, Ore., and had lived in Spokane 42 years. His home was at E405 Baldwin. He died in a local hospital.

Survivors include a daughter, Mrs. Nordeen of Long Bach, Calif., and a son, Eugene Logan, of Washington, D.C.

Funeral services are in charge of the Smith funeral home.

As reported in the 1940 Census, Joseph Franz, now 73, and wife Barbara, 67, continued as owners, and manager and caretaker of the apartment house at 519 West Fifth. Again their tenants and neighbors were middle age and worked in management, sales, and technical fields.

On May 31, 1949, Barbara Franz, widow of Joseph Franz, deceased, conveyed to Dorothy M. Rackam, sole and separate property. Dorothy was Joseph and Barbara's daughter. A death notice in the 1/15/1949 edition of *The Spokesman-Review* reported that Mr. Franz had been residing at West 519 Fifth and that he was a retired superintendent of the Hercules mines' mill in northern Idaho. On September 2, 1949, Ms. Rackam quit claimed the property back to Barbara Franz, who turned around to convey and warrant the property on the same day to Al Hoffman and Mabel G. Hoffman for a sum of \$30,000.

Al Hoffman for received a building permit for a frame garage with a value of \$480 on 11/18/1949. The 1950 Polk directory listed Al Hoffman as residing in Unit B, 519 W. Fifth.

The property was sold two years later to William P. and Esther J. Adler by warranty deed. A building permit is issued on 4/3/1953 to owner William P. Adler for interior alterations for one additional unit in basement. There is an off-street parking space for one car and construction value is \$1500.

A 10/30/1968, a sales agreement conveyed the property from W.P. Adler and Esther H. Adler to Herbert J. Erickson and Dorothy M. Erickson for \$55,000, including six gas ranges, five refrigerators, five garbage cans, venetian blinds in Apt. A, and the other regular shades in the other apartments, one electric range, lawn mower, sprinkler, one washing machine, the conventional type, range and refrigerator in Apartments C and H.

On 1/11/2002, Mary Evelyn Erickson, personal representative of estate of Herbert J. Erickson conveyed the property by warranty deed to Cory Colvin and Elisabeth G. Colvin and Christopher Batten and Ivy Batten, H&W. In 2005, the Cory and Elisabeth Colvin sold their share of the building to the Battens.

The property is currently owned by C&I Properties, LLC and was last conveyed by quit claim deed on 1/10/2017.

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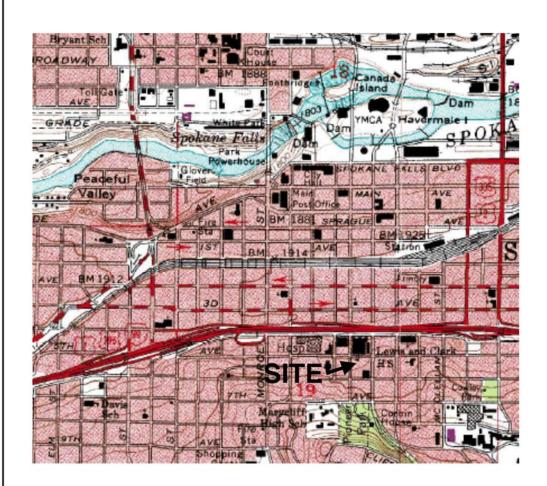
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- --. "FLATS TO COST \$106,000." (ALTADENA). 5/1/1909.
- --. "Some Apartment Houses Now Being Erected." 6/27/1909. Section IV. p1:1 (full page of photos).
- --. "Twenty-fifth Anniversary Edition. 6/17/1909. [Multiple sections and pages].
- --. "BUILDING PERMITS GAIN 48.5 PER CENT." 8/1/1909.
- -- "J.T. Logan's Fifth Avenue Flats." (with photo) 11/7/1909. III p1:6.
- --. "MRS. PARTHENA LOGAN, PIONEER RESIDENT DIES." 12/22/1937. p6.
- --. "JAMES T. LOGAN, NATIVE OF NORTHWEST, PASSES." 8/30/1939. p6:6.

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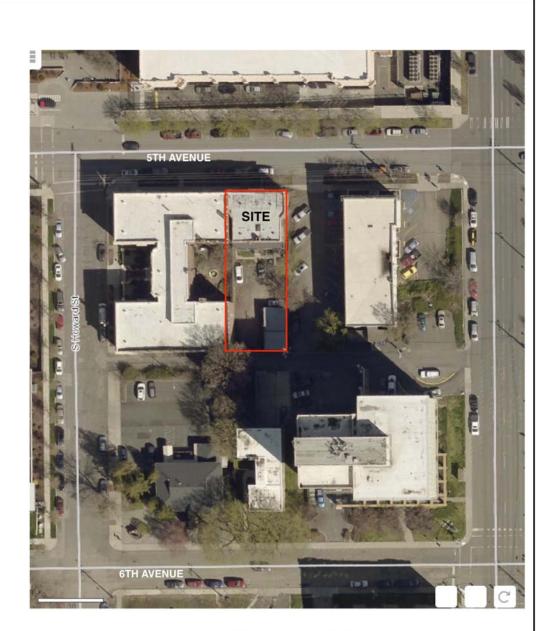
# MAPS, GRAPHICS, AND PHOTOS



USGS 7.5-Minute Quadrangle. Spokane NW, Wash. 1974. Photorevised 1986

## FIFTH AVENUE FLATS **519 WEST FIFTH AVENUE**

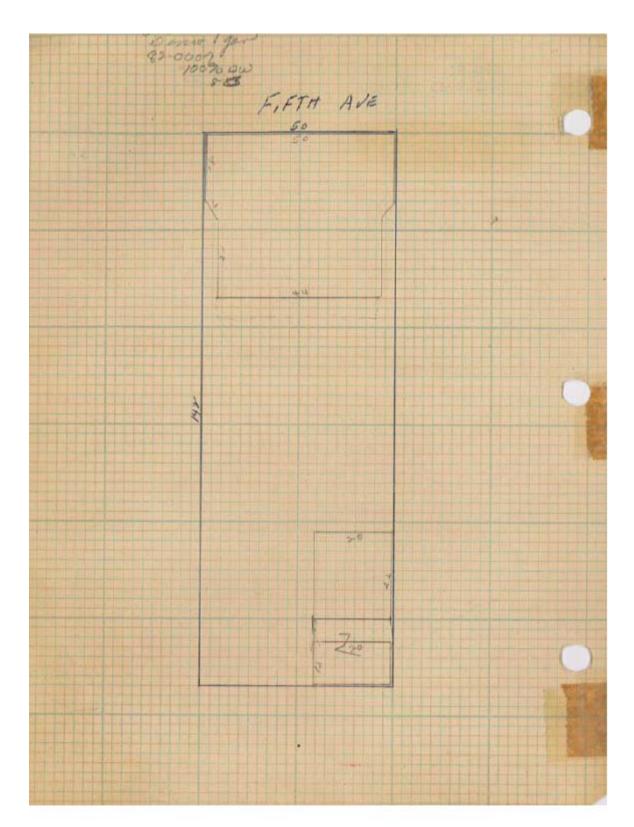




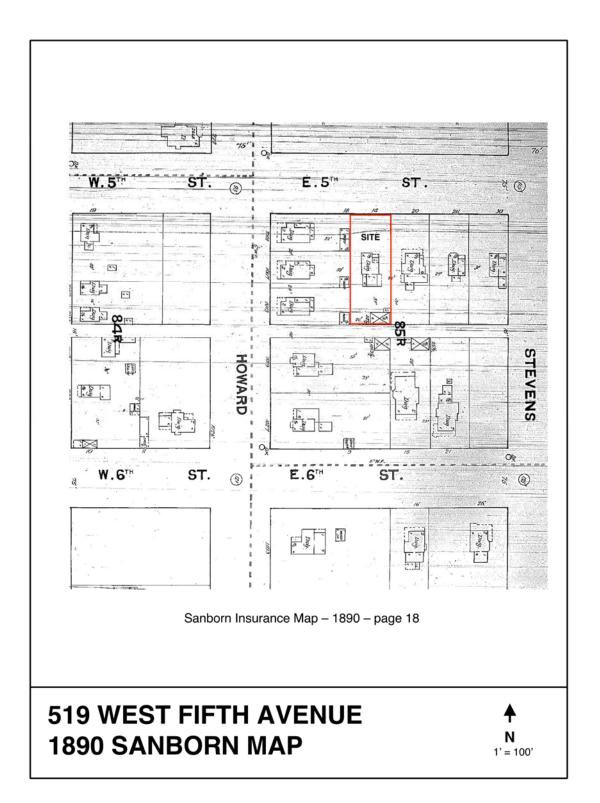
Spokane City Map - May 2019

## **FIFTH AVENUE FLATS 519 WEST FIFTH AVENUE**

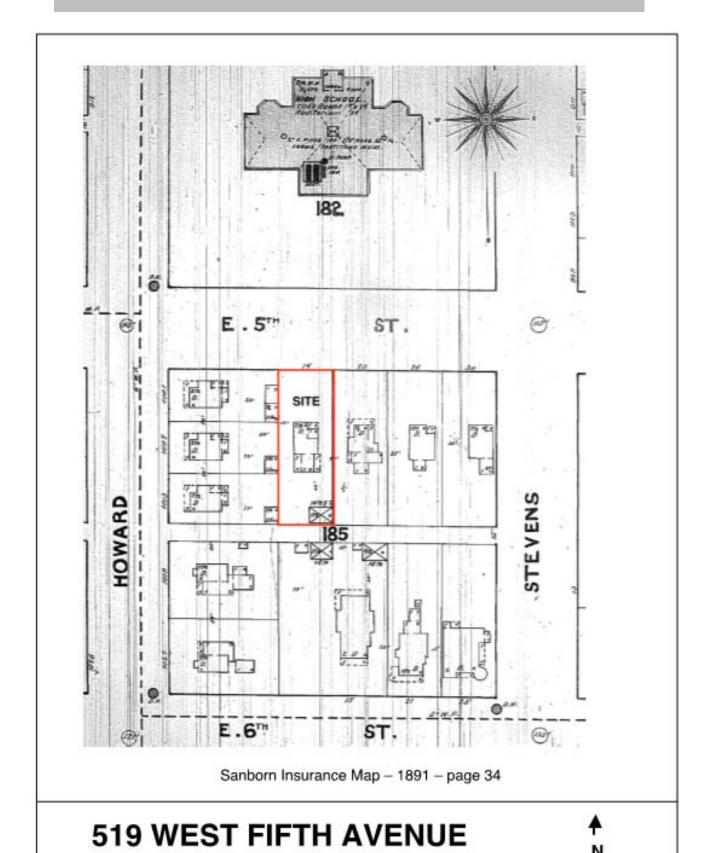




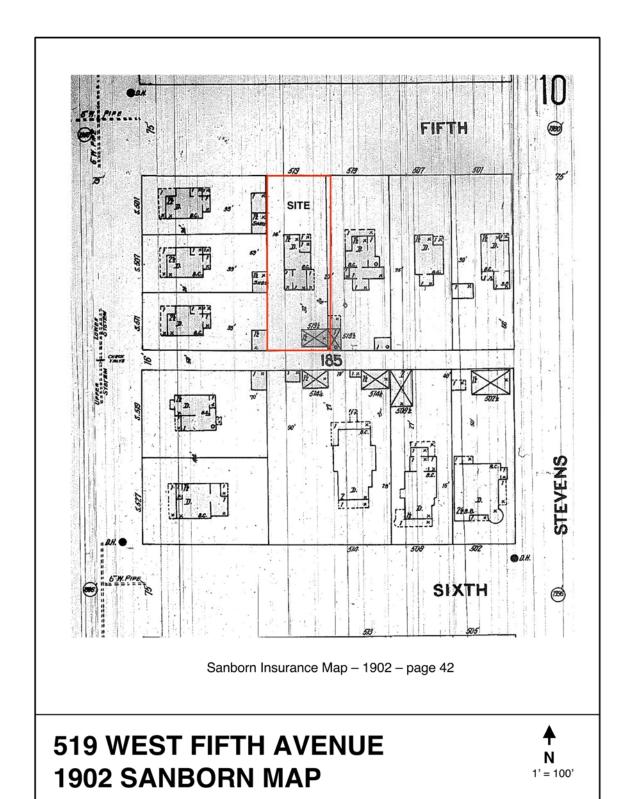
Spokane County Assessor Field File

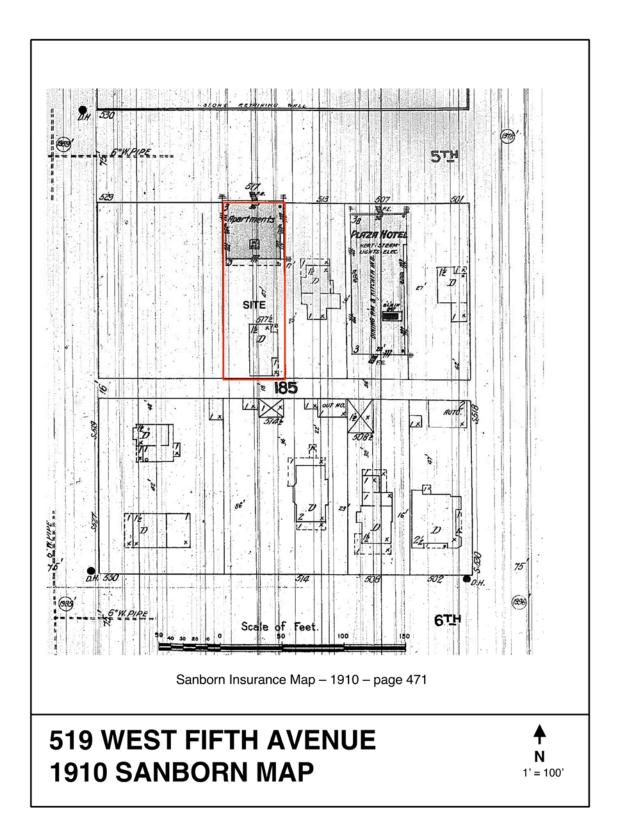


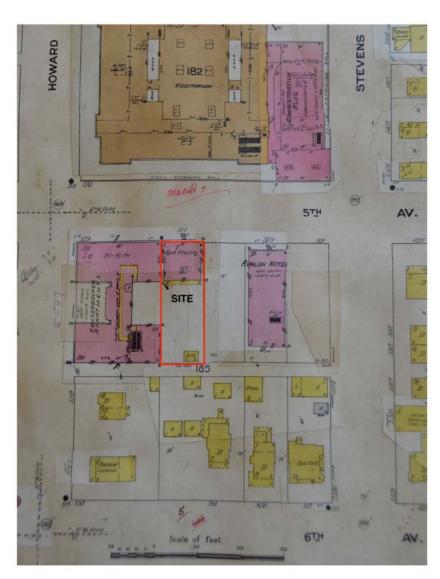
1'= 100'



**1891 SANBORN MAP** 



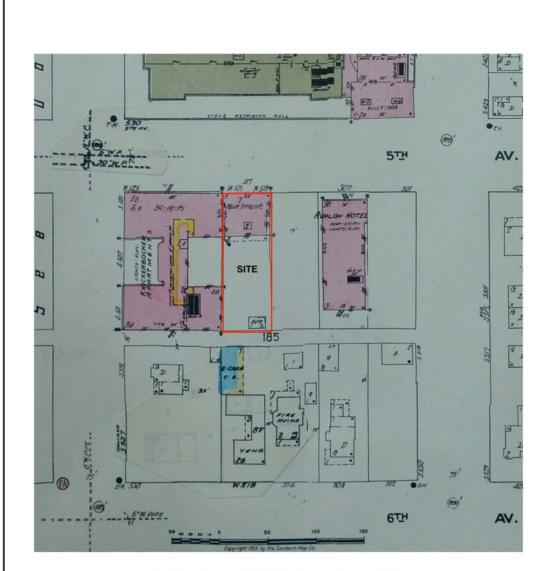




Sanborn Insurance Map - 1910 updated to 1928- page 471

# 519 WEST FIFTH AVENUE 1910 SANBORN TO 1928





Sanborn Insurance Map -1958- page 471

## **519 WEST FIFTH AVENUE 1958 SANBORN MAP**



# Photo Pages



1. Fifth Avenue - context, looking east



2. Fifth Avenue context, looking west



3. Looking southwest at northeast corner - front and east facades



4. Looking southeast at northwest corner - front facade



5. Front facade, looking south



6. East facade, looking west



7. Rear facade, looking north



8. The Garage, looking northeast



9. Front façade - entry bays, looking south



10. Comice detail, looking south



11. First floor window detail (leaded glass)



13. Balcony and transom detail



14. Ground level window details



1. Entry alcove - front door to first floor, looking south



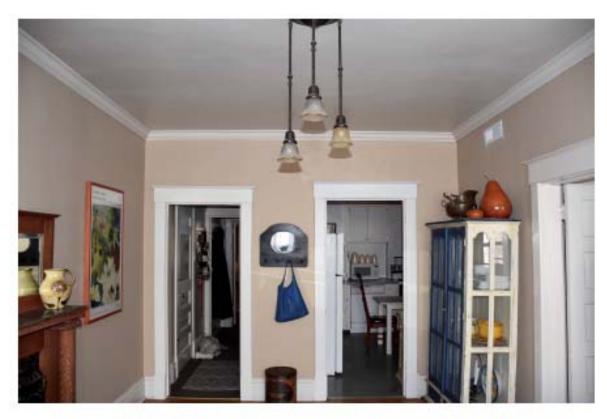
2. First floor entry, stair, and corridor lobby



3. Typical apartment - living room, looking north toward front of building



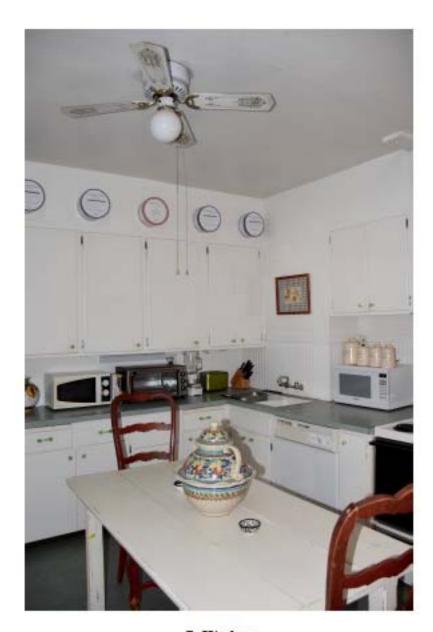
4. Typical apartment - living room fireplace



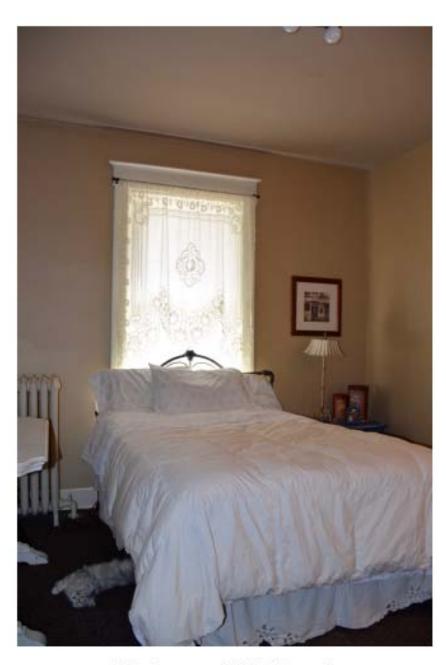
5. Typical apartment - living room, looking south toward bedroom and kitchen



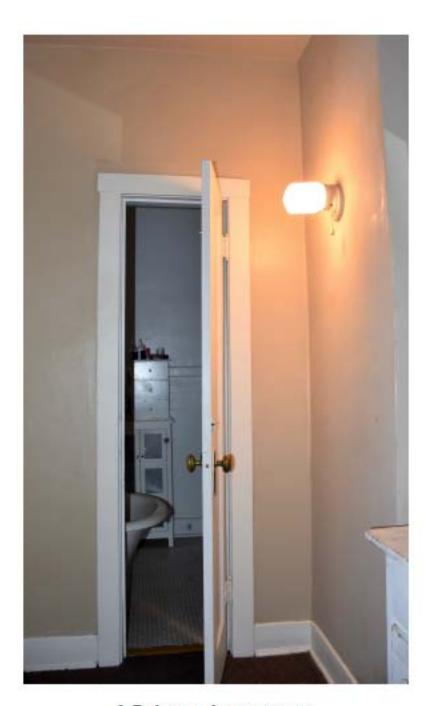
6. Kitchen



7. Kitchen



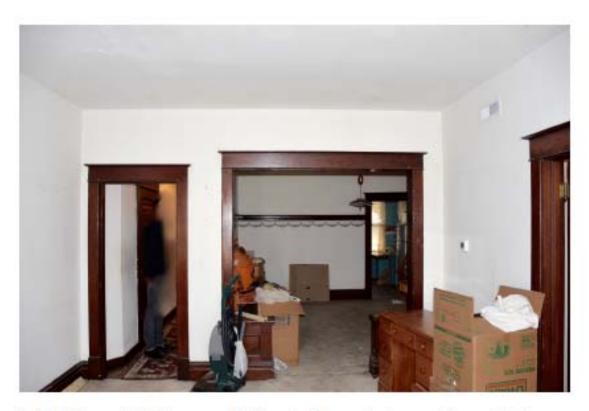
8. Bedroom - typical, looking south



9. Bedroom - door to restroom



10. Restroom – typical



11. Third floor unit - living room, looking south toward entry corridor, and dining room



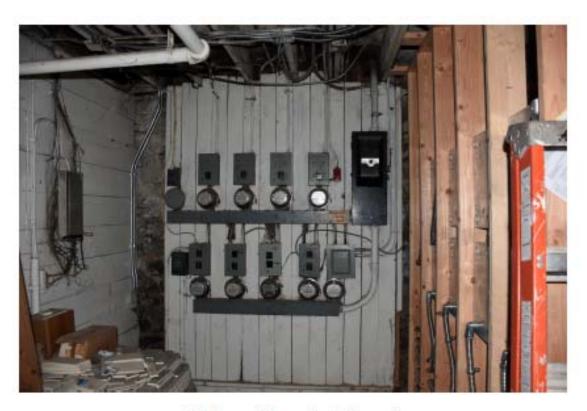
12. Third floor unit - dining room with Murphy bed, looking north toward living room



13. Third floor bedroom, looking south toward living room and closet doors



14. Rear entry to ground level utility rooms



15. Ground floor-electrical panel



16. Ground level utility room, looking west at furnace room

SPOKANE Agenda Sheet	Agenda Sheet for City Council Meeting of:			11/26/2019
12/09/2019	12/09/2019			OPR 2019-1078
Submitting Dept	INTEGRATED CAPITAL	-	Cross Ref #	
	MANAGEMENT			
<b>Contact Name/Phone</b>	BERYL	625-6008	Project #	2017090
	FREDRICKSON		_	
Contact E-Mail	BFREDRICKSON@SPC	KANECITY.ORG	<u>Bid #</u>	
Agenda Item Type Contract Item			Requisition #	
Agenda Item Name	4250 - CONTRACT FO	R ON-CALL SEWE	R MODEL SUPPORT	

Engineering consultant contract for on-call sewer model support with Jacobs. This master contract is for sewer system hydraulic and hydrologic analysis support for a variety of tasks and projects.

## **Summary (Background)**

As part of the 20-year capital facility update for sewer, the existing sewer model needs to be extended and updated. The model is used to estimate sewer requirements for future growth and identify system vulnerabilities and deficits. The results of the model will be used to determine system needs and new capital facilities. The MRSC roster, the City's procurement for Architect & Engineering Services, was used to choose a consultant to assist City staff in this work.

<u>Fiscal</u>	<b>Impact</b>	Grant related?	NO	<b>Budget Account</b>		
		Public Works?	NO			
Select	\$			# Varies		
Select	\$			#		
Select	\$			#		
Select	\$			#		
Approvals				<b>Council Notificatio</b>	ns	
Dept Head		MILLER	, KATHERINE E	Study Session		
<b>Division Director</b>		SIMMO	NS, SCOTT M.	<u>Other</u>	11/25/19 - PIES	
Finance	<u>9</u>	ALBIN-N	MOORE, ANGELA	<b>Distribution List</b>		
Legal		SCHOE	DEL, ELIZABETH	eraea@spokanecity.org		
For the	Mayor	ORMSB	Y, MICHAEL	bfredrickson@spokaneci	ty.org	
Addition	onal App	<u>rovals</u>		mdavis@spokanecity.org		
Purchasing		publicworksaccounting@spokanecity.org				
				eschoedel@spokanecity.org		

# **Briefing Paper**

# Public Infrastructure, Environment, and Sustainability Committee

Division & Department:	Public Works Division / Integrated Capital Management				
Subject:	Engineering Consultant Contract for On-Call Sewer Model Support				
Date:	11/25/19				
Author (email & phone):	bfredrickson@spokanecity.org & 625-6008				
City Council Sponsor:					
Executive Sponsor:					
Committee(s) Impacted:	Public Infrastructure, Environment, and Sustainability				
Type of Agenda item:	Consent Discussion Strategic Initiative				
Alignment: (link agenda item to guiding document – i.e., Master Plan, Budget , Comp Plan, Policy, Charter, Strategic Plan)	Capital Facilities Plan update for the City's Comprehensive Plan				
Strategic Initiative:	Innovative Infrastructure				
Deadline:					
Outcome: (deliverables, delivery duties, milestones to meet)	Approval of contract with Jacobs				
identify system vulnerabilities a needs and new capital facilities	odel is used to estimate sewer requirements for future growth and and deficits. The results of the model will be used to determine system s. The MRSC roster, the City's procurement for Architect & Engineering consultant to assist City staff in this work.				
<ul> <li>Executive Summary:         <ul> <li>3 proposals were received. A selection committee of City staff rated and ranked the proposals and negotiated with the top consultant.</li> <li>Jacobs was selected as the most qualified consultant.</li> <li>The contract will be for \$150,000 over two years to complete this work</li> <li>Work on this contract will start in January 2020.</li> </ul> </li> </ul>					
Budget Impact:  Approved in current year budget? Yes No Annual/Reoccurring expenditure? Yes No If new, specify funding source: Other budget impacts: (revenue generating, match requirements, etc.)  Operations Impact: Consistent with current operations/policy? Yes No Requires change in current operations/policy? Yes No Specify changes required: Known challenges/barriers:					

#### **On-Call Sewer System Modeling Support Services**

Scope of Work - DRAFT

This on-call contract is for sewer system hydraulic and hydrologic analysis support for a variety of tasks and projects. Services will be provided by the Consultant on an as-needed basis, as requested by the City.

This scope of work covers the types of tasks and/or activities the Consultant may be requested to conduct. A more detailed task order-specific scope of work and budget will be negotiated by the City and Consultant for task orders following execution of this contract, and as needs arise that fall within the scope of this contract.

The types of services the Consultant may be asked to conduct may include the following general types of analyses:

- Extension of existing sewer models to areas missing in the system model, including pumping stations;
- Analysis of potential hydraulic impacts to the City's sewer system due to proposed land use changes, intertie and/or proposed new development areas including a review of existing and future system capacities;
- Hydraulic evaluation of areas that are proposed for densification, and the ability of the
  existing sewer system to serve these modified areas;
- Hydraulic evaluation of system impacts due to the installation of new facilities or developments;
- Hydraulic evaluation of various alternative capital improvement projects and design configurations;
- Hydraulic evaluation of stormwater separation and green infrastructure;
- Assess model stability and applicability of selected model parameters;
- Validate models with current monitoring data to determine model calibration error and recommendations for recalibration;
- Recalibrate and validate models when new data are available or as required;
- Hydraulic analysis of historical storm sequences;
- Hydraulic analysis of new or alternative Real-Time Control operational scenarios and Real-Time Control interaction;
- Statistical analysis of storms and CSO compliance;
- Update and validate system models developed by staff and consultants when converting to a new software version;
- Modeling evaluation of time of concentration, source tracing as well as pollutant, BOD, sediment transport and deposition, hydrogen sulfide and corrosion modeling using estimated values based from wastewater reclamation facility samples, hydrogen sulfide monitors, land use, population and other GIS based inputs;
- Recommendation of flow rates for pumping systems;
- Training of City staff on the operation, maintenance, and use of the model as developed;
- Other technical hydraulic modeling support requested by engineering or operations staff.
- Analysis requested may include climate change impact, cost estimates, life cycle assessments, or return on investment;
- Evaluation of impacts to the aquifer due to sewer system capital project;
- Evaluation of impacts to the Riverside Water Reclamation Facility due to the sewer system.



Table 1. Staff and Rates with 2.70 Multiplier On-Call Sewer System Modeling Support Services						
Key Staff	Role	2019 Raw Rates:	2019 Cost-at- Billing Rates:			
Santtu Winter, PE	Project Manager	\$66.20	\$178.74			
Kyle Van Dyk, PE	Deputy Project Manager / Hydraulic Modeler	\$45.94	\$124.04			
Suibing Liu, PhD, PE	Senior Modeler	\$61.27	\$165.43			
Shad Roundy, PE	Senior Modeler	\$68.27	\$184.33			
Kory Swabb	Hydraulic Modeler	\$38.52	\$104.00			
Ryan Dunne	Hydraulic Modeler	\$40.62	\$109.67			
Sven MacAller, PE	Hydraulic Modeler	\$47.12	\$127.22			
Tyler Jantzen, PE	Senior Technical Consultant – Climate Change Analysis	\$68.31	\$184.44			
Brian Shuck, PE	Senior Technical Consultant – Engineering Analysis	\$78.37	\$211.60			
TBD	Project Accountant	\$29.00	\$78.30			
Traci Soebbing	Project Assistant	\$25.00	\$67.50			

#### Notes:

- Staff not specifically shown in Table 1 will be invoiced at their raw rate with a 2.70 multiplier.
- Rates will be escalated by up to 4 percent per year, effective January 1. If the actual increase in a staff member's rate is less than 4 percent, the actual new rate will be used.

Document number

# OPR 2019-1078

**Contract not available at time of Packet creation** 

SPOKANE Agenda Sheet	Date Rec'd	11/26/2019		
12/09/2019	Clerk's File #	OPR 2019-1079		
		Renews #		
Submitting Dept	INTEGRATED CAPITAL	Cross Ref #		
<b>Contact Name/Phone</b>	KATHERINE 625-6338	Project #		
Contact E-Mail	KEMILLER@SPOKANECITY.ORG	Bid #		
Agenda Item Type	Requisition #			
Agenda Item Name	4250-PUBLIC DEVELOPMENT AUTHORITY (PDA) STORMWATER MANAGEMENT			

Agreement regarding the City of Spokane and the West Plains/Airport Area Public Development Authority (PDA) joint planning for the Stormwater Management Plan Phase 1. (West Hills Neighborhood Council)

### **Summary (Background)**

The City of the PDA has been jointly planning for the Stormwater Management Plan Phase 1-Data Collection/Investigation (the "project") in the West Plains area located within the boundaries of the Public Development Authority (PDA). The Strategic funding provided to the West Plains PDA included \$150,000.00 for the purpose of the stormwater study. The PDA is the lead agency on this project and has contracted the HDR Engineering, Inc. and Osborn Consulting, Inc. to perform the work required for the

Fiscal Impact	Grant related	? NO	Budget Account		
	Public Works?	YES			
Expense <b>\$</b> 150,0	000.00		# 00		
Select \$			#		
Select \$			#		
Select \$			#		
Approvals		<b>Council Notification</b>	<u>ıs</u>		
Dept Head	MILLE	R, KATHERINE E	Study Session		
<b>Division Director</b>	SIMM	ONS, SCOTT M.	<u>Other</u>	PIE 11/25/19	
<u>Finance</u>	ALBIN	MOORE, ANGELA	Distribution List		
<u>Legal</u>	DALTO	N, PAT	eraea@spokancity.org		
For the Mayor	ORMS	BY, MICHAEL	aduffey@spokanecity.org		
<b>Additional App</b>	rovals		kemiller@spokanecity.org		
<u>Purchasing</u>			publicworksaccounting@spokanecity.org		



# Continuation of Wording, Summary, Budget, and Distribution

## **Agenda Wording**

# **Summary (Background)**

project. The project work began in the first quarter of 2019 and is expected to be completed in early 2020.

Fiscal Impact		Budget Account	
Select	\$	#	
Select	\$	#	
Distribution List			

# **Briefing Paper**

# Public Infrastructure, Environment, and Sustainability Committee

Division & Department:	Integrated Capital Management				
Subject:	West Plains PDA Stormwater funding				
Date:	11-25-19				
Author (email & phone):	Katherine Miller, kemiller@spokanecity.org, 625-6338				
City Council Sponsor:					
Executive Sponsor:					
Committee(s) Impacted:	PIES				
Type of Agenda item:	Consent Discussion Strategic Initiative				
Alignment: (link agenda item to guiding document – i.e., Master Plan, Budget, Comp Plan, Policy, Charter, Strategic Plan)	Targeted Areas, Strategic Initiative for PDA's, 6-Year Program				
Strategic Initiative:	Urban Experience, PIES				
Deadline:					
Outcome: (deliverables, delivery duties, milestones to meet)	Continued support of the West Plains PDA's development efforts.				
boundaries of the Public De West Plains PDA included \$	ion (the "project") in the West Plains area located within the velopment Authority (PDA). The Strategic funding provided to the 150,000 for the purpose of the stormwater study. 1 The City has 00 to contribute to this project.				
<ul> <li>Executive Summary:         <ul> <li>Seeking approval of the Agreement Regarding City of Spokane Contribution to the Stormwater Management Plan Phase 1-Data Collection/Investigation for the West Plains PDA.</li> <li>The City has budgeted through the Strategic funding of PDA's for \$150,000 to contribute to the stormwater study in the WPPDA.</li> <li>The WPPDA is the lead on this project and had contracted with HDR Engineering and Osborn Consulting to perform the work.</li> </ul> </li> </ul>					
Operations Impact: Consistent with current operat Requires change in current ope Specify changes required:	re? Yes No e generating, match requirements, etc.) ions/policy? Yes No				
Known challenges/barriers:					

SPOKANE Agenda Sheet	Date Rec'd	11/20/2019	
12/09/2019	Clerk's File #	ORD C35858	
		Renews #	
<b>Submitting Dept</b>	FIRE	Cross Ref #	
<b>Contact Name/Phone</b>	REX STRICKLAND X7004	Project #	
Contact E-Mail	RSTRICKLAND@SPOKANECITY.ORG	Bid #	
<b>Agenda Item Type</b>	Special Budget Ordinance	Requisition #	
Agenda Item Name	IER FTE		

The Spokane Fire Department provides a courier to provide full SCBA bottles, mail, interoffice communication, and office supplies between 18 fire stations/facilities. This has been done by temp/seasonal employees in the past.

#### **Summary (Background)**

Estimated cost for a part-time FTE (25 hours) is \$24,000. The SBO will utilize salary savings in 2019 to fund this position. In 2020, we will re-direct the temp/seasonal budget of \$20k towards the new position and the difference will come from other cost savings in our discretionary budget. Funding for future year's salaries/benefits will come from existing resources.

Fiscal Ir	npact	Grant related?	NO	Budget Accou	nt		
		Public Works?	NO	<u></u>	<del>_</del>		
Expense \$ 24,000				# 1970-35170-224	<b>#</b> 1970-35170-224500-05000		
Select	\$			#			
Select	\$			#			
Select	\$			#			
Approva	ls			Council Notific	ations		
Dept Hea	<u>d</u>	SCHAEFF	ER, BRIAN	Study Session			
Division Director		SCHAEFF	ER, BRIAN	<u>Other</u>	PSCHC 12/02/19		
<u>Finance</u>		BUSTOS,	KIM	Distribution List			
Legal		PICCOLC	, MIKE	rstrickland@spokar	necity.org		
For the M	layor	ORMSBY	, MICHAEL	awinchell@spokane	ecity.org		
Addition	al App	<u>rovals</u>		kbustos@spokanecity.org			
Purchasing			jatwood@spokanecity.org				
				bschaeffer@spokar	necity.org		

# Briefing Paper (Public Safety & Community Health Committee)

Division & Department:	Fire				
Subject:	SBO to Create a Part Time Mail Courier Position				
Date:	11/14/2019				
Contact (email & phone):	rstrickland@spokanefire.org 625-7004				
City Council Sponsor:					
Executive Sponsor:					
Committee(s) Impacted:	Public Safety & Community Health				
Type of Agenda item:	☐ Consent ☐ Discussion ☐ Strategic Initiative				
Alignment: (link agenda item to guiding document – i.e., Master Plan, Budget , Comp Plan, Policy, Charter, Strategic Plan)	Budget				
Strategic Initiative:					
Deadline:					
Outcome: (deliverables, delivery duties, milestones to meet)	SBO approval to create a mail courier position (.63 FTE). Services are currently being performed by a temp/seasonal employee.				
training center and the  The Fire Department e	utgoing mail and interoffice communications between 16 fire stations, e maintenance shop. Employs a Temp Seasonal employee to manage the permanent task stributing items on a part time basis.				
<ul> <li>Executive Summary:         <ul> <li>Estimated 2020 cost for a part time permanent mail courier (25 hours/week) is approximately \$24,000, including optional benefits.</li> <li>For 2019, we will utilize salary savings to cover this amount.</li> <li>For 2020, we will utilize \$20,000 from the proposed temp/seasonal budget and fund the difference from SFD's discretionary funding (cost savings of Supplies and Other Services).</li> <li>We anticipate being able to fund future year's salaries/benefits with existing resources.</li> </ul> </li> </ul>					
Budget Impact:					
Approved in current year budget? ☐ Yes ☒ No ☐ N/A  Annual/Reoccurring expenditure? ☒ Yes ☐ No ☐ N/A  If new, specify funding source: FTE will be funded by existing resources  Other budget impacts:					
Operations Impact:  Consistent with current operations/policy?   Yes □ No □ N/A  Requires change in current operations/policy? □Yes   No □ N/A  Specify changes required:  Known challenges/harriers:					

#### **ORDINANCE NO C35858**

An ordinance amending Ordinance No. C-35703, passed by the City Council December 10, 2018, and entitled, "An ordinance adopting the Annual Budget of the City of Spokane for 2019, making appropriations to the various funds of the City of Spokane government for the fiscal year ending December 31, 2019, and providing it shall take effect immediately upon passage", and declaring an emergency.

WHEREAS, subsequent to the adoption of the 2019 budget Ordinance No. C-35703, as above entitled, and which passed the City Council December 10, 2018, it is necessary to make changes in the appropriations of the Fire/EMS Fund, which changes could not have been anticipated or known at the time of making such budget ordinance; and

WHEREAS, this ordinance has been on file in the City Clerk's Office for five days; - Now, Therefore,

The City of Spokane does ordain:

Section 1. That in the budget of the Fire/EMS Fund, and the budget annexed thereto with reference to the Fire/EMS Fund, the following changes be made:

#### FROM:

FUND:	FUND NAME:	BUDGET CODE:	DESCRIPTION:	AMOUNT:
1970	Fire/EMS	1970-35121-22200-51275	Annual Leave Payout	24,000
			Total	24,000

#### TO:

FUND:	FUND NAME:	BUDGET CODE:	DESCRIPTION:	AMOUNT:
1970	Fire/EMS	1970-35170-22450-05000	Mail Courier	24,000
			Total	24,000

Section 2. It is, therefore, by the City Council declared that an urgency and emergency exists for making the changes set forth herein, such urgency and emergency arising from the need for a mail courier FTE (25 hours per week), and because of such need, an urgency and emergency exists for the passage of this ordinance, and also, because the same makes an appropriation, it shall take effect and be in force immediately upon its passage.

Passed the City Council		<del></del>
	Coursil Provident	
	Council President	
Attest:	· · · · · · · · · · · · · · · · · · ·	
City Clerk		
Approved as to form:		
Assistant (	City Attorney	
Mayor		Date
Effective Date	<del></del>	

SPOKANE Agenda Sheet	for City Council Meeting of:	Date Rec'd	11/25/2019
12/09/2019	Clerk's File #	ORD C35859	
		Renews #	
<b>Submitting Dept</b>	ACCOUNTING	Cross Ref #	
<b>Contact Name/Phone</b>	MICHELLE HUGHES 509-625-6230	Project #	
Contact E-Mail	MHUGHES@SPOKANECITY.ORG	Bid #	
<b>Agenda Item Type</b>	Special Budget Ordinance	Requisition #	
Agenda Item Name	5600 SBO SIP LOAN PROCEEDS SHANE'S INSPIRATION PLAYGROUND		

Special Budget Ordinance to add budget capacity to complete and Interfund Loan in the Asset Management Capital Fund for the construction of the Shane's Inspiration Inclusive Playground Project.

### **Summary (Background)**

SBO for the Resolution for a \$900,000 Sip Loan to finance the construction of the Shane's Inspiration Inclusive Playground Project that the City of Spokane Parks Board and the Parks Foundation has partnered together to construct.

Fiscal Impact Grant		Grant r	elated?	NO	<b>Budget Accoun</b>	<u>it</u>		
		Public \	Works?	NO				
Revenue	evenue <b>\$</b> 900,000				<b>#</b> 5901-79218-9999	<b>#</b> 5901-79218-99999-38271-84117		
Expense	\$ 900,0	000			<b>#</b> 5901-79218-9400	0-56301-99999		
Select	\$				#			
Select	\$				#			
Approva	als				<b>Council Notifica</b>	ations_		
Dept Head			HUGHES	, MICHELLE	Study Session	Public Safety 12/2/19		
Division	Director		STOPHER	R, SALLY	<u>Other</u>			
<u>Finance</u>			HUGHES	, MICHELLE	Distribution List			
Legal			DALTON,	PAT				
For the M	<u>layor</u>		ORMSBY	, MICHAEL				
Addition	nal App	rovals						
<u>Purchasi</u>	ng							

#### **ORDINANCE NO C35859**

An ordinance amending Ordinance No. C-35565, passed the City Council December 11, 2017, and entitled, "An ordinance adopting the Annual Budget of the City of Spokane for 2018, making appropriations to the various funds, departments, and programs of the City of Spokane government for the fiscal year ending December 31, 2018, and providing it shall take effect immediately upon passage", and declaring an emergency.

WHEREAS, subsequent to the adoption of the 2018 budget Ordinance No. C-35565, as above entitled, and which passed the City Council December 11, 2017, it is necessary to make changes in the appropriations of the Property Acquisition Fund, which changes could not have been anticipated or known at the time of making such budget ordinance; and

WHEREAS, this ordinance has been on file in the City Clerk's Office for five days; - Now, Therefore,

The City of Spokane does ordain:

Section 1. That in the budget of the Property Acquisition Fund, and the budget annexed thereto with reference to the Property Acquisition Fund, the following changes be made:

FROM: 5901-79218 Property Acquisition – \$900,000

TO: 5901-79218 Property Acquisition -- \$900,000

Capital Expenditures \$900,000

Section 2. It is, therefore, by the City Council declared that an urgency and emergency exists for making the changes set forth herein, such urgency and emergency arising from the need for the Property Acquisition Fund to interfund loan the Parks Department to upgrade for construction of the Shane's Inspiration Inclusive Playground Project, and because of such need, an urgency and emergency exists for the passage of this ordinance, and also, because the same makes an appropriation, it shall take effect and be in force immediately upon its passage..

Passed the City Council		· · · · · · · · · · · · · · · · · · ·
	Council President	
Attest:		
City Clerk		
Approved as to form:Assistant	City Attorney	
Mayor		Date
Effective Date		

# **Briefing Paper**

Division & Department:	Accounting				
Subject:	SBO Asset Management Fund ~ Parks SIP Loan				
Date:	11/25/19				
Contact (email & phone):	Michelle Hughes mhuges@spokanecity.org				
City Council Sponsor:					
Executive Sponsor:					
Committee(s) Impacted:					
Type of Agenda item:					
Alignment: (link agenda item to guiding document – i.e., Master Plan, Budget, Comp Plan, Policy, Charter, Strategic Plan)					
Strategic Initiative:					
Deadline:					
Outcome: (deliverables, delivery duties, milestones to meet)	Special Budget Ordinance to add budget capacity for SIP Loan				
Background/History:					
Special Budget Ordinance to add budget capacity to complete and Interfund Loan in the Asset Management Capital Fund for the construction of the Shane's Inspiration Inclusive Playground Project.					
Budget Impact:					
Approved in current year budget?					
Operations Impact:					
Consistent with current operations/policy? $\boxtimes$ Yes $\square$ No $\square$ N/A					
Requires change in current ope	erations/policy? $\square$ Yes $\boxtimes$ No $\square$ N/A				
Specify changes required:					
Known challenges/barriers:					

SPOKANE Agenda Sheet	Date Rec'd	10/30/2019	
11/11/2019	Clerk's File #	ORD C35837	
		Renews #	
Submitting Dept	CITY COUNCIL	Cross Ref #	
<b>Contact Name/Phone</b>	KATE BURKE 625-6275	Project #	
Contact E-Mail	KATEBURKE@SPOKANECITY.ORG	Bid #	
Agenda Item Type	Emergency Ordinance Requisition #		
Agenda Item Name	0320 - ESTABLISHING A UTILITY CHARC	GE WAIVER FOR QUA	LIFYING SHELTERS

An ordinance establishing a utility charge waiver for qualifying providers of emergency homeless shelters and declaring an emergency.

## **Summary (Background)**

The most recent point-in-time count showed an increase in the number of unsheltered homeless people in Spokane, which requires immediate, substantial efforts to both provide additional housing and maintain support for emergency shelter providers. The City of Spokane finds that qualified nonprofit operators of emergency shelters should be included in the categories for which reduced or waived utility charges should be available.

Fiscal Impact	Grant re	elated?	NO	<b>Budget Accoun</b>	it.
	Public W	Vorks?	NO		
Expense \$ 190,	000 annua	ally		# various	
Select \$				#	
Select \$				#	
Select \$				#	
Approvals				Council Notifica	ation <u>s</u>
Dept Head	1	MCCLATO	CHEY, BRIAN	Study Session	
<b>Division Director</b>				<u>Other</u>	PIES Comm., 9/23/2019
<u>Finance</u>	E	BUSTOS,	KIM	<b>Distribution Lis</b>	t
<u>Legal</u>	F	PICCOLO	, MIKE		
For the Mayor	(	ORMSBY,	, MICHAEL		
<b>Additional App</b>	rovals				
<u>Purchasing</u>					

#### **ORDINANCE NO. C35837**

An ordinance concerning utility fee credits for specific classes of utility accounts in the City of Spokane; amending sections 13.11.020, 13.12.020, and 13.12.050; and adopting a new chapter 13.13 of the Spokane Municipal Code, and declaring an emergency.

**WHEREAS**, the City of Spokane has the legal authority to operate a water system (RCW 35.92.010) and a sewerage and solid waste disposal system (RCW 35.92.020); and

**WHEREAS**, the Washington State Constitution Article 8, Section 7 permits "the necessary support of the poor and infirm"; and

**WHEREAS**, chapters 35.92 and 35.67 RCW authorize cities to "provide assistance to aid low-income persons in connection with services" provided municipal utilities; and

**WHEREAS,** RCW 35.92.020(5) and RCW 35.67.020(5) authorizes cities to "provide assistance to aid low-income persons in connection with services under" chapter 35.92 RCW and chapter 35.67 RCW; and rates for water, sewer, and solid waste services "must be uniform for the same class of customers or service" and in making classifications, the City Council may consider, among other things, "matters which present a reasonable difference as a ground for distinction" (RCW 35.92.010; 35.92.020(2)(h)); and

WHEREAS, the most recent point-in-time count of people experiencing homelessness in Spokane showed an increase in the number of unsheltered homeless people in our community, and this crisis requires immediate, substantial efforts to both provide additional housing and maintain support for emergency shelter providers; and

**WHEREAS**, upon further analysis and review, the City of Spokane finds that qualified nonprofit operators of emergency shelters should be included in the categories for which reduced or waived utility charges are appropriate and proper; and

**WHEREAS**, several local non-profit operators of emergency homeless shelters are currently at risk of closing their doors and therefore unable to house people experiencing homelessness who would then have nowhere else to go due to financial constraints; and

**WHEREAS**, without additional sources of funding or reductions in expenses, such as by reducing the utility charges they face, which can be in the thousands of dollars each month, some of these providers of essential services for Spokane's most vulnerable people may have to cease providing housing for people experiencing homelessness; and

**WHEREAS**, the City Council determines that the risk that some of these housing providers may have to close without additional financial support constitutes an emergency within the meaning of Section 19 of the Spokane City Charter, such that this ordinance

shall be effective immediately upon passage by the vote of one more than a majority of the City Council.

**NOW THEREFORE**, the City of Spokane does ordain:

**Section 1.** That there is enacted a new chapter 13.13 of the Spokane Municipal Code to read as follows:

# Chapter 13.13 Credit for Qualified Nonprofit Temporary Housing Operators Section 13.13.010 Findings, purpose, and applicability

- A. The City of Spokane finds that it is important for the City to support people experiencing homelessness in our community. Given the high cost and economics of providing temporary housing for people who are experiencing homelessness, the City finds it is in the best interests of our community to extend a utility fee credit for qualified non-profit providers of such housing.
- B. This chapter is intended to provide a specific utility fee credit for qualified nonprofit providers of emergency shelter housing for people who are experiencing homelessness.

#### Section 13.13.020 Definitions

- A. "Emergency shelter" means any facility for the provision of temporary daytime or nighttime shelter for people experiencing homelessness in general, or for specific populations of people experiencing homelessness
- B. "Qualified nonprofit" means a Washington state nonprofit corporation formed pursuant to Chapter 24.03, RCW, having a current active- and good standing status with the Washington Secretary of State, <u>providing emergency shelter services as defined in this chapter</u>, and actively participating in the City of Spokane's Homeless Management Information System ("HMIS").

#### Section 13.13.030 Qualifications

- A. In order to qualify for the utility fee credit established by this chapter, an applicant must be a qualified nonprofit provider of emergency shelter.
- B. Qualifying property owners may request that each qualifying property or housing unit receive the credit established by this chapter by submitting a written request to the City of Spokane by submitting the request for the credit through the City website or by calling MySpokane 311. A property owner may make this request through a duly authorized agent. The written request must be accompanied by a certification that the qualifying property owner either currently participates in, or agrees to participate in, the City of Spokane's Homeless Management Information System ("HMIS") as a condition of receiving the utility fee credit

established by this chapter.

- C. If approved, the effective date for the credit shall be the month following the City's acceptance of the request. Application of this credit is prospective only; Any charges, along with any associated late penalties and interest that may have accrued for the property prior to the effective date of the credit will still be due and owing, as previously billed, and subject to collection under to this chapter.
- D. If a qualifying nonprofit becomes the owner or lessee of additional property(ies), the owner must submit a new request for a credit for each individual property pursuant to subsection B of this section.
- E. If a qualifying nonprofit ceases to be a qualifying nonprofit within the meaning of this chapter, the credit established by this chapter shall lapse as of the first day of the month following the end of the nonprofit's qualification for the credit as defined by this chapter.
- F. The owner or lessee is responsible for reporting any change (e.g., change of ownership, change of use of the property, change of operations such that the property owner no longer provides emergency shelter housing, dissolution of the qualifying nonprofit, etc.) that may affect qualification for the credit. If the owner or lessee fails to report any such change, the City shall have the right to pursue the billing and collection of any additional fees (i.e., the credit provided, multiplied by the applicable number of months) that may be due to the City.

#### Section 13.13.040 Credit

- A. The credit provided by this chapter shall be one hundred percent (100%) of the monthly wastewater and solid waste collection charges. Water service shall be provided to qualified nonprofit operators of temporary housing at a rate equal to the cost of the water service as provided in RCW 35.92.010.
- B. An account which does not receive all three utility services shall only receive partial credit as listed in SMC 13.12.040.

#### Section 13.13.050 Periodic Review

The program created by this chapter shall expire on December 31, 2022. No later than June 30, 2022, administration staff shall provide a report on the program created by this chapter to the City Council and make a recommendation as to whether to extend this program beyond the expiration date provided for in this section.

#### Section 13.13.060 Conservation Measures

As an ongoing condition of the credit provided by this chapter, qualifying recipients of the rate credit shall commit to undertaking water use efficiency measures, with the goal

of reducing the annual amount of water consumed per capita year over year, especially during Summer and early Fall.

### Section 13.13.070 Applicability of General Provisions

The provisions of Chapter 13.01, SMC, are applicable to the credit established by this Chapter as provided in SMC 13.01.010 (General Application).

**Section 2.** That the City Council finds that this ordinance is necessary for the immediate preservation of the public peace, health, and safety, and that pursuant to Section 19 of the Spokane City Charter, this ordinance shall take effect immediately upon passage by the affirmative vote of one more than a majority of the City Council.

PASSED by the City Council on		·
	Council President	
Attest:	Approved as to form:	
City Clerk	Assistant City Attorney	
Mayor	Date	
	Effective Date	

SPOKANE Agenda Sheet	for City Council Meeting of:	Date Rec'd	11/19/2019
12/09/2019	Clerk's File #	ORD C35860	
		Renews #	
<b>Submitting Dept</b>	CITY COUNCIL	Cross Ref #	
<b>Contact Name/Phone</b>	BREEAN BEGGS 625-6714	Project #	
Contact E-Mail	BBEGGS@SPOKANECITY.ORG	Bid #	
Agenda Item Type	Emergency Ordinance	Requisition #	
Agenda Item Name	0320 AN ORDINANCE ESTABLISHING A	LOCAL RESIDENTIAL	TENANCY CODE

An ordinance establishing a local residential tenancy code; recodifying and amending sections of the Spokane Municipal Code; and declaring an emergency

# **Summary (Background)**

See attached white paper for summary.

Fiscal I	<u>Impact</u>	Grant related?	NO	<b>Budget Accoun</b>	t
		Public Works?	NO		
Neutral	\$			#	
Select	\$			#	
Select	\$			#	
Select	\$			#	
Approv	<u>als</u>			Council Notifica	ations
Dept Head		MCDAN	IEL, ADAM	Study Session	December 5
Division	Director			<u>Other</u>	
<u>Finance</u>		BUSTOS	, KIM	<b>Distribution Lis</b>	<u>t</u>
Legal		PICCOLO	O, MIKE	kateburke@spokane	city.org
For the	<u>Mayor</u>	ORMSB	Y, MICHAEL		
Additio	nal App	<u>rovals</u>			
Purchasing					

#### ORDINANCE NO. C35860

An ordinance establishing a local residential tenancy code; recodifying Division I of Title 10 as Title 10A; recodifying Division II of Title 10 as Title 10B; enacting a new Title 10C; enacting new sections 07.08.153 and 18.03.030; and amending sections 08.01.090, 08.01.120, 08.01.180, 08.01.200, 08.02.0206, and 18.01.030 of the Spokane Municipal Code; and declaring an emergency.

**WHEREAS**, the rate of vacancies for rental properties in Spokane is currently at 3.3%, its lowest level in a decade and below 5%, which is normally considered a sign of a healthy rental market and which the Spokane market has not attained since 2015; and

**WHEREAS**, the average rent for is now over \$1,000 per month, the highest level in at least a decade, having risen by 74% since 2010; and

**WHEREAS,** nearly 50% of renters in Spokane are cost-burdened, meaning they spend 30% or more of their income on housing each month

**WHEREAS,** almost a quarter of renters in Spokane are severely cost-burdened, meaning they spend half or more of their income on housing each month; and

**WHEREAS**, the median household income is climbing, but the median income for renter households remains below the median – for example, in 2017, the median household income in Spokane was \$46,543, but the median income for renting households was \$33,812 – and while the average rent in Spokane has increased by 74% since 2010, the median renting household's income over that same period only increased by 51%; and

**WHEREAS**, lower-income people who are cost-burdened or severely cost-burdened are at a much higher risk of eviction and therefore, of homelessness, particularly if they report substandard conditions or unfair housing practices; and

**WHEREAS**, research from the Washington State Department of Commerce and data from our own CHHS Department's point-in-time count reveal that lack of affordable housing and eviction from housing are two significant drivers of homelessness; and

**WHEREAS**, the number of unsheltered people experiencing homelessness in Spokane is now at a decade high, confirming the observations from around the state that as rents increase, homelessness does as well; and

**WHEREAS**, one way to lower the rate of homelessness in our community is to keep housed people housed if at all possible, and one way to do this is to reduce the number of evictions in Spokane, which currently stands at 4 households each and every week, according to data compiled by the Eviction Lab at Princeton University; and

**WHEREAS**, the Spokane City Council, in view of these facts, sees that a housing emergency is underway in Spokane, and likely has been for the past few years, and that this emergency poses a danger to the health, welfare, and safety of many people of lower incomes throughout Spokane and necessitates the enactment of this ordinance.

#### **NOW THEREFORE**, the City of Spokane does ordain:

- **Section 1.** That Division I of Title 10 of the Spokane Municipal Code is renumbered as Title 10A Penal Code.
- **Section 2.** That Division II of Title 10 of the Spokane Municipal Code, comprising chapter 10.23 through 10.56, inclusive, are renumbered as Title 10B License Code.
- **Section 3.** That chapter 10.52 of the Spokane Municipal Code is renumbered as chapter 10C.03 of the Spokane Municipal Code.
- **Section 4.** That there is enacted a new Title 10C of the Spokane Municipal Code to read as follows:

# Title 10C Residential Tenancy Code Chapter 10C.01 General Provisions Section 10C.01.010 Purpose and Intent

- A. The City Council finds that the enactment of local residential tenancy code is necessary to protect the health, safety, and welfare of the public.
- B. It is the intent of this Title 10C to protect and preserve the health, safety, and welfare of the public by instituting regulations on the rental of most dwelling units in Spokane.

#### Section 10C.01.020 Definitions

For purposes of this Title 10C, the following terms are defined as follows:

- A. "Accessory dwelling unit" has the same meaning as set forth in SMC 17A.020.010(D).
- B. "Common areas" means areas on a property that are accessible by all tenants of the property including but not limited to: hallways; lobbies; laundry rooms; and common kitchens, parking areas, or recreation areas.
- C. "Department" means the City of Spokane's code enforcement department.
- D. "Deposit" means any payment, charge, or deposit of money paid to the landlord by the tenant at the beginning of the tenancy as a deposit and security for the purpose of:

- 1. Repairing damage to the premises, exclusive of ordinary wear and tear, caused by the tenant, or a guest or licensee of the tenant, or a pet of the tenant;
- 2. Compensating the landlord for the tenant's breach of the tenant's duties prescribed in the rental agreement to restore, replace, or return personal property or appurtenances; or
- Compensating the landlord for the tenant's failure to return keys to the premises, except that a landlord shall not retain any portion of the deposit for keys for lock mechanisms that must be changed upon a change of tenancy.
- E. "Dwelling unit" has the same meaning as set forth in RCW 59.18.030(9).
- F. "Fee" means a one-time, non-refundable payment made by the tenant to the landlord to reimburse the landlord for a specific expense, including, without limitation, screening reports, background checks, credit reports, or to pay for the cleaning of the dwelling unit upon termination of the tenancy.
- G. "Landlord" has the same meaning as set forth in RCW 59.18.030(14).
- H. "Last month's rent" means money that is paid at the inception of the tenancy as rent for the last month of a residential tenancy.
- I. "Manufactured Home" has the same meaning as set forth in RCW 59.20.030(6).
- J. "Mobile Home" has the same meaning as set forth in RCW 59.20.030(8).
- K. "Month-to-month tenancy" means a residential tenancy of an indefinite period with monthly or other periodic rent reserved.
- L. "Owner" has the same meaning as set forth in RCW 59.18.030(16).
- M. "Person" has the same meaning as set forth in RCW 59.18.030(17).
- N. "Rent" means any payment or charge payable from the tenant to the landlord, usually periodically, for the residential use of any property, buildings, land, and equipment, including the basic rent charge, charge for parking facilities (whether called a fee or rent), and any other periodic charges by the landlord for other services connected with the residential use of property, but does not include utility charges that are based on usage and to which the tenant has agreed in a written rental agreement to pay.

- O. "Rental agreement" means an agreement which establishes or modifies the terms, conditions, rules, regulations, or any other provisions concerning the use and occupancy of a dwelling unit for compensation in the city of Spokane.
- P. "Rental Housing Registration" means a registration issued under chapter 10C.02, SMC.
- Q. "Shelter" means a facility with overnight sleeping accommodations, owned, operated, or managed by a nonprofit organization, religious organization or governmental entity, the primary purpose of which is to provide temporary shelter for the homeless in general or for specific populations of the homeless.
- R. "Single-room occupancy housing" (S.R.O.) has the meaning set forth in SMC 17A.020.190(AU).
- S. "Substantial rehabilitation" means the renovation, alteration, or remodeling of a residential unit of 30 or more years of age which (i) has been condemned, (ii) does not qualify for a certificate of occupancy, or (iii) requires substantial renovation in order to be in compliance with contemporary standards for decent, safe and sanitary housing. Substantial rehabilitation may vary in degree from gutting and extensive reconstruction to extensive improvements that cure substantial deferred maintenance. Cosmetic improvements alone such as painting, decorating and minor repairs, or other work which can be performed safely without having the unit vacated do not qualify as substantial rehabilitation.
- T. "Tenant" means any person who is entitled to occupy a dwelling unit primarily for living or dwelling purposes under a rental agreement in the city of Spokane.
- U. "Transitional housing" means housing units owned, operated or managed by a nonprofit organization, religious organization or governmental entity in which supportive services are provided to individuals and families that were formerly homeless, with the intent to stabilize them and move them to permanent housing.
- V. "Unit unavailable for rent" means a housing unit that is not offered or available for rent as a rental unit, and where prior to offering or making the unit available as a rental housing unit, the owner is required to obtain a rental housing registration for the property where the rental housing unit is located and comply with all rules adopted under this chapter.

### Section 10C.01.030 Relationship with State Law; Construction; Severability.

A. The provisions of this Title 10C are supplementary and in addition to any rights, obligations, protections, remedies, and requirements of the Washington Residential Landlord-Tenant Act, chapter 59.18, RCW.

- B. This Title 10C shall be construed liberally and enforced for the benefit of the health, safety, and welfare of the general public, and not for the benefit of any particular person or class of persons.
- C. No provision of or term used in this Title 10C is intended to impose any duty upon the City or any of its officers or employees that would subject them to damages in a civil action.
- D. Should any provision of this Title 10C be determined by a court of competent jurisdiction to be void or unenforceable, such provision shall be severed from this Title 10C, and the remainder of this Title 10C shall continue in effect.

# Chapter 10C.02 Residential Rental Agreements Section 10C.02.010 Rental Agreement Requirements

- A. A landlord shall not require the payment of last month's rent by a tenant unless such payment is required by a written rental agreement that specifies the amount of the last month's rent to be paid.
- B. Any rental agreement entered into after the effective date of this chapter shall describe the terms and conditions of any monthly or periodic payments required as a condition of tenancy, including but not limited to: rent, deposits, non-refundable fees, last month's rent, utility payments, late fees authorized by the rental agreement, or other monthly or periodic payments required to be made by the tenant to the landlord. When any monthly or periodic payment is made pursuant to the rental agreement, the landlord shall first apply the payment to the rent due before applying it to other payments due by the tenant to the landlord, except that if the payment is made in response to a notice issued pursuant to RCW 59.12.030 during the period of that notice, the landlord shall first apply the payment to the amount specified in that notice, before applying it to the rent due or to other payments due by the tenant to the landlord.
- C. A landlord shall not require the payment of a pet damage deposit unless the same is required by a written rental agreement, or an addendum to the written rental agreement, that specifies the amount of the pet damage deposit, and subject to the limits on the amount of such deposit stated in SMC 10C.02.040.

#### Section 10C.02.020 Distribution of Information Packets to Tenants Required

- A. The Department shall compile an information packet that includes:
  - Summaries of the respective rights, obligations, and remedies of landlords and tenants thereunder as established in this chapter and in the Washington Residential Landlord Tenant Act; and

- 2. Information describing how to register to vote and how to update voter registration, including a voter registration form and a change of address form.
- B. The Department shall make the information packet required by this section available on the city's website and in hard copy at no cost to the public.
- C. The information packet shall include informational documents only, and shall clearly state that nothing in the information packet shall be construed as binding on or affecting any judicial determination of the rights and responsibilities of landlords and tenants, nor is the Department liable for any misstatement or misinterpretation of the applicable laws.
- D. A copy of the information packet described in this section shall be provided to each tenant or prospective tenant by or on behalf of a landlord when such rental agreement is offered, whether or not such agreement is for a new or renewal rental agreement. The landlord may provide the copy of the information packet to the tenant electronically, including by providing a link to the Department's web page that contains the information packet.
- E. If there is an oral rental agreement, the landlord shall provide the tenant a copy of the information packet described in this section either before entering into the oral agreement or as soon as reasonably possible after entering into the oral agreement.
- F. Landlords shall, within thirty (30) days after the Department makes the information packet available, distribute the information packet to existing tenants, including by electronic means set out in subsection D. The Department shall update the information packet periodically and shall notify landlords whenever it is updated.

#### Section 10C.02.030 Notification Requirements for Rent Increases

Any rental agreement or renewal of a rental agreement for a dwelling unit in the city of Spokane entered into after January 1, 2020 shall include or be deemed to include a provision requiring a minimum of ninety (90) days' prior written notice whenever the periodic or monthly housing costs to be charged a tenant are to increase.

#### Section 10C.02.040 Pet Damage Deposits

A. A landlord shall not require payment of a pet damage deposit which exceeds twenty-five percent (25%) of the first full month's rent or \$150, whichever is higher. If rent is not paid or otherwise apportioned on a monthly basis then for the sole purpose of applying this limit the total rent shall be pro-rated on an equal, monthly basis and the total charge to a tenant for the pet damage deposit may not exceed twenty-five percent (25%) of the pro-rated, monthly rental amount or \$150, whichever is higher.

- B. The landlord may not require a pet damage deposit if the pet serves as an individually trained service animal for the tenant. Nothing in this section prohibits a landlord from bringing an action for damages resulting from damage to the landlord's property caused by the tenant's service animal.
- C. The landlord cannot keep any portion of the pet damage deposit for damage that was not caused by a pet or service animal for which the tenant is responsible.
- D. Other than the pet damage deposit authorized by SMC 10C.02.050(A), the landlord may not charge the tenant any fee for keeping a pet.

#### Section 10C.02.050 Deposits and Fees; Limitation

A. For rental agreements executed on or after the effective date of this chapter, the total amount of all deposits (including pet damage deposits) may not exceed the amount of a full month's rent for the dwelling unit. If rent is not paid or otherwise apportioned on a monthly basis, then for the sole purpose of applying this limit the total rent shall be pro-rated on an equal, monthly basis and the total charge to a tenant for the cost of a security deposit and nonrefundable move-in fees may not exceed the pro-rated, monthly rental amount.

#### B. Restrictions on fees

- 1. Except for the fees, deposits, and last month's rent defined in this Title 10C, landlords may not impose fees or charges upon tenants at the beginning of the tenancy.
- 2. Pursuant to RCW 59.18.257, any fees charged to a prospective tenant by the landlord for the cost of obtaining a tenant screening report cannot exceed the actual cost of obtaining the report, which may not exceed the customary costs charged to the landlord by a tenant screening service in the city of Spokane. The landlord shall provide, personally or by mail, the prospective tenant with a receipt for any fees charged to the landlord for the cost of obtaining the screening report. The landlord shall provide the tenant with the name and address of the reporting agency and the prospective tenant's rights to obtain a free copy of the consumer report, pursuant to RCW 59.18.257.
- If the tenant has paid a cleaning fee at the inception of the tenancy, the landlord may not deduct additional cleaning fees from the tenant's security deposit at the conclusion of the tenancy, except for cleaning to remedy conditions beyond ordinary wear and tear.
- 4. The total amount of fees may not exceed twenty-five percent (25%) of the first full month's rent or \$150, whichever is higher, except that if the cost of a tenant screening report exceeds ten percent (10%) of the first full month's rent, the amount in excess of ten percent (10%) may be included

in the non-refundable fee but may not exceed the customary costs charged by a screening service in the city of Spokane.

- C. No deposit may be collected or retained by a landlord unless the rental agreement is in writing and a written checklist or statement specifically describing the condition and cleanliness of or existing damages to the premises and furnishings is provided by the landlord to the tenant at the commencement of the tenancy. The checklist or statement shall be completed, signed, and dated by the landlord and the tenant, and the landlord shall provide to the tenant a copy of the signed checklist or statement.
- D. Nothing in this chapter prohibits a landlord from bringing an action against a tenant to recover sums exceeding the amount of the tenant's security deposit for damage to the dwelling unit for which the tenant is responsible.
- E. This section does not apply to a tenant who rents a housing unit in a single-family residence that is the principal residence of the owner of the residence.

# Section 10C.02.060 Rental Agreement Waiving Tenant's Remedies Prohibited—Exception.

- A. No rental agreement, whether oral or written, may provide that the tenant waives or foregoes rights or remedies under this chapter, except as provided by subsection B.
- B. A landlord and tenant may agree, in writing, to waive specific requirements of this chapter if all of the following conditions have been met:
  - 1. The waiver of specific provisions is in writing and identifies the specific provisions to be waived;
  - 2. The waiver appears in a stand-alone document, does not appear in a standard form written lease or rental agreement, and is clearly titled "Waiver of Tenant's Remedies"; and
  - 3. There is no substantial inequality in the bargaining positions of the parties.

# Section 10C.02.070 Provisions in Violation of this Chapter Void

Any provisions in a rental agreement that violate SMC 10C.02.010 – 10C.02.060 are null and void and of no lawful force and effect.

#### Section 10C.02.080 Tenant Organizing Activity

It is a violation of this chapter to interfere with, retaliate against, or prohibit the activities of tenants to organize themselves or take concerted action to address rental housing conditions or advocate for tenants.

#### Section 10C.02.090 Retaliation Prohibited

- A. It is a violation of this chapter for any person to retaliate against a tenant or prospective tenant because the tenant or prospective tenant exercised or attempted to exercise rights conferred by this chapter or made a complaint or a report to any governmental entity concerning any landlord's or property manager's alleged noncompliance with any provision of a code, statute, ordinance, rule, or regulation which governs the maintenance or operation of rental housing. In addition to all the actions stated in RCW 59.18.240(2), for purpose of this section, "retaliation" includes:
  - 1. Refusing to provide, accept, or approve a rental application or a rental agreement;
  - 2. Termination of tenancy, giving notice of termination of tenancy, or threatening to terminate the tenancy;
  - 3. Applying more onerous terms, conditions, or privileges, including increased rent, to a tenant or prospective tenant who exercises his or her rights under this chapter than to a tenant or prospective tenant who does not assert those rights;
  - 4. Misrepresenting any material fact when providing a rental reference about a tenant;
  - 5. Threatening to allege to a government agency that a tenant or prospective tenant, or a family member of a tenant or prospective tenant, is not lawfully in the United States; and
  - 6. During the period from the date that the City first notifies the property owner of conditions that violate applicable codes, statutes, ordinances, or regulations to the time that either (i) relocation assistance payments under SMC 10C.02.200 are paid to eligible tenants, or (ii) the conditions leading to the notification are corrected:
    - Evicting, harassing, or intimidating tenants into vacating their units for the purpose of avoiding or diminishing application of SMC 10C.02.200 (relocation assistance payments);
    - b. Reducing services to any tenant; or
    - c. Materially increasing or changing the obligations of any tenant, including but not limited to any rent increase.
- B. Any retaliatory action identified in SMC 10C.02.090(A) and occurring within ninety (90) days of the date a tenant or prospective tenant first exercises rights conferred by this chapter is presumed to be retaliatory, and the presumption of retaliation may be rebutted by the production of clear and convincing evidence that the action was taken for a non-retaliatory purpose. Retaliatory actions alleged ninety (90) days or more after the date a tenant or prospective tenant first exercises rights conferred by this chapter may be established by a preponderance of evidence.

- A. The department shall administer the provisions of this Title 10C and is authorized to adopt administrative rules and regulations consistent with this chapter. In the event of any conflict between such rules and this chapter, this chapter shall control.
- B. Enforcement of this chapter shall be by department action, as provided in SMC 10C.02.110 (notices of violation; review; appeal), or by an aggrieved person, as provided in SMC 10C.02.120 (private right of action).
- C. The department may seek legal or equitable relief at any time to enjoin any acts or practices that violate the provisions of this chapter.

#### Section 10C.02.110 Notices of Violation; Review; Appeal

Except as provided in SMC 10C.02.120 (private right of action; choice of remedies), notices of violation, review, and appeals concerning violations of this chapter shall be conducted pursuant to chapter 01.05, SMC (civil infraction system).

# Section 10C.02.120 Private Right of Action; Choice of Remedies

- A. Any person or class of persons injured as a result of a violation of this Title 10C may bring a civil action in the Spokane County Superior Court against the landlord, property owner, property manager, or other person violating this Title 10C and, upon prevailing, may be awarded reasonable attorneys' fees and costs and such legal or equitable relief as may be appropriate to remedy the violation and secure the compliance therewith, including, without limitation, rent refund or credit, reinstatement to tenancy, actual damages, damages for loss of the right to be free from discrimination in real estate transactions, injunctive or equitable relief, any other appropriate remedy set forth in the federal Fair Housing Amendments Act of 1988 (42 U.S.C. §3601 et seq.), and assessment of civil penalties as set forth in SMC 10C.02.130. An order may include the requirement for a report on the matter of compliance.
- B. Any person who is the subject of retaliation as defined in SMC 10C.02.090 or SMC 10C.03.040 may be awarded damages of up to ten thousand dollars (\$10,000) in any action filed in the Spokane County Superior Court to remedy such violation, in addition to all other remedies described in this section.
- C. No person may secure relief from more than one governmental entity, agency, or tribunal for the same harm or injury arising from the same facts, circumstances, transaction, or incident.

#### Section 10C.02.130 Civil Penalty

A. In cases either decided by the department or brought by the City Attorney alleging unfair practices filed under this chapter, in addition to any other award of damages or grant of injunctive relief, a civil penalty may be assessed against the respondent to vindicate the public interest, which penalty shall be payable

to the City of Spokane and deposited into the rental assistance fund established by SMC 07.08.153. Payment of a civil penalty may be ordered by the Spokane Superior Court in a proceeding filed under SMC 10C.02.120.

- B. The civil penalty assessed under this section shall not exceed:
  - 1. Five thousand dollars (\$5,000) if the respondent has not been determined to have committed any prior unfair housing practice;
  - 2. Seven thousand five hundred dollars (\$7,500) if the respondent has been determined to have committed one (1) other unfair housing practice during the five (5) year period ending on the date of the filing of the complaint; or
  - 3. Ten thousand dollars (\$10,000) if the respondent has been determined to have committed two (2) or more unfair housing practices during the five (5) year period ending on the date of the filing of the complaint.

# Section 10C.02.140 Defense in Commencing Action – Award of Fees and Costs

In any legal action commenced for unlawful detainer or to enforce a rental agreement, to impose penalties, or to forfeit a deposit contrary to rental agreement provisions of this Title 10C, or pursuant to rental agreement provisions prohibited by this Title 10C, it is a defense to such action that such provisions are in violation of this Title 10C, and a tenant who prevails on such defense shall be awarded reasonable attorney fees and costs.

#### Section 10C.02.200 Relocation Assistance

- A. Within seven (7) calendar days of the occurrence of either of the following, the landlord shall pay relocation assistance in the amount of two thousand dollars (\$2,000) for each tenant household directly impacted:
  - the landlord's receipt of notice that a dwelling unit for which the landlord is responsible is unlawful to occupy due to the existence of a condition(s) that violate applicable codes, statutes, ordinances, or regulations, and the landlord knew or should have known of the existence of the condition(s) before receiving such notice; or
  - 2. the landlord's receipt of notice from a tenant occupying a rental dwelling unit for which the landlord has notified the tenant that the rental amount to charged is to increase by more than 5% in any calendar year and the tenant provides written notice that they are rent burdened as defined in SMC 10C.01.010 and must vacate due to the increased rental amount. A landlord so notified is entitled to obtain all household income information from the tenant and file a written appeal to the Hearing Examiner if the Landlord believes that the tenant does not meet the definition of rent burdened.

- B. In addition to relocation assistance, the property owner shall pay to the displaced tenants the entire amount of any deposit prepaid by the tenant and all prepaid rent.
- C. The property owner shall make relocation assistance payments and any prepaid deposit and prepaid rent as required by this section either by certified check to the displaced tenant(s) or to the City of Spokane for distribution to the displaced tenant(s).
- D. A property owner shall not be required to pay the relocation assistance required by this section if the dwelling unit is or will be unlawful to occupy, and this condition:
  - 1. was directly caused by a tenant's or a third party's conduct; or
  - 2. resulted from conditions arising from a natural disaster.
- E. If the landlord fails to pay relocation assistance as required by SMC 10C.02.200(A), the City may make the relocation assistance payments to the displaced tenants from the Rental Assistance Fund established by SMC 07.08.153 and seek reimbursement from the landlord pursuant to subsection (G) of this section.
- F. If, starting sixty (60) days from the date that the City first made a relocation assistance payment to a displaced tenant, a property owner has failed to reimburse the City in the amount of relocation assistance advanced to such tenant, the City may assess civil penalties in the amount of fifty dollars (\$50.00) per tenant per day such payment remains unreimbursed. In addition to this penalty, the City may impose interest on the amount of relocation assistance paid by the City for which the property owner has not reimbursed the City, at the maximum legal rate of interest permitted under RCW 19.52.020, starting sixty (60) days after the date that the City first advanced relocation assistance funds to the displaced tenant(s).
- G. If the City must initiate legal action in order to recover the amount of relocation assistance payments that it has advanced to a displaced tenant(s), including any interest and penalties under SMC 10C.02.200(F), the City shall be entitled to reasonable attorneys' fees and costs arising from its legal action, pursuant to RCW 59.18.085(3)(h).

# Chapter 10C.03 Housing Quality Section 10C.03.010 Purpose; Intent

- A. The purpose of this code is to protect the health, welfare, and safety of tenants in rental housing in the city of Spokane.
- B. This chapter is intended to secure the rights of tenants in Spokane to have safe, secure, affordable, and well-maintained housing.

C. The City of Spokane enacts this chapter to implement the recommendations of the Mayor's Housing Quality Task Force, as stated in its November 22, 2016 report, that the City of Spokane "should define and establish a minimum housing quality standard."

### Section 10C.03.020 Applicability and exclusions

This chapter is inapplicable to the following types of dwelling units:

- A. Dwelling units owned by an individual natural person or family and which are the sole dwelling unit such individual or family makes available for rent in the city of Spokane;
- B. Housing units lawfully used as vacation rentals for periods not to exceed three (3) consecutive months and not consecutively used by the same individual or individuals for more than three (3) months in any twelve-month period;
- C. Housing units rented for not more than twelve (12) consecutive months as a result of the property owner, who previously occupied the unit as a primary residence, taking a work-related leave of absence or assignment such as an academic sabbatical or temporary transfer;
- D. Housing units that are not available for rent;
- E. Housing units in hotels, motels, inns, bed and breakfasts, or in similar accommodations that provide lodging for transient guests;
- F. Housing units in facilities licensed or required to be licensed under RCW 18.20, RCW 70.128, or RCW 72.36, or subject to another exemption under this Chapter;
- G. Housing units in any state licensed hospital, hospice, community-care facility, intermediate-care facility, or nursing home;
- H. Housing units in any convent, monastery, or other facility occupied exclusively by members of a religious order or congregation;
- I. Emergency or temporary-shelter or transitional housing accommodations;
- J. Housing units owned, operated, or managed by a major educational or medical institution or by a third party for the institution; and
- K. Housing units that a government entity or housing authority owns, operates or manages; or units exempted from municipal regulation by federal, state, or local law.

### Section 10C.03.030 Complaints

A tenant who observes an item or condition which the tenant believes is in violation of the City of Spokane's building and conservation code standards, as specified in Chapter 17F.070, SMC, may file a written complaint to the City's code enforcement department (the "Department"). Upon receipt of such a complaint, the department shall provide notice of the complaint and the substance thereof to the landlord and proceed under the process described in SMC 17F.070.420 – 17F.070.490.

#### Section 10C.03.040 Retaliation Prohibited

- A. It shall be a violation of this chapter for any landlord to retaliate in any way against any tenant or any member of the tenant's family or a guest of the tenant who is on the premises lawfully and in compliance with the terms of a valid lease or rental agreement, in response to a complaint filed under SMC 10C.03.030.
- B. Actions to change the terms or conditions of the tenancy, termination of the tenancy, or threats to terminate the tenancy shall be deemed per se retaliation under this section if done within ninety (90) days of the filing of a complaint under SMC 10C.03.030.

#### Section 10C.03.050 Compliance Focus

- A. The Department shall, in administering and enforcing the requirements of this chapter, endeavor first to assist property owners in efforts to come into compliance with this chapter.
- B. Only when all reasonable efforts to achieve compliance with this chapter have failed will the Department and code official proceed to enforcement actions.

# Section 10C.03.060 Penalties for Non-Compliance; Escalation

- A. Violation of this chapter is a class 1 civil infraction.
- B. Failure to repair defective items or conditions as provided in SMC 17F.075.030 within ninety (90) days of the notice provided by the Department or other time period mutually agreed upon between the property owner and the Department is a class 1 civil infraction. For purposes of this section, each defective condition which the landlord fails to repair shall be considered a separate infraction.
- C. Failure to keep all required records of inspections under SMC 17F.075.020 is a class 1 civil infraction.
- D. Knowingly submitting or assisting in the submission falsified information regarding the inspections required by SMC 10C.03.020 is a Class 1 civil infraction and may subject the person submitting or assisting in the submission of such false information to criminal liability under RCW 59.18.125(10).

# Section 10C.03.070 Incentive Programs Authorized

Beginning on January 1, 2021, the Department is authorized to create and administer a set of incentives for landlords who have had zero code violations from the effective date of this section to that date.

#### Section 10C.03.080 Microloan program authorized

The Department is authorized to create and administer a program for microloans to assist tenants with rental and security deposits.

#### Section 10C.03.090 Inspections

Before it can be offered for rent in Spokane, each dwelling unit offered for rent in Spokane after January 1, 2020 must either (i) have been inspected by a home inspector licensed in the state of Washington under RCW 18.280.020, or (ii) have received a certificate of occupancy in the five (5) years prior to being offered for rent. For purposes of this section, "first offered for rent" means that the unit has not previously been offered for rent within the immediately preceding two years.

**Section 5.** That there is enacted a new section 07.08.153 of the Spokane Municipal Code to read as follows:

#### Section 07.08.153 Rental Assistance Fund

- A. There is established as a special revenue fund a rental assistance fund, the proceeds of which shall be used (i) to reimburse tenants who must relocate due to the termination of their tenancy through no fault of their own, and (ii) for landlord and tenant education and materials publication costs.
- B. The annual business registration fees received from those who rent real property in Spokane, any fines or penalties associated with violations of the rental housing code, and any attorneys' fees recovered by the City pursuant to SMC 10C.02.200(G), shall be deposited in the rental assistance fund.

**Section 6.** That section 08.01.090 of the Spokane Municipal Code is amended to read as follows:

#### Section 08.01.090 Exemptions

Unless otherwise provided, the following exemptions apply to the requirement to obtain a general business registration under this chapter:

A. Presenters of a show, such as a trade show, that is directly associated with or ancillary to a convention or a major national meeting, when entry is limited to

those attending the convention or meeting and the immediate family or associates of the conventioneers.

- B. Consumer Show Exhibitors.

  Consumer show organizers remain responsible to purchase a regular business registration unless otherwise exempted.
- C. Persons or entities otherwise subject to the requirement to obtain a business registration, but only to the extent such requirement arises from operating at locations operated or managed by an airport board pursuant to interlocal agreement arising under the authority of chapter 14.08 RCW, where such locations have been annexed to the city, said annexation taking effect on or after January 1, 2012; and
- D. Where preempted by the federal or state constitution or laws.
- E. Operators of market gardens under chapter 17C.380 SMC.
- F. Owners of the following types of residential dwelling units:
  - 1. <u>Dwelling units owned by an individual natural person or family and which are the sole dwelling unit such individual or family makes available for rent in the city of Spokane;</u>
  - 2. Housing units lawfully used as vacation rentals for periods not to exceed three (3) consecutive months and not consecutively used by the same individual or individuals for more than three (3) months in any twelvemonth period;
  - 3. Housing units rented for not more than twelve (12) consecutive months as a result of the property owner, who previously occupied the unit as a primary residence, taking a work-related leave of absence or assignment such as an academic sabbatical or temporary transfer;
  - 4. Housing units that are not available for rent;
  - 5. <u>Housing units in hotels, motels, inns, bed and breakfasts, or in similar accommodations that provide lodging for transient guests;</u>
  - 6. Housing units in facilities licensed or required to be licensed under RCW 18.20, RCW 70.128, or RCW 72.36, or subject to another exemption under this Chapter;
  - 7. Housing units in any state licensed hospital, hospice, community-care facility, intermediate-care facility, or nursing home;

- 8. <u>Housing units in any convent, monastery, or other facility occupied exclusively by members of a religious order or congregation;</u>
- 9. Emergency or temporary-shelter or transitional housing accommodations;
- 10. <u>Housing units owned, operated, or managed by a major educational or medical institution or by a third party for the institution; and</u>
- 11. Housing units that a government entity or housing authority owns, operates or manages; or units exempted from municipal regulation by federal, state, or local law.

**Section 7.** That section 08.01.120 of the Spokane Municipal Code is amended to read as follows:

#### Section 08.01.120 Registration – Application

- A. The application for a registration shall be made on forms which set forth the:
  - 1. name of the applicant,
  - 2. applicant's residence,
  - 3. place of business,
  - 4. nature of the business,
  - 5. number of personnel, and
  - 6. amount of the registration fee.
- B. Applicants whose circumstances fall under the definition of SMC 10.40.010 must further disclose information as required in SMC 10.40.030.
- C. For purposes of the registration of businesses which rent residential dwelling units, persons or entities owning multiple dwelling units shall file a single registration for each person or entity which lists the number of units owned by that person or entity. By way of illustration only, a person who owns one single-family rental property in Spokane would file one business registration listing one property, while a LLC which owns a 20-unit apartment building would file one registration which lists 20 units.

**Section 8.** That section 08.01.180 of the Spokane Municipal Code is amended to read as follows:

#### Section 08.01.180 Computation of Business Registration Fee

A. As fixed in SMC 8.02.0206, in addition to the basic registration fee, the total business registration fee due includes a per person fee amount applied to the total number of personnel of the business and, for owners of residential real property offered for rent in Spokane, a per-dwelling unit amount is applied to the

total number of dwelling units offered for rent.

- B. All persons employed at each business location as of the time of a business registration renewal are to be counted in the number of personnel for registration fee purposes. As appropriate, such as in the case of a business with seasonal fluctuations in the work force, the number of personnel by which the fee is measured is the number shown upon the business payroll for each of the payroll periods during that year, added together and divided by the number of payroll periods.
- C. In the case of a new business, the fee for the initial business registration is based upon the registrant's estimated number of personnel.
- D. For the per-dwelling unit fee, any dwelling unit offered for rent or actually rented for at least thirty (30) days in any calendar year is included within the number of dwelling units owned by the registrant.

**Section 9.** That section 08.01.200 of the Spokane Municipal Code is amended to read as follows:

#### Section 08.01.200 Businesses Within City

Businesses with a permanent location within the City must obtain a business registration. The measure of the fee is determined in part based upon the number of personnel who perform any part of their duties within the City and, for lessors of residential dwelling units, the number of such dwelling units owned by the registrant within Spokane.

**Section 10.** That section 08.02.0206 of the Spokane Municipal Code is amended to read as follows:

# Section 08.02.0206 Business Registration

- A. A regular business registration basic fee is one hundred twenty dollars (\$120) per twelve-month period.
- B. The basic fee for a nonresident business registration is one hundred twenty dollars (\$120) per twelve-month period.
- C. In addition to the basic registration fee, each business must pay ((an)) additional ((fee for each personnel,))fees per license year, as follows (all personnel of a business are charged the same amount corresponding to the respective category of the total number of personnel defined below):
  - 1. Businesses with fewer than six personnel in total: Ten dollars per person.
  - 2. Businesses with six to ten personnel in total: Fifteen dollars per person.

- 3. Businesses with more than ten personnel in total: Twenty dollars per person.
- 4. <u>Businesses offering dwelling units for rent in the city of Spokane: ten dollars (\$10.00) per dwelling unit.</u>
- D. Whenever there is a change of ownership, the holder of the registration must notify the Washington State business licensing service within thirty (30) days of such event. The new owner must file an application with the Washington State business licensing service to acquire a new registration, as provided in chapter 8.01 SMC.
- E. For businesses qualifying under SMC 08.01.190(A) (low gross income businesses) for a reduced registration fee, the reduced business registration fee is one-half the basic registration fee, but all applicable personnel, inspection, <u>perdwelling unit</u>, or other applicable fees or charges apply in full.
- F. For businesses qualifying under SMC 08.01.190(B) (nonprofit organizations) for a reduced registration fee, the reduced business registration fee is one-half the basic registration fee. Nonprofit businesses are exempt from personnel fees and per-dwelling unit fees.
- G. For businesses qualifying under SMC 08.01.190(C) (social purpose corporations) for a reduced registration fee, the reduced business registration fee is one-half the basic registration fee.
- H. For businesses qualifying under SMC 08.01.190(D) (Certified B Corporations) for a reduced registration fee, the reduced business registration fee is one-half the basic registration fee.
- I. Any Certified B Corporation certified by B Lab is exempt from personnel fees and per residential unit fees.

#### Annual Fee Adjustment.

Effective January 1, 2011, and the first of January of each year thereafter, the business registration fees set forth in this section shall be adjusted by the Chief Financial Officer by an amount equal to the consumer price index adjustment of the previous July – July U.S. All City Average (CPI-U and CPI-W). The newly determined amount shall be rounded up to the nearest dollar. In addition, the adjusted fees shall be presented to the City Council for approval and a copy of the approved fees filed with the Chief Financial Officer before becoming effective. The annual fee adjustment provided for in this section shall not apply to the personnel fee stated in SMC 08.02.0206(C).

**Section 11.** That section 18.01.030 of the Spokane Municipal Code is amended to read as follows:

#### Section 18.01.030 Definitions

- A. "Commission" means the Spokane Human Rights Commission.
- B. "Data management protocols" means the procedures governing how data collected by surveillance equipment will be retained, stored, indexed and accessed. Information comprising data management protocols includes, at a minimum, the information required in SMC 18.04.020.
- C. "Disability" means the presence of a sensory, mental, or physical impairment that, whether temporary or permanent, common or uncommon, mitigated or unmitigated, a limitation or not on the ability to work generally or work at a particular job, or a limitation or not on the ability to engage in any other activity within the scope of this Title 18:
  - 1. is medically cognizable or diagnosable; or
  - 2. exists as a record or history; or
  - 3. is perceived to exist whether or not it exists in fact.
  - 4. For the purposes of reasonable accommodation in employment, an impairment must be known or shown through an interactive process to exist in fact and:
    - a. The impairment must have a substantially limiting effect upon the individual's ability to perform his or her job, the individual's ability to apply or be considered for a job, or the individual's access to equal benefits, privileges, or terms or conditions or employment; or
    - b. The employee must have put the employer on notice of the existence of an impairment, and medical documentation must establish a reasonable likelihood that engaging in job functions without an accommodation would aggravate the impairment to the extent that it would create a substantially limiting effect.
  - 5. For purposes of this definition, a limitation is not substantial if it has only a trivial effect.
  - 6. For purposes of housing, a "reasonable accommodation" is an adjustment to a rule, policy, practice, or service that may be necessary for a person with a disability to have an equal opportunity to use and enjoy a dwelling, including public and common use spaces, where there is an identifiable relationship or nexus between the requested accommodation and the person's disability.
- D. "Discrimination" means different or unequal treatment because of race, religion, creed, color, sex, national origin, marital status, familial status, domestic violence victim status, age, sexual orientation, gender identity, honorably discharged veteran or military status, refugee status, disability, the use of a guide dog or service animal, or the use or eligibility for the use of housing choice or other subsidy program or alternative source of income. "Discriminate" means to treat differently or unequally because of race, religion, creed, color, sex, national origin, marital status, familial status, domestic violence victim status, age, sexual orientation, gender identity, honorably discharged veteran or military status, refugee status, the presence of any sensory, mental or physical disability as defined by the Americans with Disabilities Act and/or the Washington State Law

- Against Discrimination, or the use or eligibility for the use of housing choice or other subsidy program or alternative source of income. For purposes of this definition, it is discriminatory to fail to offer reasonable accommodation in housing or employment to an otherwise qualified applicant or employee with a disability, absent a showing that the accommodation would impose an undue hardship.
- E. "Dog guide" means a dog that is specifically trained for the purpose of guiding persons who are blind or a dog trained for the purpose of assisting persons with disabilities.
- F. "Domestic Violence Victim Status" means a family or household member, as defined in RCW 10.99.020 (3), who has been subjected to domestic violence as defined in RCW 10.99.020 (5) or who is a victim of sexual assault as defined in RCW 70.125.030.
- G. "Employee" means an individual who works for wages, salary or commission, or a combination thereof, in the service of an employer, but does not include a person employed by a parent, grandparent, brother, sister, spouse or child. The term includes an individual who is seeking or applying for employment. This definition does not include independent contractors.
- H. "Employer" means any person acting in the interest of an employer, directly or indirectly, who employs employees within the City, or who solicits individuals within the City to apply for employment within the City, including the City of Spokane and all its boards, commissions and authorities.
- I. "Entities under common ownership" means two or more legal entities, such as corporations, limited liability companies, partnerships, and the like which are: owned by the same person(s); in which the same person(s) serve as officers and/or directors; or the majority of one of which is owned by one or more of the others. For example, if a single person owns controlling interests in several limited liability companies, all of those limited liability companies are entities under common ownership.
- J. "Family with children status" means one or more individuals who have not attained the age of eighteen years being domiciled with a parent or another person having legal custody of such individual or individuals, or with the designee of such parent or other person having such legal custody, with the written permission of such parent or other person. Families with children status also applies to any person who is pregnant or is in the process of securing legal custody of any individual who has not attained the age of eighteen years.
- K. "Federally-recognized tribe" means an entity listed on the Department of the Interior's list under the Federally Recognized Indian Tribe List Act of 1994, which the Secretary currently acknowledges as an Indian tribe and with which the United States maintains a government-to-government relationship.
- L. "Gender Identity" means having or being perceived as having a gender identity, self-image, appearance, behavior, or expression, whether or not that gender identity, self-image, appearance, behavior, or expression is different from that traditionally associated with the sex assigned to that person at birth.
- M. "Housing choice or other subsidy program(( or alternative source of income))" means, without limitation: (i) any short or long term federal, state or local government, private nonprofit, or other assistance program in which a tenant's

rent is paid either partially by the program (through a direct arrangement between the program and the owner or lessor of the real property), and partially by the tenant or completely by the program; or (ii) HUD-Veteran Affairs Supportive Housing (VASH) vouchers, Housing and Essential Needs (HEN) funds, and short-term rental assistance provided by Rapid Rehousing subsidies.

- N. "Impairment" includes, without limitation, any:
  - physiological disorder, or condition, cosmetic disfigurement, or anatomical loss affecting one or more of the following body systems: Neurological, musculoskeletal, special sense organs, respiratory, including speech organs, cardiovascular, reproductive, digestive, genitor-urinary, hemic and lymphatic, skin and endocrine; or
  - 2. mental, developmental, traumatic, or psychological disorder, including but not limited to cognitive limitation, organic brain syndrome, emotional or mental illness, and specific learning disabilities.
- O. "Income" means lawful, verifiable income derived from all sources, including without limitation wages, salaries or other compensation for employment; Social Security benefits; supplemental security income; unemployment benefits; retirement programs; child support; payments from the Aged, Blind or Disabled Cash Assistance Program; Refugee Cash Assistance; any federal, state, local government, private, or nonprofit-administered benefit program, including without limitation payments from any housing choice or other subsidy program as defined in this chapter; financial aid for college students; and per capita payments or distributions received from a federally-recognized tribe.
- P. "Labor organization" means an organization which is constituted for the purpose, in whole or in part, of collective bargaining or for dealing with an employer concerning grievances, terms or conditions of employment, or for other mutual aid or protection in connection with an employer.
- Q. "Marital status" means the status of being married, single, separated, divorced or widowed.
- R. "National origin" includes ancestry.
- S. "Operational protocols" means the procedures governing how and when surveillance equipment may be used and by whom and includes, at a minimum, the information required in SMC 18.04.010.
- T. "Person" includes:
  - A natural individual, partnership, association, organization, corporation, cooperative, legal representative, trustee and receiver, and any group of persons acting in concert;
  - 2. an owner, lessee, proprietor, manager, agent or employee, of a person, whether consisting of one or more natural persons;
  - 3. entities under common ownership; and
  - 4. any political or civil subdivisions of the City and any agency or instrumentality of the City or of any political or civil subdivision thereof.

This definition does not include the federal government or any federally-recognized tribe.

- U. "Place of public resort, accommodation, assemblage or amusement" includes, but is not limited to, any place, licensed or unlicensed, kept for gain, hire or reward, or where charges are made for admission, service, occupancy, or use of any property or facilities, whether conducted for the entertainment, housing, or lodging of transient guests, or for the benefit, use, or accommodation of those seeking health, recreation, or rest, or for the burial or other disposition of human remains, or for the sale of goods, merchandise, services, or personal property, or for the rendering of personal services, or for public conveyance or transportation on land, water or in the air, including the stations and terminals thereof and the garaging of vehicles, or where food or beverages of any kind are sold for consumption on the premises, or where public amusement, entertainment, sports, or recreation of any kind is offered with or without charge, or where medical service or care is made available, or where the public gathers, congregates, or assembles for amusement, recreation, or public purposes, or public halls, public elevators, and public washrooms of buildings and structures occupied by two or more tenants, or by the owner and one or more tenants, or any public library or educational institution, or schools of special instruction, or nursery schools, or day care centers or children's camps, provided that nothing contained in this definition shall be construed to include or apply to any institute, bona fide club, or place of accommodation, which is by its nature distinctly private, including fraternal organizations, though where public use is permitted that use shall be covered by this section; nor shall anything contained in this definition apply to any educational facility, columbarium, crematory, mausoleum, or cemetery operated or maintained by a bona fide religious or sectarian institution.
- V. "Profiling" means actions of the Spokane Police Department, its members, or officers commissioned by the Spokane Police Department to rely on actual or perceived race, religion, national origin, color, creed, age, citizenship status, immigration status, refugee status, gender, sexual orientation, gender identity, disability, socio-economic status, housing status, or membership in any protected class under federal, state or local law as the determinative factor in initiating law enforcement action against an individual, rather than an individual's behavior or other information or circumstances that links a person or persons to suspected unlawful activity.
- W. <u>"Real estate transaction" means the sale, purchase, conveyance, exchange, rental, lease, sublease, assignment, transfer, or other disposition of real property.</u>
- X. "Real estate-related transaction" means any of the following:
  - 1. The making or purchasing of loans or providing other financial assistance:
    - a. <u>For purchasing, constructing, improving, repairing, or maintaining</u> real property, or
    - b. Secured by real property; or
  - 2. The selling, brokering, or appraising of real property; or

- 3. The insuring of real property, mortgages, or the issuance of insurance related to any real estate transaction.
- ((<del>W.</del>))<u>Y.</u> "Refugee status" means the status of a person who, under the provisions of 8 USC 1101(a)(42), is outside a country of that person's nationality or, in the case of a person having no nationality, is outside any country in which that person last habitually resided, and who is unable or unwilling to return to, and is unable or unwilling to avail himself or herself of the protection of, that country because of persecution or a well-founded fear of persecution on account of race, religion, nationality, membership in a particular social group, or political opinion.
- ((X.))Z. "Service animal" means an animal that is trained for the purposes of assisting or accommodating a person with a disability.
- ((<del>Y.</del>))<u>AA.</u> "Sex" means gender.
- ((Z.))AB. "Sexual orientation" means heterosexuality, homosexuality, bisexuality and gender expression or identity. As used in this definition, "gender expression or identity" means having or being perceived as having a gender identity, self-image, appearance, behavior, or expression, whether or not that gender identity, self-image, appearance, behavior, or expression is different from that traditionally associated with the sex assigned to that person at birth.
- ((AA.))AC. "Surveillance equipment" means equipment capable of capturing or recording data, including images, videos, photographs or audio operated by or at the direction of a City department that may deliberately or inadvertently capture activities of individuals on public or private property, regardless of whether "masking" or other technology might be used to obscure or prevent the equipment from capturing certain views. "Surveillance equipment" includes drones or unmanned aircraft and any attached equipment used to collect data. "Surveillance equipment" does not include the following equipment which are in use by the City of Spokane as of March 1, 2017:
  - 1. handheld or body-worn devices (e.g., "bodycams") used by law enforcement:
  - 2. cameras installed in or on a police vehicle (e.g., "dashcams");
  - 3. cameras installed in or on any City-owned vehicle, including without limitation fire trucks, emergency vehicles, utility vehicles and street maintenance vehicles, which are intended to ensure the safe operation of the vehicle;
  - 4. cameras installed along a public right-of-way to record traffic patterns and/or traffic violations;
  - 5. cameras intended to record activity inside or at the entrances to City buildings for security purposes; or

6. cameras installed to monitor and protect the physical integrity of City infrastructure, including without limitation fire stations and utility service facilities.

**Section 12.** That section 18.01.060 of the Spokane Municipal Code is amended to read as follows:

#### Section 18.01.060 Penalty for Violation

- A. The commission of an act of discrimination as defined in this Title 18 is punishable as a Class 1 civil infraction pursuant to chapter 01.05, SMC.
- B. Notwithstanding the foregoing, the commission of an act of discrimination based on source of income in the rental of a housing unit shall subject the person in violation to liability in a civil action of up to four and one-half (4.5) times the monthly rent of the housing unit at issue, in addition to court costs and reasonable attorneys' fees.

**Section 13.** That there is enacted a new section 18.01.090 of the Spokane Municipal Code to read as follows:

#### Section 18.01.090 Private right of action; choice of remedies

- A. Any person or class of persons that suffers injury as a result of a violation of SMC 18.03.010 may bring a civil action in the Spokane Municipal Court against the property owner, property manager, or other person violating such section and, upon prevailing, may be awarded reasonable attorneys' fees and costs and such legal or equitable relief as may be appropriate to remedy the violation and secure the compliance therewith, including, without limitation, rent refund or credit, reinstatement to tenancy, actual damages, damages for loss of the right to be free from discrimination in real estate transactions, injunctive or equitable relief, any other appropriate remedy set forth in the federal Fair Housing Amendments Act of 1988 (42 U.S.C. §3601 et seq.), and assessment of civil penalties as set forth in SMC 10C.02.130. An order may include the requirement for a report on the matter of compliance.
- B. Any person who is the subject of retaliation as defined in SMC 18.01.040 may be awarded damages of up to ten thousand dollars (\$10,000) in any action filed in the Spokane County Superior Court to remedy such violation, in addition to all other remedies described in this section.
- C. No person may secure relief from more than one governmental entity, agency, or tribunal for the same harm or injury arising from the same facts, circumstances, transaction, or incident.

**Section 14.** That there is enacted a new section 18.03.030 of the Spokane Municipal Code to read as follows:

Section 18.03.030 Prohibited Practices in Real Estate Related Transactions It is unlawful for any person whose business includes engaging in real estate related transactions, to:

- A. Discriminate against any person, owner, prospective occupant, or occupant of real property in the granting, withholding, extending, making available, modifying, or renewing, or in the rates, terms, conditions, or privileges of a real estate related transaction, or in the extension of services in connection therewith; or
- B. Discriminate by using any form of application for a real estate related transaction or making any record of inquiry in connection with applications for a real estate related transaction which expresses, directly or indirectly, an intent to discriminate unless required or authorized by local, state, or federal laws or agencies to prevent discrimination in real property; provided that, nothing in this provision shall prohibit any party to a credit transaction from requesting designation of marital status for the purpose of considering application of community property law to the individual case or from taking reasonable action thereon or from requesting information regarding age, parental status, or participation in a Section 8 or other subsidy program when such information is necessary to determine the applicant's ability to repay a loan.

**Section 15.** That an urgency and emergency exists such that the enactment of this ordinance is necessary for the protection of the public health, welfare, and safety, and that under Section 19(a) of the City Charter, this ordinance shall be effective immediately upon passage by the affirmative vote of one more than a majority of the City Council.

PASSED by the City Council on		
	Council President	
Attest:	Approved as to form:	
City Clerk	Assistant City Attorney	

Mayor	Date
	Effective Date



TO: Council Members

FROM: Brian McClatchey, Policy Advisor

DATE: November 27, 2019

RE: Summary of proposed residential tenancies code

This memorandum summarizes the proposed provisions of a local residential tenancies code. This proposal, and all the prior iterations of it, have been the subject of numerous meetings with landlords and tenants. As well, the housing quality provisions are intended to implement the recommendations of the 2016 report of the Mayor's Housing Quality Task Force.

#### 1. Rental agreement regulations.

The proposed ordinance establishes some local regulations on rental agreements, for example, by prohibiting waivers of mandatory terms in rental agreements unless the waiver is clearly identified in a separate document as a waiver.

The proposed ordinance deals with deposits and pre-payment of last months' rent by requiring such payments or deposits to be authorized by a written rental agreement which identifies the amount of such required payment. Under the proposal, landlords can still impose cleaning fees, but they would be prohibited from taking an amount of money over the amount of the cleaning fee out of a deposit.

Pet deposits would be limited to 25% of one months' rent or \$150, whichever is higher, and landlords would not be able to charge a pet deposit for service animals, though they still would be able to recover for damage to a rental unit caused by a service animal. And overall, the proposal would cap the total deposits (defined as refundable payments) which can be required to an amount equal to one months' rent. Total fees (defined as one-time, non-refundable payments) would be capped at 25% of one months' rent, including a limitation on the amount a tenant can be charged for a screening report fee to 10% of one months' rent.

Beginning on January 1, 2020, landlords will be required to provide 90 days' written notice to tenants of any rent increase.

#### 2. Rental Relocation Assistance Program.

The proposed ordinance creates and funds a rental relocation assistance program. If a tenant has to move due to a 'do not occupy' order caused by conditions caused by the

landlord, or due to rent increases which make the tenant unable to afford the rent, the landlord must pay \$2,000, and refund all deposits and pre-paid rent within 7 days of receiving notice from the City that the property is not to be occupied. This will help low-income tenants move to habitable and affordable housing. If the landlord does not make the payment to the tenant within 7 days, the City can advance those funds to the tenant. The City can then seek repayment from the landlord, including penalties and interest if the repayment does not occur within 60 days. Relocation assistance payments are not required if the uninhabitable condition is caused by a natural disaster or the tenant's conduct.

#### 3. Enforcement, Prohibitions, and Fines.

The proposed ordinance contains specific and fair enforcement provisions, among them being a private right of action for tenants to bring suit in the Superior Court. There is a limitation on this, which is that tenants are limited to the choice of recovery from one entity (*i.e.*, can sue under local code but not both state and local code).

The proposed ordinance prohibits retaliation and interfering with or prohibiting tenant organizing activities, and creates a rebuttable presumption of retaliation where any negative action is taken within 90 days of a complaint.

The proposed ordinance also establishes serious and fair monetary penalties, including for housing discrimination, such as \$10,000 fines for retaliation and housing discrimination, an escalating penalty schedule of up to \$10,000 in fines for repeat violators, and a penalty (to match that established in state law) of 4.5 times the monthly rental amount for violations of the prohibition on discrimination based on the source of income. The proposed ordinance also makes clear that compliance is the goal to be sought before enforcement actions can be taken. Other violations, such as failure to repair defective conditions, failure to keep adequate records (for example, inspection reports), and falsifying records are all Class 1 civil infractions.

#### 4. Housing Quality Standards.

The proposed ordinance establishes housing quality standards for all rental units in Spokane, with some exceptions, such as owner-occupied units which is the only unit rented by the owner, vacation rentals offered for rent no more than 3 months per year, hotels, motels, B&Bs, etc., health care facilities (like long-term care, group homes, hospitals, hospice, and nursing homes), religious facilities such as convents, monasteries or other facilities occupied exclusively by members of a religious order, emergency shelter or transitional housing, housing units for a major medical or educational institutions, and government or housing authority-owned units.

Housing units must have an inspection before being offered for rent in Spokane and a certificate of occupancy can suffice for that inspection for newer properties. The City does not inspect the property, so no additional city staffing is required, as the landlord is required to use a third-party inspector who is certified to the same level as under state law, and retain inspection reports or documents.

If a defective condition is apparent, the tenant can notify the City, which will then notify the landlord of the potential existence of a defective condition within 5 days. The landlord must fix any defective condition within 30 days of getting notice from the City (or longer period if city negotiates that longer period). When repairs are completed, the landlord notifies city of the completion of the repairs, and the City can then choose to inspect the work itself.

This proposal does not impose new substantive standards, but relies on the existing building and conservation code in the Spokane Municipal Code.

#### 5. Other Proposals.

There are a number of other smaller changes in the proposals, such as a requirement that the City create and distribute an information packet including change of address forms, a landlord-tenant law summary, and voter registration forms. The proposal also authorizes an incentive program for landlords with zero code violations starting 1/1/2021 and a microloan program for all tenant rental and security deposits (not just displaced tenants). It also adds "real estate transactions" and "real estate related transactions" to the scope of the City's existing anti-discrimination law.

#### 6. Business Registration Requirement.

Business registration will now be required for owners of residential rental property which is offered for rent in Spokane. Each "place of business" must be registered, which means that each single-family rental home, and each apartment building or multiple-family unit building must have its own registration. Owners of residential real property offered for rent in Spokane will be required to pay the standard business license fee plus a \$10 fee for each housing unit offered for rent. That additional \$10 fee will be used to fund the rental relocation assistance program.

SPOKANE Agenda Sheet	Date Rec'd	11/19/2019	
12/09/2019	Clerk's File #	ORD C35861	
		Renews #	
<b>Submitting Dept</b>	CITY COUNCIL	Cross Ref #	
<b>Contact Name/Phone</b>	BEN STUCKART 625-6258	Project #	
Contact E-Mail	BSTUCKART@SPOKANECITY.ORG	Bid #	
<b>Agenda Item Type</b>	Emergency Ordinance	Requisition #	
Agenda Item Name	0320 SPECIFIC CAUSE EVICTION ORDIN	IANCE	

# **Agenda Wording**

An ordinance requiring specific cause for most residential evictions; enacting new sections 18.03.005 and 18.03.030 of the Spokane Municipal Code; and declaring an emergency.

### **Summary (Background)**

This ordinance establishes specific causes for which landlords and/or property management companies offering ten or more dwelling units for rent in Spokane may terminate a rental agreement.

Fiscal I	<u>mpact</u>	Grant relate	d? NO		<b>Budget Account</b>	
		Public Work	s? NO			
Neutral	\$				#	
Select	\$				#	
Select	\$				#	
Select	\$				#	
Approvals Cou		<b>Council Notification</b>	<u>s</u>			
Dept Hea	ı <u>d</u>	MCD	ANIEL, AD	AM	Study Session	12/5 Study Session
Division	<b>Director</b>				<u>Other</u>	
<u>Finance</u>	Finance BUSTOS, KIM		<u>Distribution List</u>			
Legal		PICC	OLO, MIKE		amcdaniel@spokanecity.org	
For the M	<u>layor</u>	ORM	SBY, MICH	HAEL	kateburke@spokanecity.or	·g
<b>Addition</b>	nal App	<u>rovals</u>				
<u>Purchasi</u>	ng					

#### **ORDINANCE NO. C35861**

An ordinance requiring specific cause for most residential evictions; enacting new sections 18.03.005 and 18.03.030 of the Spokane Municipal Code; and declaring an emergency.

**WHEREAS**, the rate of vacancies for rental properties in Spokane is currently at 3.3%, its lowest level in a decade and below what 5%, which is normally considered a sign of a healthy rental market and which the Spokane market has not attained since 2015; and

**WHEREAS,** the average rent for is now over \$1,000 per month, the highest level in at least a decade, having risen by 74% since 2010; and

**WHEREAS**, nearly 50% of renters in Spokane are cost-burdened, meaning they spend 30% or more of their income on housing each month

**WHEREAS**, almost a quarter of renters in Spokane are severely cost-burdened, meaning they spend half or more of their income on housing each month; and

**WHEREAS**, the median household income is climbing, but the median income for renter households remains below the median – for example, in 2017, the median household income in Spokane was \$46,543, but the median income for renting households was \$33,812 – and while the average rent in Spokane has increased by 74% since 2010, the median renting household's income over that same period only increased by 51%; and

**WHEREAS**, lower-income people who are cost-burdened or severely cost-burdened are at a much higher risk of eviction and therefore, of homelessness; and

**WHEREAS**, research from the Washington State Department of Commerce and data from our own CHHS Department's point-in-time count reveal that lack of affordable housing and eviction from housing are two significant drivers of homelessness; and

**WHEREAS**, the number of unsheltered people experiencing homelessness in Spokane is now at a decade high, confirming the observed relationship between increasing rents and increasing homelessness; and

**WHEREAS**, one way to lower the rate of homelessness is to keep housed people housed, and one way to do that is to reduce the number of evictions in Spokane, the rate of which in Spokane is currently 4 households each and every week, according to data compiled by the Eviction Lab at Princeton University; and

**WHEREAS,** the Spokane City Council, in view of these facts, sees that a housing emergency exists in Spokane, that this emergency poses a danger to the health, welfare, and safety of many low-income people in Spokane, and that this emergency necessitates the enactment of this ordinance.

#### **NOW THEREFORE**, the City of Spokane does ordain:

**Section 1.** That there is enacted a new section 18.03.005 of the Spokane Municipal Code to read as follows:

#### Section 18.03.005 Definitions

- A. "Dwelling unit" has the same meaning as set forth in RCW 59.18.030(9).
- B. "Landlord" has the same meaning as set forth in RCW 59.18.030(14).
- C. "Rental agreement" means an agreement which establishes or modifies the terms, conditions, rules, regulations, or any other provisions concerning the use and occupancy of a dwelling unit for compensation in the city of Spokane.
- D. "Substantial rehabilitation" means the renovation, alteration, or remodeling of a residential unit of 30 or more years of age which (i) has been condemned, (ii) does not qualify for a certificate of occupancy, or (iii) requires substantial renovation in order to be in compliance with contemporary standards for decent, safe and sanitary housing. Substantial rehabilitation may vary in degree from gutting and extensive reconstruction to extensive improvements that cure substantial deferred maintenance. Cosmetic improvements alone such as painting, decorating and minor repairs, or other work which can be performed safely without having the unit vacated do not qualify as substantial rehabilitation.
- E. "Tenant" means any person who is entitled to occupy a dwelling unit primarily for living or dwelling purposes under a rental agreement in Spokane.

**Section 2.** That there is enacted a new section 18.03.030 of the Spokane Municipal Code to read as follows:

#### Section 18.03.030 Eviction Only for Specific Cause

- A. Except where the tenant cures the violation(s) as provided in this section, landlords and/or property management companies which offer ten (10) or more dwelling units for rent in Spokane may terminate a rental agreement only by providing written notice to the tenant of the existence of one or more of the causes listed in this section.
- B. Causes which are sufficient for the termination of a residential tenancy under this section are:
  - 1. Failure by the tenant to pay rent as required by the rental agreement;

- 2. Material violation by the tenant of any provision of RCW 59.18.130 (duties of tenant);
- 3. To allow the landlord or a member of the landlord's immediate family to occupy the dwelling unit;
- 4. To perform capital improvements which will make the unit temporarily uninhabitable while the work is being done;
- 5. to perform substantial rehabilitation work;
- 6. To withdraw the dwelling rental units from the rental market; or
- 7. To demolish or permanently remove a rental unit from housing use.
- C. The notice required by subsection (A) must:
  - 1. Specify the cause(s) for eviction from among the items listed in subsection B;
  - 2. State that the tenancy will terminate due to such cause(s) no less than thirty (30) days after delivery of the notice, unless the cause(s) is/are cured by the tenant as described in this subsection; and
  - 3. State that the tenant may cure one or more of the violations described in subsection (B)(1) and (B)(2)within fourteen (14) days of the delivery of the notice.
  - 4. State that if a violation of subsection (B)(1) or (B)(2) which is described in the notice and is cured by the tenant within fourteen (14) days of the notice by a change in conduct, repairs, payment of money or otherwise, the rental agreement will not terminate.
- D. If the cause of a written notice delivered as required by this section is failure by the tenant to pay rent within five (5) days of the date it is due under the rental agreement and for which notice was given under this section on two separate occasions within the previous six (6) months, the tenant does not have a right to cure a subsequent violation.
- E. For week-to-week tenancies, the notice period in subsection (C)(2) changes from 30 days to seven days and the notice period in subsection (C)(4) of this section changes from 14 days to four days.

**Section 3.** That an urgency and emergency condition exists in the City of Spokane which poses a danger to the health, welfare, and safety of the people of Spokane and which necessitates that this ordinance be, under Section 19(a) of the City

Charter, effective immediately upon passage by the affirmative vote of one more than a majority of the City Council.

PASSED by the City Council on	
	Council President
Attest:	Approved as to form:
City Clerk	Assistant City Attorney
Mayor	Date
•	Effective Date

SPOKANE Agenda Sheet	Date Rec'd	11/14/2019	
12/09/2019		Clerk's File #	RES 2019-0113
		Renews #	
Submitting Dept	CITY ATTORNEY	Cross Ref #	
<b>Contact Name/Phone</b>	NATHANIEL J. 625-6288	Project #	
Contact E-Mail	NODLE@SPOKANECITY.ORG	Bid #	
Agenda Item Type	Resolutions	Requisition #	PD. THOROUGH
Agenda Item Name	0500 SETTLEMENT RESOLUTION		

# **Agenda Wording**

Resolution approving claim of Adriano Eva settled through mediation.

# **Summary (Background)**

Approving settlement of Adriano Eva claim for \$100,000.00 through mediation.

Fiscal Impact	Grant related	? NO	Budget Acco	<u>unt</u>
	Public Works?	NO		
Expense \$\$100	0,000.00		# 5800-78100-19	9000-54601
Select \$			#	
Select \$			#	
Select \$			#	
Approvals			Council Notif	<u>ications</u>
Dept Head	DALTO	N, PAT	Study Session	
<b>Division Director</b>			<u>Other</u>	Executive Session
<u>Finance</u>	ALBIN-	MOORE, ANGEL	A Distribution I	_ist
<u>Legal</u>	DALTO	N, PAT	nodle@spokaned	ity.org
For the Mayor	ORMS	BY, MICHAEL	tstrothman@spo	kanecity.org
Additional Approvals			james.scott@ascrisk.com	
<u>Purchasing</u>			mormsby@spoka	necity.org
<b>RISK MANAGEM</b>	<b>ENT</b> ORMS	BY, MICHAEL		

# RESOLUTION RE SETTLEMENT OF CIVIL CLAIM AGAINST CITY OF SPOKANE

WHEREAS, a claim for damages was filed with the City of Spokane by Adriano Eva ("Claimant") on June 3, 2019, arising out of events occurring in late 2018 and early 2019 in the City of Spokane, as more fully described in his claim for damages; and

WHEREAS, the City of Spokane ("the City") has determined to resolve all claims with Claimant and any third-parties who may claim a subrogated interest against the City, its officers, agents, employees and contractors, for a payment of One Hundred Thousand Dollars (\$100,000.00).

WHEREAS, Claimant has agreed to accept said payment and in return to release any and all claims against the City of Spokane.

NOW, THEREFORE, be it solved by the City Council of the City of Spokane:

The City of Spokane authorizes that payment in the amount of ONE HUNDRED THOUSAND and NO/100 DOLLARS (\$100,000.00) to be paid to Claimant, without admission of fault or liability, as a full settlement and compromise of the above-referenced litigation and/or claim, and in exchange the Claimant will provide a signed release fully extinguishing all claims held, asserted or un-asserted, by Claimant in connection with the incident and pledging to fully protect and indemnify the City of Spokane, their officers, agents, employees, contractors, and insurers, against all loss or liability in connection with said claim for damages or other relief.

PASSED the City Council this _	day of	, 2019.
Approved as to form:	City Clerk	
Assistant City Attorney		

SPOKANE Agenda Sheet	for City Council Meeting of:	Date Rec'd	11/25/2019
12/09/2019		Clerk's File #	RES 2019-0114
		Renews #	
<b>Submitting Dept</b>	FINANCE & ADMIN	Cross Ref #	
<b>Contact Name/Phone</b>	MICHELLE HUGHES 625-6320	Project #	
Contact E-Mail	MHUGHES@SPOKANECITY.ORG	Bid #	
Agenda Item Type	Resolutions	Requisition #	
Agenda Item Name	5600 - SIP LOAN SHANE'S INPSIRATION	INCLUSIVE PLAYGRO	OUND PROJECT

# **Agenda Wording**

Resolution for a \$900,000 Sip Loan to finance the construction of the Shane's Inspiration Inclusive Playground Project.

### **Summary (Background)**

Resolution for a \$900,000 Sip Loan to finance the construction of the Shane's Inspiration Inclusive Playground Project that the City of Spokane Parks Board and the Parks Foundation has partnered together to construct.

Fiscal II	<u>npact</u>	Grant related?	NO	<b>Budget Accoun</b>	<u>t</u>	
		Public Works?	YES			
Expense \$ 900,000				# 5901-79218-99999	9-38271-84417	
Revenue	\$ 900,0	000		# 5901-79218-94000	0-56301-99999	
Select	\$			#		
Select	\$			#		
Approva	ıls			Council Notifica	ations	
Dept Hea	<u>d</u>	HUGHES	, MICHELLE	Study Session	Public Safety 12/2/19	
Division	Director	STOPHE	R, SALLY	<u>Other</u>		
<u>Finance</u>		HUGHES	, MICHELLE	<b>Distribution Lis</b>	<u>Distribution List</u>	
Legal		DALTON	I, PAT			
For the M	<u>layor</u>	ORMSB'	, MICHAEL			
Addition	nal App	<u>rovals</u>				
<u>Purchasi</u>	n <u>g</u>					

# **Briefing Paper**

Division & Department:	Accounting				
Subject:	SIP Loan Shane's Inspiration Inclusive Playground Project				
Date:	11/25/19				
Contact (email & phone):	Michelle Hughes mhuges@spokanecity.org				
City Council Sponsor:					
Executive Sponsor:					
Committee(s) Impacted:					
Type of Agenda item:					
Alignment: (link agenda item to guiding document – i.e., Master Plan, Budget, Comp Plan, Policy, Charter, Strategic Plan)					
Strategic Initiative:					
Deadline:					
Outcome: (deliverables, delivery duties, milestones to meet)	Resolution to approve a SIP Loan for Shane's Inspiration Inclusive Playground Project				
Background/History:					
Resolution for a \$900,000 Sip Loan to finance the construction of the Shane's Inspiration Inclusive Playground Project that the City of Spokane Parks Board and the Parks Foundation has partnered together to construct.					
Budget Impact:					
Approved in current year budget?   Yes  No  N/A was approved in 2018  Annual/Reoccurring expenditure?  Yes  No  N/A  If new, specify funding source:  Other budget impacts: (revenue generating, match requirements, etc.)					
Operations Impact:	O				
Consistent with current operations/policy?					
Requires change in current operations/policy? $\square$ Yes $\boxtimes$ No $\square$ N/A					
Specify changes required:					
Known challenges/barriers:	Known challenges/barriers:				

#### CITY OF SPOKANE, WASHINGTON

# SHANE'S INSPIRATION INCLUSIVE PLAYGROUND PROJECT LIMITED TAX GENERAL OBLIGATION BOND, SERIES 2019 (TAXABLE)

\_\_\_\_\_

#### **RESOLUTION NO. 2019-0114**

A RESOLUTION of the City of Spokane, Washington, providing for the issuance and sale of a taxable Limited Tax General Obligation Bond in the aggregate principal amount of not to exceed \$900,000 to secure an interfund loan from the Spokane Investment Pool to the Asset Management Fund to finance a portion of the costs of the acquisition, construction and installation of the Shane's Inspiration Inclusive Playground Project; fixing the date, form, maturity, interest rate, terms and covenants of the bond; establishing the provisions for repayment of the interfund loan established thereby; authorizing the sale and delivery of the bond to the City, and providing for other matters properly relating thereto.

ADOPTED December 9, 2019

PREPARED BY:

MCALOON LAW, PLLC Spokane, Washington

# CITY OF SPOKANE, WASHINGTON

# SHANE'S INSPIRATION INCLUSIVE PLAYGROUND PROJECT LIMITED TAX GENERAL OBLIGATION BOND, SERIES 2019 (TAXABLE) RESOLUTION NO. 2019-0114

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<sup>\*</sup> This Table of Contents and the cover page are not a part of the following Resolution and are included only for the convenience of the reader.

#### CITY OF SPOKANE, WASHINGTON

#### **RESOLUTION NO. 2019-0114**

A RESOLUTION of the City of Spokane, Washington, providing for the issuance and sale of a taxable Limited Tax General Obligation Bond in the aggregate principal amount of not to exceed \$900,000 to secure an interfund loan from the Spokane Investment Pool to the Asset Management Fund to finance a portion of the costs of the acquisition, construction and installation of the Shane's Inspiration Inclusive Playground Project; fixing the date, form, maturity, interest rate, terms and covenants of the bond; establishing the provisions for repayment of the interfund loan established thereby; authorizing the sale and delivery of the bond to the City, and providing for other matters properly relating thereto.

WHEREAS, the Spokane Parks and Recreation Board of Directors has requested a loan from the Spokane Investment Pool ("SIP") in the amount of not to exceed \$900,000 to temporarily finance a portion of the costs of the acquisition, construction and installation of the Shane's Inspiration Inclusive Playground to be constructed in Riverfront Park (the "Shane's Inspiration Inclusive Playground Project"); and

WHEREAS, pursuant to chapters 35.22, 39.36 and 39.46 RCW and Article XIII of the City Charter, the City is authorized to issue general obligation bonds for the purpose of financing a portion of the costs of the acquisition, construction and installation of the Shane's Inspiration Inclusive Playground Project; and

WHEREAS, RCW 35.39.030(4) and Sections 5.8.5 and 5.12.1 of the City's Administrative Policy and Procedure for Investments ("Investment Policy") authorize the City Treasurer to purchase general obligation bonds or other bonds issued by the City as defined in Section 4.9 of the Investment Policy; and

WHEREAS, the City desires to secure the interfund loan obligation to the SIP with a bond issued by the City.

NOW THEREFORE, BE IT RESOLVED by the City Council as follows:

<u>Section 1</u>. <u>Definitions</u>. As used in this resolution the following words shall have the following meanings:

Annual Debt Service for any fiscal year or calendar year means the sum of the interest and principal due in such year on the Bond. If the interest rate on any such Bond is other than a fixed rate, the rate applicable at the time of the computation shall be used.

Asset Management Fund means the City's existing special fund of the same name into which all revenues collected for and allocated to the payment of the principal and interest the Bond shall be deposited into a separate account for such purpose; and into which the principal proceeds received from the sale and delivery of the Bond shall be paid into a separate account within the Asset Management Fund and used to pay a portion of the costs of the Shane's Inspiration Inclusive Playground Project.

**Bond** means the City of Spokane Shane's Inspiration Inclusive Playground Project Limited Tax General Obligation Bond, Series 2019 (Taxable), issued pursuant to this resolution in the aggregate principal amount of not to exceed \$900,000 to establish and secure the interfund loan facility authorized herein.

**Bond Owner or Registered Owner** means the City of Spokane, as payee, for the benefit of the Spokane Investment Pool.

**Bond Registrar** means the Treasurer or any successor appointed by the Treasurer.

**Bond Year** means the twelve (12) month period beginning on the date of issuance of the Bond.

*City* means the City of Spokane, Spokane County, Washington, a charter code city duly organized and existing under the laws of the State of Washington and its City Charter.

*City Council* means the general legislative authority of the City as the same shall be duly and regularly constituted from time to time.

*Maturity Date* means a date not to exceed five years from the date of issuance of the Bond.

**Permitted Investments** means any investments of City funds permitted under the laws of the State of Washington or the City's Investment Policy as amended from time to time.

Shane's Inspiration Inclusive Playground Project means the acquisition, construction and installation of an all-inclusive playground, including a two-stall ADA accessible restroom, on the west end of Havermale Island in Riverfront Park.

**SIP** means the Spokane Investment Pool.

*SIP Internal Lending Rate* means an interest rate formula for the interfund lending of funds from the Spokane Investment Pool, calculated on the date of issuance of the Bond as follows: a rate equivalent to the United States Treasury Rate of like maturity plus 75 basis points (.75%).

*Treasurer* means the Treasurer of the City, or any successor to the functions of the Treasurer. *Rules of Interpretation*. In this resolution, unless the context otherwise requires:

- (a) The terms "hereby," "hereof," "hereto," "herein, "hereunder" and any similar terms, as used in this resolution, refer to this resolution as a whole and not to any particular article, section, subdivision or clause hereof, and the term "hereafter" shall mean after, and the term "heretofore" shall mean before, the date of this resolution;
- (b) Words of the masculine gender shall mean and include correlative words of the feminine and neutral genders and words importing the singular number shall mean and include the plural number and vice versa;
- (c) Words importing persons shall include firms, associations, partnerships (including limited partnerships), trusts, corporations and other legal entities, including public bodies, as well as natural persons;
- (d) Any headings preceding the text of the several articles and Sections of this resolution, and any table of contents or marginal notes appended to copies hereof, shall be solely for convenience of reference and shall not constitute a part of this resolution, nor shall they affect its meaning, construction or effect;

(e) All references herein to "articles," "sections" and other subdivisions or clauses are to the corresponding articles, sections, subdivisions or clauses hereof.

Section 2. Plan of Capital Acquisitions. The Park Board and the City previously specified, adopted and approved a plan for the Shane's Inspiration Inclusive Playground Project as part of the Riverfront Park Master Plan, incorporated herein by this reference.

The Shane's Inspiration Inclusive Playground Project will be undertaken in accordance with specifications and contracts approved by the Mayor and the City Council or their designees from time to time.

It is hereby provided that the Shane's Inspiration Inclusive Playground Project shall be subject to such changes and additions as may be authorized by the City Council during the annual budget process. Presently, the total estimated cost of the Shane's Inspiration Inclusive Playground Project does not exceed \$900,000 over the five year scheduled acquisition period.

Section 3. Authorization and Description of Bond. To finance a portion of the costs of the Shane's Inspiration Inclusive Playground Project, the City shall issue a taxable limited tax general obligation bond of the City to the Spokane Investment Pool (the "SIP") in the principal amount of not to exceed \$900,000 (the "Bond") to establish and secure an interfund loan facility with the SIP of not to exceed \$900,000. The Bond shall be dated as of the date of delivery to the SIP, shall be in the denomination of not to exceed \$900,000, shall be fully registered as to principal and interest, shall be numbered in such manner and with any additional identification as the Bond Registrar deems necessary for identification, and shall mature on the Maturity Date. Both principal of and interest on the Bond shall be paid semiannually on each June 1 and December 1, commencing June 1, 2020. On the Maturity Date, the remaining principal of and any accrued interest on the Bond shall be paid in full.

The Bond shall bear interest at the applicable SIP Internal Lending Rate in effect on the date of issuance of the Bond and shall be calculated on the basis of a year of 30/360 days. The Bond shall

be amortized to create approximately level debt service based on semiannual payments of principal and interest, with final payment of principal and all accrued interest on the Maturity Date. The SIP shall provide an amortization schedule detailing the principal and interest payment amounts and dates, including the Maturity Date, and attach such schedule as an exhibit to the Bond.

#### Section 4. Sale of Bond.

- (a) Approval of Sale. The City Council hereby approves the SIP's offer to purchase the Bond to establish and secure an interfund loan for the benefit of the Asset Management Fund for the capital acquisition purposes of the Shane's Inspiration Inclusive Playground Project and on the terms set forth in this resolution. The proper City officials are hereby authorized and directed to do everything necessary for the prompt execution and delivery of the Bond to the City of Spokane for the benefit of the SIP.
- (b) Option for Early Call. At its sole discretion, the SIP may call the Bond on August 1 of any year. The SIP must give notice to the City by July 1 of each year, beginning July 1, 2020, if it intends to call the Bond on the succeeding August 1 (the "Early Call Date"). The Bond may be paid in full on the Early Call Date in cash or with proceeds of a refunding bond.
- (c) *Prepayment*. The Bond may be prepaid, in whole or in part, at par plus accrued interest to the date fixed for prepayment. No notice of prepayment to the Registered Owner is required. Interest on prepaid principal shall cease to accrue on the date of prepayment.
- Section 5. Application of Bond Proceeds. The proceeds of the interfund loan secured by the Bond shall be expended solely to pay a portion of the costs of the Shane's Inspiration Inclusive Playground Project and pay the costs of issuing the Bond, as authorized herein. There has previously been created in the office of the Treasurer a special fund known as the Asset Management Fund (the "Project Fund"). The proceeds of the interfund loan secured by the Bond shall be paid into the Project Fund to provide for the payment of a portion of the costs of the Shane's Inspiration Inclusive Playground Project and the payment of expenses incidental thereto. The Treasurer may invest any

funds in the Project Fund temporarily in Permitted Investments that will mature prior to the date on which such money shall be needed. Earnings on such investments shall accrue to the benefit of the Project Fund. The proceeds of the interfund loan secured by the Bond shall be expended solely to pay a portion of the costs of the Shane's Inspiration Inclusive Playground Project or pay costs of issuance of the interfund loan secured by the Bond.

Section 6. Pledge of Funds and Credit. To pay principal of and interest on the Bond as the same shall become due, the City hereby irrevocably covenants that it will deposit money in the SIP from the Asset Management Fund and other legally-available funds of the City in amounts sufficient to pay when due the principal of and interest on the Bond. The full faith, credit and taxing power of the City are hereby irrevocably pledged for the prompt payment of such principal and interest as necessary to repay the interfund loan.

Section 7. Registration and Payments. The Treasurer shall act as authenticating agent, paying agent and registrar for the Bond (the "Bond Registrar"). Both principal of and interest on the Bond shall be payable in lawful money of the United States of America. Payments of principal of and interest on the Bond shall be paid by interfund transfer, check, wire or electronic transfer. Final payment of all principal of and interest on the Bond shall be paid upon presentation and surrender of the Bond to the Bond Registrar. The Bond is not transferable.

Section 8. Execution and Authentication of Bond. The Bond shall be executed on behalf of the City with the manual or facsimile signature of the Mayor and attested by the manual or facsimile signature of the City Clerk, and the seal of the City shall be impressed thereon. In case any of the officers who shall have signed or attested the Bond shall cease to be such officer before such Bond has been actually issued and delivered, such Bond shall be valid nevertheless and may be issued by the City with the same effect as though the persons who had signed or attested such Bond had not ceased to be such officers.

Only a Bond that bears a Registration Certificate in the form set forth in Section 9 hereof, manually executed by the Bond Registrar, shall be valid or obligatory for any purpose or entitled to the benefits of this resolution. Such Registration Certificate shall be conclusive evidence that the Bond so authenticated have been duly executed, authenticated and delivered hereunder and are entitled to the benefits of this resolution.

In case any of the officers who shall have executed the Bond shall cease to be an officer or officers of the City before the Bond shall have been authenticated or delivered by the Bond Registrar, or issued by the City, such Bond may nevertheless be authenticated, delivered and issued and upon such authentication, delivery and issuance, shall be as binding upon the City as though those who signed the same had continued to be such officers of the City. The Bond may also be signed and attested on behalf of the City by such persons as at the actual date of execution of the Bond shall be the proper officers of the City although at the original date of the Bond any such person shall not have been such officer of the City.

Section 9. Form of Bond. The Bond shall be in substantially the following form:

#### UNITED STATES OF AMERICA

NO. R-

## STATE OF WASHINGTON CITY OF SPOKANE SHANE'S INSPIRATION INCLUSIVE PLAYGROUND PROJECT LIMITED TAX GENERAL OBLIGATION BOND, SERIES 2019 (TAXABLE)

INTEREST RATE: Variable, as described herein

MATURITY DATE: [December 1, 2024]

REGISTERED OWNER: CITY OF SPOKANE, WA for the benefit of the SPOKANE

**INVESTMENT POOL** 

TAX IDENTIFICATION #: 91-6001280

PRINCIPAL AMOUNT: NINE HUNDRED THOUSAND AND NO/100 DOLLARS

CITY OF SPOKANE, Spokane County, Washington, a municipal corporation of the State of Washington (the "City"), for value received hereby promises to pay to the Registered Owner identified above, the principal amount of this Bond as indicated above.

This Bond is issued under authority of Resolution No. 2019-0114, adopted by the City Council on December 9<sup>th</sup>, 2019 (the "Bond Resolution"), to establish and secure an interfund loan to pay a portion of the costs of acquiring and constructing the Shane's Inspiration Inclusive Playground Project. Capitalized terms not otherwise defined in this Bond shall have the meanings given such terms in the Bond Resolution.

Interest on the interfund loan established hereunder shall be determined as of the date of issuance of the Bond, shall be set at the SIP Internal Lending Rate, and shall be calculated on the basis of a year of 30/360 days.

Both principal of and interest on this Bond are payable in lawful money of the United States of America on the dates and in the amounts set forth in the amortization schedule attached hereto as Exhibit A. Upon final payment of all installments of principal and interest thereon, this Bond shall be submitted to the Treasurer of the City (the "Bond Registrar") for cancellation and surrender. Installments of principal of and interest on this Bond shall be paid by interfund transfer or by check or draft mailed on the date such principal and interest is due or by electronic funds transfer made on the date such interest is due to the registered owner or nominee at the address appearing on the Bond Register.

This Bond is not transferable.

The City reserves the right to prepay principal of this Bond in advance of the scheduled payments set forth above, in whole or in part, at any time, with no prepayment penalty in accordance with the terms of the Bond Resolution.

To pay installments of principal of and interest on this Bond as the same shall become due, the City hereby irrevocably covenants that it will deposit funds from Project Fund and other legally-available funds in the SIP in amounts sufficient to pay such principal and interest.

This Bond shall not be valid or become obligatory for any purpose or be entitled to any security or benefit under the Bond Resolution until the Registration Certificate hereon shall have been manually signed by the Bond Registrar.

It is hereby certified that all acts, conditions and things required by the Constitution and statutes of the State of Washington to exist, to have happened, been done and performed precedent to and in the issuance of this bond have happened, been done and performed and that the issuance of this Bond does not violate any constitutional, statutory or other limitation upon the amount of bonded indebtedness that the City may incur.

IN WITNESS WHEREOF, the City of Spokane, Washington, has caused this bond to b
signed with the facsimile or manual signature of the Mayor, to be attested by the facsimile or manual
signature of the City Clerk, and the corporate seal of the City to be reproduced hereon, as of the
day of, 20

#### CITY OF SPOKANE, WASHINGTON

	By
ATTEST:	Mayor
City Clerk	
(SEAL) <u>CERTIFICATE OF A</u>	<u>AUTHENTICATION</u>
Date of Authentication:	
	clusive Playground Project Limited Tax Generally dated, 20 described in the within-
	TREASURER of the City of Spokane, as Bond Registrar
	Ву
g .: 10 O : D: 1 TI	D 1 '4 C 11 TI C'4 1

Section 10. Ongoing Disclosure. The Bond secures an interfund loan. The City has determined that the Bond is not subject to Rule 15c2-12 of the Securities and Exchange Commission under the Securities Exchange Act of 1934, and the City makes no undertaking regarding ongoing disclosure with respect to the Bond.

Section 11. Prior Acts. All acts taken pursuant to the authority of this resolution but prior to its effective date are hereby ratified and confirmed.

Section 12. Severability. If any provision in this resolution is declared by any court of competent jurisdiction to be contrary to law, then such provision shall be null and void and shall be deemed separable from the remaining provisions of this resolution and shall in no way affect the validity of the other provisions of this resolution or of the Bond.

	Section 13.	Effective Date.	This resolution shall become effective immediately upon its
adoptio	on.		
	Adopted this 9	<sup>th</sup> day of Decemb	per, 2019.
			CITY OF SPOKANE Spokane County, Washington
			Ben Stuckart, Council President
ATTE	ST:		
Terri L	Pfister, Clerk		
Mayor			
(CE A I	`		
(SEAL	<i>i)</i>		
			APPROVED AS TO FORM:
			Assistant City Attorney
			Laura D. McAloon, Bond Counsel

SPOKANE Agenda Sheet	Date Rec'd	11/25/2019		
12/09/2019		Clerk's File #	RES 2019-0115	
		Renews #		
<b>Submitting Dept</b>	COMMUNICATIONS	Cross Ref #		
<b>Contact Name/Phone</b>	MARLENE FEIST 625-6505	Project #		
Contact E-Mail	MFEIST@SPOKANECITY.ORG	Bid #		
Agenda Item Type	Resolutions	Requisition #		
Agenda Item Name	0330 - RESOLUTION CONFIRMING TDS QUALIFICATIONS FOR A CABLE			
	FRANCHISE			

#### **Agenda Wording**

TDS Metrocom has filed an application with the City of Spokane to acquire a cable television franchise within the City of Spokane. Resolution confirms that TDS has appropriate qualifications to receive a franchise.

#### **Summary (Background)**

TDS Metrocom has filed an application with the City of Spokane to acquire a cable television franchise within the City of Spokane and paid the \$10,000 application fee. TDS Metrocom is owned by Telephone & Data Systems Inc., which is a Fortune 1000 company. TDS Metrocom has been operating competitive cable television franchises since 2007 and has systems in multiple states. This resolution is an initial step in the process. A negotiated franchise also will come forward for Council approval.

Fiscal	mpact	Grant related?	NO	Budget Account	
110001	<u>puot</u>	Public Works?	NO	<u> Daagot Hoodani</u>	
Neutral	\$			#	
Select	\$			#	
Select	\$			#	
Select	\$			#	
Approvals		<b>Council Notification</b>	<u>s</u>		
Dept He	<u>ad</u>	DELAY, J	OHN	Study Session	
Division	Director	FEIST, M	ARLENE	Other PIES 11/25/2019	
<u>Finance</u>		ALBIN-N	IOORE, ANGELA	Distribution List	
Legal		DALTON	, PAT	tszambelan@spokanecity.org	
For the	For the Mayor ORMSBY, MICHAEL		jdelay@spokanecity.org		
<b>Additio</b>	nal App	<u>rovals</u>		mfeist@spokanecity.org	
<u>Purchas</u>	<u>ing</u>			kathleen.davis@tdstelecom.com	
				brian.grogan@lawmoss.com	

#### **RESOLUTION NO. 2019-0115**

## A RESOLUTION REGARDING THE APPLICATION OF TDS METROCOM, LLC FOR A CABLE FRANCHISE

**WHEREAS,** TDS Metrocom, LLC ("TDS") has requested that the City of Spokane, Washington ("City") commence proceedings to consider the award of a cable franchise to TDS.

WHEREAS, Federal law at 47 U.S.C. § 541(a) provides that a city "may not unreasonably refuse to award an additional competitive franchise."

WHEREAS, The City conducted the procedure required to award a competitive cable franchise pursuant to the Spokane Municipal Code ("SMC") 10.27A.200-240 and federal law.

WHEREAS, The City's Official Application Form required that proposals for a cable franchise include the information provided in the SMC 10.27A.210 - Content of Applications.

WHEREAS, The City carefully reviewed all information and documentation presented to it regarding TDS's proposal and qualifications to operate a cable system within the City.

WHEREAS, Based on information and documentation made available to the City, the City Council has reached conclusions regarding TDS's legal, technical and financial qualifications.

**NOW THEREFORE,** the City of Spokane, Washington hereby resolves as follows:

- 1. The City hereby finds that TDS's application of November 11, 2019, complies with the requirements of SMC 10.27A.200-240 and applicable law.
- 2. The City finds that TDS possesses the requisite legal, technical and financial qualifications to construct and operate a cable system to provide cable service within the City.
- 3. The City finds that its actions are appropriate and reasonable in light of the mandates contained in SMC 10.27A.200-240 and applicable provisions of federal law including 47 U.S.C. § 541(a).

ADOPTED by the City Council this	day of December, 2019.
City C	Clerk

Approved as to form:	
Assistant City Attorney	

SPOKANE Agenda Sheet	<b>Date Rec'd</b>	10/21/2019	
11/25/2019		Clerk's File #	ORD C35845
		Renews #	
Submitting Dept	CITY COUNCIL	Cross Ref #	
<b>Contact Name/Phone</b>	BEN STUCKART 6256269	Project #	
Contact E-Mail	AMCDANIEL@SPOKANCITY.ORG	<u>Bid #</u>	
Agenda Item Type	Final Reading Ordinance	Requisition #	
Agenda Item Name	0320 ORDINANCE ENACTING THE PRO	VISIONS OF HB 1406	

#### **Agenda Wording**

An ordinance imposing a sales and use tax, as a deduction from existing state sales and use tax collection, to fund investments in affordable and supportive housing; enacting a new chapter 08.07B;

#### **Summary (Background)**

The Washington State Legislature enacted SHB 1406 that authorizes cities that have enacted a qualifying local tax, such as the City of Spokane's 2016 housing levy under RCW 84.55.050, to impose a local sales and use tax of 0.0073 percent for up to twenty years. The City Council adopted Resolution 2019-0062 with the intention to adopt legislation to authorize the maximum capacity of the tax. This ordinance imposes the maximum local sales and use tax authorized.

Fiscal Impact	Grant related?	NO NO	<b>Budget Account</b>	
	Public Works?	NO		
Select \$			#	
Select \$			#	
Select \$			#	
Select \$			#	
<u>Approvals</u>			<b>Council Notificat</b>	tion <u>s</u>
Dept Head	MCDA	NIEL, ADAM	Study Session	10/17/19
<b>Division Director</b>			<u>Other</u>	
<u>Finance</u>	BUSTO	S, KIM	<b>Distribution List</b>	
<u>Legal</u>	DALTO	N, PAT		
For the Mayor	ORMSI	BY, MICHAEL		
<b>Additional Appr</b>	<u>rovals</u>			
<u>Purchasing</u>				



#### Continuation of Wording, Summary, Budget, and Distribution

#### **Agenda Wording**

and amending section 08.07.040 of the Spokane Municipal Code.

#### **Summary (Background)**

This local sales and use tax will be credited against the state sales and use tax so that the total tax paid by the consumer will not increase

Fiscal Impact	Budget Account
Select \$	#
Select \$	#
Distribution List	

#### **ORDINANCE NO. C35845**

An ordinance imposing a sales and use tax, as a deduction from existing state sales and use tax collection, to fund investments in affordable and supportive housing; enacting a new chapter 08.07B; and amending section 08.07.040 of the Spokane Municipal Code.

**WHEREAS**, Spokane lacks enough housing which is affordable to households at all income types; and

**WHEREAS,** in Spokane, 47.7% of Spokane renters are cost-burdened and 20.3% of homeowners are cost-burdened, meaning that they pay more than thirty percent of their income on housing; and

**WHEREAS,** also, 22.1% of Spokane's renters are severely cost–burdened, and 7.5% of Spokane's homeowners are severely cost-burdened, meaning that they spend fifty percent or more of their income on housing; and

**WHEREAS**, housing cost burdens put households at risk of financial instability and greater risk of homelessness, as well as limiting a household's ability to save and achieve financial stability; and

**WHEREAS**, under the ALICE ("Asset Limited Income Constrained Employed") framework, the minimum household survival income for a family of four in Spokane (which includes housing, childcare, food, transportation and healthcare) is \$58,968, significantly greater than Spokane's median household income of \$46,523; and

**WHEREAS**, forty-five percent (45%) of Spokane's residents have incomes below the ALICE threshold; and

**WHEREAS**, while Spokane's median household income increased 13% from 2009 to 2017, the median resale home price in Spokane County increased by 41%, and the median apartment rent in Spokane County has increased by 53% during that same period; and

**WHEREAS**, thirty-eight percent (38%) of the households in the Spokane Metro Fair Market as established by HUD, are renters, and renting households in Spokane earn \$646 less per month than the amount required to pay the median rent in Spokane; and

**WHEREAS,** at the same time, the overall rental vacancy rate for all housing types remains at a historic low of 2.4%, while a 5% vacancy rate is considered a healthy vacancy rate in a competitive housing market; and

**WHEREAS**, according to the Washington State Department of Commerce ("Commerce"), a main driver of the recent increase in homelessness is rental increases

#### DRAFT - November 7, 2019

caused by the fact that the supply of rental housing is simply not keeping pace with demand; and

**WHEREAS,** in the recent 2019 Annual Point-in-Time Count of homeless people in Spokane County, a lack of affordable housing is the one of the top five cited reasons for homelessness; and

**WHEREAS**, according to Commerce's 2015 Housing Needs Assessment, there are only five units of affordable housing per 100 households in the Spokane area earning between 50% - 80% AMI; and

**WHEREAS**, currently, 1,200 households are on the Spokane Housing Authority's waitlist, which has been closed since 2016 and is expected to remain closed for two more years due to lack of supply, and on that list, the average wait to receive a housing voucher is three to five years; and

**WHEREAS**, the Joint Administration-Council 6-Year Strategic Plan includes as an essential goal protecting our most vulnerable by reducing homelessness and protecting other vulnerable populations in Spokane; and

**WHEREAS**, the Joint Administration-Council 6-Year Strategic Plan also includes as a goal to work collaboratively with regional partners, increase affordable housing and increase housing quality and diversity; and

**WHEREAS**, the vision of the City of Spokane Comprehensive Plan Housing chapter includes "affordable housing of all types will be available to all community residents in an environment that is safe, clean, and healthy" "keeping housing affordable", "encouraging home ownership", "developing a good mix of housing types", and "encouraging housing for the low-income and homeless throughout the entire city"; and

**WHEREAS**, the City of Spokane Comprehensive Plan's goal for housing choice and diversity is to "provide opportunities for a variety of housing types that is safe and affordable for all income levels to meet the diverse housing needs of current and future residents"; and

**WHEREAS**, the City of Spokane Comprehensive Plan policy H 1.7 is to "promote socioeconomic integration throughout the city", based on a finding that the lack of "...housing affordability acts as a barrier to integration of all socioeconomic groups throughout the community"; and

**WHEREAS**, the City of Spokane Comprehensive Plan policy H 1.9 is to "encourage mixed income developments throughout the city" because "mixed income housing provides socio-economic diversity that enhances community stability and ensure that low-income households are not isolated in concentrations of poverty"; and

#### DRAFT - November 7, 2019

**WHEREAS**, the City of Spokane Comprehensive Plan policy H 1.12 is to "support the development of affordable housing development funding sources"; and

**WHEREAS**, stable housing increases student achievement and graduation rates, reduces risk factors for child abuse and neglect, improves health outcomes and access to medical care for the entire family, improves outcomes for survivors of domestic violence, and generally improves the economic stability of low-income households;

**WHEREAS**, Spokane area housing developers identified a lack of gap funding as a barrier to producing more housing options for Spokane residents; and

**WHEREAS**, existing sources of funding for affordable housing and permanent supportive housing are insufficient to meet the needs of all individuals and families experiencing housing cost burden, displacement, and homelessness in Spokane; and

**WHEREAS**, investments in affordable housing provide access to opportunity for low wage workers and their families, increase mobility from poverty, and foster inclusive communities accessible to all; and

**WHEREAS,** investing in permanent supportive housing is a proven, cost-effective, and humane solution to provide stability, security, and access to critical health and social services for people exiting homelessness; and

**WHEREAS**, the City of Spokane recognizes the urgent need to increase investments in the production, preservation, and ongoing operation and maintenance of affordable housing and permanent supportive housing; and

**WHEREAS**, during the 2019 session, the Washington State Legislature enacted SHB 1406 (published as Chapter 338, Laws of 2019) that authorizes cities that have enacted a qualifying local tax, such as the City of Spokane's 2016 housing levy under RCW 84.55.050, to impose a local sales and use tax of 0.0073 percent for up to twenty years; and

**WHEREAS**, the local sales and use tax will be credited against the state sales and use tax so that the total tax paid by the consumer will not increase; and

**WHEREAS**, the local sales and use tax revenue shall be spent on acquiring, rehabilitating, or constructing affordable housing or supportive housing for individuals at or below sixty percent (60%) of the Spokane AMI, and for other related expenditures as authorized by Chapter 338, Laws of 2019; and

**WHEREAS**, Chapter 338, Laws of 2019 authorizes the City of Spokane to issue general obligation or revenue bonds for up to twenty years in duration to carry out the purposes of the legislation and to pledge the revenue collected by the local sales and use tax to repay the bonds; and

**WHEREAS**, the City Council, in accordance with Chapter 338, Laws of 2019, has adopted a resolution of intent (RES 2019-0062, (July 29, 2019)), to adopt legislation to authorize the maximum capacity of the tax within six months of the effective date of Chapter 338, Laws of 2019; and

**WHEREAS**, the City of Spokane intends to impose the maximum local sales and use tax authorized under Chapter 338, Laws of 2019, to provide urgently-needed funding to address the affordable housing crisis in our community.

#### NOW, THEREFORE, THE CITY OF SPOKANE DOES ORDAIN AS FOLLOWS:

**Section 1.** That there is enacted a new Chapter 08.07B of the Spokane Municipal Code to read as follows:

Chapter 08.07B Sales and Use Tax for Affordable and Supportive Housing Section 08.07B.010 Imposition of Tax; Deduction from Amount Collected by the State Department of Revenue

- A. There is imposed a sales and use tax, as the case may be, as authorized by Chapter 338, Laws of 2019, which shall be codified in chapter 82.14 RCW, upon every taxable event, as defined in chapter 82.14 RCW, occurring within the City of Spokane. The tax shall be imposed upon and collected from those persons from whom the state sales tax or use tax is collected pursuant to chapter 82.08 and 82.12 RCW.
- B. The rate of the tax imposed by this section shall be 0.0073 percent of the selling price or value of the article used, as the case may be.
- C. The tax imposed under this section shall be deducted from the amount of tax otherwise required to be collected or paid to the Department of Revenue under chapter 82.08 or 82.12 RCW. Under subsection 1(3) of Chapter 338, Laws of 2019, the Department of Revenue will perform the collection of such taxes on behalf of The City of Spokane at no cost to the City.
- D. Under subsections 1(4) and 1(5) of Chapter 338, Laws of 2019, the Department of Revenue will calculate the maximum amount of tax distributions for The City of Spokane based on the taxable retail sales in the City in state fiscal year 2019, and the tax imposed under this section will cease to be distributed to the City of Spokane for the remainder of any state fiscal year in which the amount of tax exceeds the maximum amount of tax distributions for the City as properly calculated by the Department of Revenue. Distributions to The City of Spokane that have ceased during a state fiscal year shall resume at the beginning of the next state fiscal year.

Section 08.07B.020 Purposes

- A. The City may use the moneys collected by the tax imposed under SMC 08.07B.010 or bonds issued under subsection 1(9) of Chapter 338, Laws of 2019 only for the following purposes and in accordance with Chapter 338, Laws of 2019:
  - Acquiring, rehabilitating, or constructing affordable housing, which may include new units of affordable housing within an existing structure or facilities providing supportive housing services under RCW 71.24.385; or
  - 2. Funding the operations and maintenance costs of new units of affordable or supportive housing.
- B. The housing and services provided under this section may only be provided to persons whose income is at or below 60 percent (60%) of the median income of the City.
- C. In determining the use of funds under this section, the City must consider the income of the individuals and families to be served, the leveraging of the resources made available by the tax collected under SMC 08.07B.010, and the housing needs in Spokane.

#### Section 08.07B.030 Reporting

The City's Chief Financial Officer or designee shall report annually to the Washington State Department of Commerce, in accordance with the Department's rules, on the collection and use of the revenue from the tax imposed under SMC 08.07B.010.

#### Section 08.07B.040 Sunset

In accordance with subsection 1(12) of Chapter 338, Laws of 2019, the tax imposed by the City under SMC 08.07B.010 will expire 20 years after the date on which the tax is first imposed. Beginning three years before the expiration date, the City's Chief Financial Officer or designee shall provide notice to the City Council and the Mayor of the expiration date of the tax each year, and shall also promptly notify the City Council and Mayor of any changes to the expiration date.

**Section 2.** That Section 08.07.040 of the Spokane Municipal Code is amended as follows:

#### Section 08.07.040 Collection and Administration

A. The local sales and use tax is collected by the state department of revenue under a contract with the City which provides for a deduction by the department of a percentage, not to exceed two percent of the tax collected, for its expenses.

#### DRAFT - November 7, 2019

- B. Whenever there is in effect a sales and use tax imposed by the County of Spokane pursuant to RCW 82.14.030(2), there is payable to the County from the City's tax revenues fifteen percent of the County's tax rate.
- C. The administration and collection of the tax imposed by Chapter 08.07B, SMC shall be in accordance with the provisions of RCW 82.14.050 and Chapter 338, Laws of 2019.

**Section 3.** That the City's Chief Financial Officer is authorized to provide any necessary notice to the Washington Department of Revenue to effectuate the tax enacted by this ordinance and to execute, for and on behalf of the City of Spokane, any necessary agreement(s) with the Washington Department of Revenue for the collection and administration of the tax enacted by this ordinance.

**Section 4.** That any notice given or agreement(s) executed by the City's Chief Financial Officer as authorized by Section 4 of this ordinance prior to the effective date of this ordinance is/are hereby ratified and confirmed.

Section 5. That Sections 1 through 3 of this ordinance shall take effect on

PASSED by the City Council on

Council President

Attest:

Approved as to form:

City Clerk

Assistant City Attorney

Date

Effective Date

SPOKANE Agenda Sheet for City Council Meeting of:		Date Rec'd	11/6/2019
11/25/2019		Clerk's File #	ORD C35846
		Renews #	
Submitting Dept	CITY COUNCIL	Cross Ref #	
<b>Contact Name/Phone</b>	BREEAN BEGGS 6714	Project #	
Contact E-Mail	BBEGGS@SPOKANECITY.ORG	Bid #	
Agenda Item Type	Final Reading Ordinance	Requisition #	
Agenda Item Name	enda Item Name 0320 THERAPEUTIC COURTS ORDINANCE		

#### **Agenda Wording**

An ordinance codifying the Spokane Municipal Court's establishment of the Spokane Municipal Community Court, Spokane Veterans Court, and Spokane Municipal DUI Court as permanent programs of the Municipal Court.

#### **Summary (Background)**

Codifies the City of Spokane's therapeutic courts, including Community Court, Veteran's Court and DUI Court by enacting a new Chapter 05A.18 of the Spokane Municipal Code.

Fiscal Impact	Grant related?	NO	<b>Budget Account</b>	
	Public Works?	NO		
Select \$			#	
Select \$			#	
Select \$			#	
Select \$			#	
<b>Approvals</b>			Council Notification	ons
Dept Head	MCCLAT	CHEY, BRIAN	Study Session	
<b>Division Director</b>	<u>r</u>		<u>Other</u>	11/4 PSCH Committee
<u>Finance</u>	BUSTOS,	, KIM	<b>Distribution List</b>	
<u>Legal</u>	PICCOLO	, MIKE	tsanders@spokanecity.o	org
For the Mayor	ORMSBY	, MICHAEL	mlogan@spokanecity.or	g
<b>Additional App</b>	rovals			
<u>Purchasing</u>				

#### **ORDINANCE NO. C35846**

An ordinance codifying the Spokane Municipal Court's establishment of the Spokane Municipal Community Court, Spokane Veterans Court, and Spokane Municipal DUI Court as permanent programs of the Municipal Court; enacting a new Chapter 05A.18 of the Spokane Municipal Code, entitled "Problem Solving Therapeutic Courts".

**WHEREAS,** state law not only allows, but encourages, all trial courts, including the Municipal Court, to form therapeutic courts, one type of which is exemplified by the Spokane community court, pursuant to RCW 2.30.030; and

WHEREAS, the Spokane Municipal Court established a community court program in 2013 with a grant from a Community Court grant in a joint effort of the Center for Court Innovation (CCI) and the U.S. Department of Justice's Bureau of Justice Assistance (BJA) to advance community justice by supporting the creation and enhancement of community courts and restoring public confidence in justice; and

**WHEREAS**, this "problem-solving therapeutic court" has had significant success in its work in the Downtown Core; and

**WHEREAS**, the success of the Community Court depends upon the voluntary work and interaction between defendants, court personnel, law enforcement, service providers and community organizations; and

**WHEREAS**, the Spokane Municipal Court established a Veterans Court program which has operated since 2012, modeled after the Spokane County Veteran's Therapeutic Court; and

**WHEREAS,** this "problem-solving therapeutic court" has had significant success in its work with Veterans; and

**WHEREAS**, the success of the Veteran's Court depends upon the voluntary work and interaction between defendants, court personnel, and Veterans Assistance; and

**WHEREAS**, the Spokane Municipal Court established a Driving Under the Influence ("DUI") Court program since 2018, subsequently funded by a Washington Traffic Safety Commission grant; and

**WHEREAS**, this "problem-solving therapeutic court" has had significant success in its work with DUI offenders; and

**WHEREAS**, the success of the DUI Court depends upon the voluntary work and interaction between defendants, court personnel, law enforcement, and treatment providers; and

WHEREAS, the City Council recognizes the history of success and the ongoing potential of the Community Court, Veteran's Court, and DUI Court to continue the transformation of the Spokane municipal justice system from the traditional punitive model to a therapeutic/problem solving model, resulting in superior justice outcomes for the offender and the community and therefore wishes to codify the framework in order to preserve the Community Court, Veteran's Court, and DUI Court structures as permanent components of our Municipal Court services into the future.

**NOW THEREFORE**, the City of Spokane does ordain:

**Section 1.** That there is enacted a new Chapter 05A.035 of the Spokane Municipal Code to read as follows:

Chapter 05A.18 Spokane Municipal Therapeutic Courts

Section 05A.18.010 Purpose and Intent

Pursuant to, and as authorized by RCW 2.30.010 the legislature recognizes the inherent authority of the judiciary under Article IV, Section 1 of the Washington State Constitution to establish therapeutic courts.

It is the purpose of this ordinance to codify the Spokane Municipal Court's previous establishment of its various therapeutic/problem solving courts, with the intent of supporting the Court's and City of Spokane's ongoing criminal justice reform efforts; including the best practices implementation of nationally recognized programs, evidence based sentencing, reduction is misdemeanant incarceration via the focused use of jail alternatives, evidenced based behavioral change programming, the use of advanced information system technologies to define, structure, and measure outcomes, and partnerships with community based social service resources.

#### Section 05A.18.020 Therapeutic Court Established

Pursuant to, and as authorized by, RCW 2.30.030, the Court's previous establishment of a Community Court as a program within the Municipal Court is hereby codified as presently constituted, including a docket separate from other criminal matters, operating in accordance with the policies and procedures established by the community court core team as defined by associated Court's Polices and Procedure Manual and endorsed by the Center for Court Innovation.

Pursuant to, and as authorized by, RCW 2.30.030, the Court's previous establishment of a Veterans Court as a program within the Municipal Court is hereby codified as presently constituted, including a docket separate from other criminal matters, operating in accordance with the policies and procedures established by the Veterans Court Core Team as defined by associated Court's Polices and Procedure Manual and endorsed by the Center for Court Innovation.

Pursuant to, and as authorized by, RCW 2.30.030, the Court's previous establishment of a DUI Court as a program within the Municipal Court is hereby codified as presently constituted, including a docket separate from other criminal matters, operating in accordance with the policies and procedures established by the DUI Court core team as defined by associated Court's Polices and Procedure Manual and endorsed by the Washington Traffic Safety Commission.

#### Section 05A.18.030 Budgetary Support

Beginning in FY 2020, the City shall provide funding each year in its normal budget process to continue operations of the Municipal Court's therapeutic courts on the same basis as its alpha docket courts to be supplemented by any grant funding received for operations of one or all of those court programs.

**Section 2.** That there is enacted a new section 05A.011.005 of the Spokane Municipal Code to read as follows:

#### Section 05A.11.005 Sentencing Policy of the City of Spokane

The City of Spokane Office of the City Attorney and the Municipal Court shall pursue sentences and dispositions that are most likely to protect crime victims and other community members from future recidivism of the person sentenced by the Municipal Court. This sentencing could include the criminogenic needs, responsivity and threat of the person sentenced. The sentencing and supervision through Probation could include the use of evidence based psychological instruments and data regarding disposition alternatives.

PASSED by the City Council on	·	
	Council President	
Attest:	Approved as to form:	
City Clerk	Assistant City Attorney	
Mayor	Date	
	Effective Date	

SPOKANE Agenda Sheet	Date Rec'd	11/21/2019	
12/09/2019		Clerk's File #	ORD C35862
		Renews #	
<b>Submitting Dept</b>	CITY COUNCIL	Cross Ref #	
<b>Contact Name/Phone</b>	LORI KINNEAR 5096256715	Project #	
Contact E-Mail	GBYRD@SPOKANECITY.ORG	Bid #	
Agenda Item Type	Final Reading Ordinance	Requisition #	
Agenda Item Name	0320 SALARY REVIEW COMMISSION ORDINANCE		

#### **Agenda Wording**

An ordinance relating to the Salary Review Commission; amending SMC sections 2.05.020, 2.05.030, 2.05.040 and 2.05.050.

#### **Summary (Background)**

Updates the duties of the Salary Review Commission (SRC), which is charged with reviewing and establishing the salaries of the Spokane City Council Members and the Council President pursuant to Chapter 2.05 of the Spokane Municipal Code. As a result of Spokane citizens' August 4, 2015 ballot results, and effective as of September 28, 2015, the Commission is also charged with reviewing and establishing the salary of the Mayor of the City of Spokane, via amended ordinance C-35292.

Fiscal	<u>Impact</u>	Grant related?	NO	<b>Budget Account</b>	
		Public Works?	NO		
Select	\$			#	
Select	\$			#	
Select	\$			#	
Select	\$			#	
Approv	<u>als</u>			Council Notifica	tions
Dept He	<u>ad</u>	ALLERS,	HANNAHLEE	Study Session	
Division	Director			<u>Other</u>	PSCHC 12/2/19
<u>Finance</u>		BUSTOS	, KIM	<b>Distribution List</b>	<u>.</u>
<u>Legal</u>		PICCOLO	D, MIKE	gbyrd@spokanecity.o	org
For the	<u>Mayor</u>	ORMSB'	Y, MICHAEL		
<u>Additio</u>	nal App	<u>rovals</u>			
Purchas	sing				

#### **ORDINANCE C35862**

An ordinance relating to the Salary Review Commission; amending SMC sections 2.05.020, 2.05.030, 2.05.040 and 2.05.050.

The City of Spokane does ordain:

Section 1. The SMC Section 2.05.020 is amended to read as follows:

#### 2.05.020 Membership - Term - Removal

#### A. Membership.

The commission shall consist of five members who are residents and registered voters of the City. Appointment shall be as follows:

- 1. Three Commission members shall have experience in the field of personnel management, or a demonstrated knowledge in the administration of compensation and benefits. Two Commission members shall have experience in finance, business management, or other related fields that demonstrate experience beneficial to the review of total compensation and establishment of salary. ((Two members shall be atlarge appointments appointed by the mayor with the city council's approval.))
- 2. All members shall be at-large appointments nominated by the mayor and appointed by the city council. ((Three members shall be appointed by the mayor with city council approval with one member from each of the three city council districts respectively. The individuals submitted for appointment from the council districts shall be recommended by the city council to the mayor for appointment.))
- 3. Applications for positions to the salary review commission shall be reviewed by the City's ethics committee pursuant to SMC 1.04.170 as an advisory opinion for potential conflicts of interest or other conflicts with the ethics code.
- 4. The ethics committee's advisory opinion shall be filed with the mayor's office and with the city council.

#### B. Term.

Each member of the commission shall serve a four-year term, and no member shall be appointed to more than two terms regardless of whether the terms are held consecutively.

- 1. More than two years of a four-year term shall count as a whole term.
- 2. Initial appointments shall be as follows:
  - a. Three members shall be appointed for a period of four years; and
  - b. Two members shall be appointed for two years.

- 3. All subsequent appointments or reappointments shall be for a four-year term.
- 4. Appointments may be made to complete an unexpired term in the event of a vacancy.

#### C. Removal.

Commission members may only be removed during their terms of office by the city council with a recommendation from the mayor for cause of:

- 1. incapacity,
- 2. incompetence,
- 3. neglect of duty,
- 4. malfeasance in office, or
- 5. for a disqualifying change in:
  - a. residence, or
  - b. voter status.

#### D. Compensation.

Commission members shall serve without compensation.

#### E. Qualifications.

- ((1. Commission members shall have experience in finance, business management, or personnel management, or other related fields that demonstrate experience beneficial to the review and establishment of salaries for elected officials.))
- ((2))1. Officers, officials, and employees of the City and their immediate family members shall not be eligible to serve on the commission.
  - a. For the purposes of this section, "immediate family member" shall mean a:
    - i. parent,
    - ii. stepparent,
    - iii. in-law,
    - iv. spouse,
    - v. sibling,
    - vi. stepsibling,
    - vii. child,
    - viii. stepchild, or
    - ix. dependent relative

of the officer, official or employee, whether or not living in the household of the officer, official or employee.

Section 2. That SMC section 2.05.030 is amended to read as follows:

#### 2.05.030 Definitions

- A. "Elected officials" means the positions of mayor, council president and all council members.
- B. "Salary" or "salaries", as used in this chapter, means ((any fixed compensation paid periodically for work or services.)) the annual wage paid for work or services to the positions of mayor, council president and all council members as contained in City Pay Plan A09.
  - 1. ((This definition expressly excludes the total cost of any medical or other benefits provided to any elected official, as well as any expenses paid or reimbursed on behalf of an elected official in compliance with the City policies and procedures for expense reimbursements.))

Annual Wage – as applied to the positions of mayor, council president and all council members, "annual wage" or "annual wages" shall mean the specific dollar amount identified in City pay plans A09 and shall exclude the cost of all other benefits provided to the employee.

<u>C.</u> <u>"Total Compensation" shall mean any salary plus any medical, dental, retirement, deferred compensation and all other benefits provided to the elected officials.</u>

Section 3. That SMC section 2.05.040 is amended to read as follows:

#### 2.05.040 Duties

- A. It is the goal of the commission to base salaries of the mayor, council president and council members on realistic standards so that the elected officials may be paid according to the duties of their offices and so that citizens of the highest quality may be attracted to public service. The commission shall have the duty to review and establish the salary of the mayor, council president and council members. The commission shall study the relationship of ((salaries)) total cost of compensation to the duties of the mayor, council president and council members.
- B. A decision by the commission to change the salary of the mayor, council president or city council members, shall be filed by the commission with the city clerk by May 31<sup>st</sup>, shall be final and shall become effective and incorporated into the city budget without further action of the city council or salary commission.
  - 1. Any change of salary, by the commission shall supersede any ordinance or resolution in effect at the time the salaries are changed but only to the extent of such conflict.

- C. Salary increases established by the commission <u>for the mayor, council president</u> <u>and council members</u> shall be effective on the first pay period of the year following the decision of the commission and shall apply to the mayor, council president and all city council members regardless of their terms of office.
  - D. Salary decreases established by the commission shall become effective as to an incumbent mayor, council president or council member at the commencement of their next subsequent terms of office.

Section 4. That SMC section 2.050.050 is amended to read as follows:

#### 2.05.050 Operations of Commission

- A. The commission may establish its own rules of procedures consistent with the Spokane Municipal Code and state law, which shall include a meeting schedule.
- B. The commission shall annually elect a chair and vice chair from its members.
- C. All meetings of the commission shall be open to the public.
  - At least one of the meetings shall include a public hearing held prior to the commission issuing a decision regarding the establishment of salaries in order to provide an opportunity for the public and the affected elected officials to address the commission.
- D. The commission shall meet to review the salary schedules of the mayor, council president and council members, during even numbered years and may meet more frequently on their own initiative or by a motion of the city council.
  - 1. Decisions of the commission regarding an increase or decrease in the salary schedule shall be filed by the commission with the city clerk by May 31st.
- E. In determining the salaries for the mayor, council president and council members, the commission shall solicit information regarding the elected officials' duties and responsibilities. The commission shall utilize best-practice methodology for determining the elected official's salary giving consideration to data and other information gathered by the City's Human Resources Department and presented to the commission. The commission shall also consider each year information regarding cost of living adjustments (COLA), including the COLA provided by the City to the Managerial and Professional Association in its collective bargaining agreement. Prior to the commission issuing a salary schedule, the commission may request additional financial information and other relevant data from the appropriate city department.
- F. Three members of the commission shall constitute a quorum and the affirmative vote of three members shall be required to approve a salary schedule for the mayor, council president and council members as well as all other matters of the

commission.

- G. The commission shall keep a written record of its proceedings, which shall be a public record in accordance with state law.
  - The commission shall provide written documentation forming the basis for the salary schedule.
- H. The commission shall be assisted in performing its duties by staff members; one budget staff member from the city council office and one staff member from the human resources department assigned by the city administration and the City Council. The staff members will research, review, and provide current data to commission about any proposed salary adjustment and may also make recommendations to the commission based on their research.

PASSED by the City Council on		
	Council President	
Attest:	Approved as to form:	
City Clerk	Assistant City Attorney	
Mayor	Date	
	Effective Date	

SPOKANE Agenda Sheet for City Council Meeting of:		Date Rec'd	11/21/2019
12/09/2019		Clerk's File #	ORD C35863
		Renews #	
Submitting Dept	INTEGRATED CAPITAL	Cross Ref #	
<b>Contact Name/Phone</b>	INGA NOTE 625-6331	Project #	
Contact E-Mail	INOTE@SPOKANECITY.ORG	Bid #	
Agenda Item Type	First Reading Ordinance	Requisition #	
Agenda Item Name	4250-UPDATE SMC 12.08.040		

#### **Agenda Wording**

An update of the Arterial Street Map contained in SMC 12.08.040.

#### **Summary (Background)**

The City completed an overall update of the 20-year Arterial Network Map TR 12 in 2017 with the Comprehensive Plan Chapter 4 work. The City also maintains an Arterial Street Map in SMC 12.08.040, which represents existing conditions on our streets. This map has not been updated since 2008, is missing the West Plains annexation area and has many other inconsistencies with Map TR 12. The Plan Commission approved the proposed map at the November 13, 2019 hearing and recommend to move it forward

Fiscal I	mnoot	Grant related?	NO	Pudget Asseur	4
Fiscal I	mpact			<b>Budget Accoun</b>	<u>t</u>
		Public Works?	NO		
Expense	<b>\$</b> 00			# 00	
Select	\$			#	
Select	\$			#	
Select	\$			#	
Approva	als			<b>Council Notifica</b>	ations_
Dept Hea	<u>ıd</u>	MILLER,	KATHERINE E	Study Session	
<b>Division</b>	<b>Director</b>	SIMMO	NS, SCOTT M.	<u>Other</u>	Finance 11/18/19
<u>Finance</u>		ALBIN-N	100RE, ANGELA	<b>Distribution List</b>	<u>t</u>
<u>Legal</u>		DALTON	I, PAT	eraea@spokanecity.o	org
For the M	<u>layor</u>	ORMSB'	, MICHAEL	inote@spokanecity.c	org
Addition	nal App	rovals		kemiller@spokanecit	ty.org
<u>Purchasi</u>	ng			bturner@spokanecit	y.org
				ceharris@spokanecit	ty.org



### Continuation of Wording, Summary, Budget, and Distribution

#### Summary (Background)

for City Council approval.

Fiscal Impact	Budget Account
Select \$	#
Select \$	#
Distribution List	

#### Briefing Paper City Council

Division & Department:	Integrated Capital Management, Streets, Planning		
Subject:	Arterial Street Map SMC 12.08.040		
Date:	11/20/2019		
Contact (email & phone):	Inga Note, inote@spokanecity.org, 625-6331		
City Council Sponsor:			
<b>Executive Sponsor:</b>			
Committee(s) Impacted:	PIES		
Type of Agenda item:	Consent Discussion Strategic Initiative		
Alignment:	Comprehensive Plan		
Strategic Initiative:	Improving Streets		
Deadline:			
Outcome: (deliverables,	Correct inconsistencies in the arterial street map in SMC 12.08.040		
delivery duties, milestones to			
meet)			
Background/History: The City	completed an overall undate of the 20-year Arterial Network Man TR		

<u>Background/History:</u> The City completed an overall update of the 20-year Arterial Network Map TR 12 in 2017 with the Comprehensive Plan Chapter 4 work, then removed one road using an emergency comprehensive plan amendment in 2019. This map is maintained in Chapter 4 of the Comprehensive Plan <a href="https://static.spokanecity.org/documents/shapingspokane/comprehensive-plan/chapter-4-transportation-v3.pdf">https://static.spokanecity.org/documents/shapingspokane/comprehensive-plan/chapter-4-transportation-v3.pdf</a>.

The City also maintains an Arterial Street Map in SMC 12.08.040. This map has not been updated since 2008, is missing the West Plains annexation area and has many other inconsistencies with the current Map TR 12. Staff has spent the last few months working on an update with Plan Commission and doing outreach with the neighborhoods. The Plan Commission approved the map at the 11/13/19 hearing and recommend to move it forward for City Council approval.

#### **Executive Summary:**

<u>Purpose</u> – To update the map in SMC 12.08.040 so it includes the West Plains Annexation area and better aligns with the updated Map TR 12.

<u>Use of the Maps</u> – The uses of the two maps are outlined below.

Comprehensive Plan Map TR 12	Spokane Municipal Code 12.08.040 Map
20+ year plan	Current Operations
Anticipated long-term function	Traffic control decisions
Preserve right-of-way for future arterials	Plowing and sweeping priorities
	Street Design Standards

<u>Impact to the public</u> – If adopted, a few changes to the map will lead to signing and striping modifications in the field. These may not be completed until spring 2020 due to weather conditions. A few road segments (17<sup>th</sup>, Alberta, Woodside) were initially proposed for upgrades but ultimately removed during the public involvement process.

Public Outreach — Staff prepared a project webpage with links to the Plan Commission packets, Existing and Proposed maps, an explanation of the map uses, staff contact information and a schedule of public comment opportunities. We also posted information using Nextdoor and attended two neighborhood council meetings to discuss the impacts of changing the map.

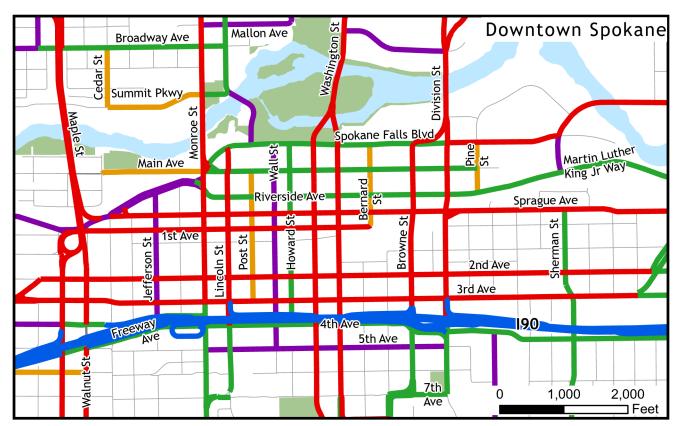
Schedule

Plan Commission workshop − 6/12/19
Plan Commission workshop − 6/26/19
PCTS Meeting − 7/9/19
PIES Committee − 7/22/19
Community Assembly − 8/1/19
Neighborhood Council notification and other outreach − August - October
Plan Commission Workshop − 10/23/19
Plan Commission Hearing − 11/13/19
Finance & Administration Committee − 11/18/19
City Council − December 2019

Budget Impact:
Approved in current year budget? Yes No N/A

Budget Impact:
Approved in current year budget?
Annual/Reoccurring expenditure?
If new, specify funding source:
Other budget impacts: (revenue generating, match requirements, etc.)
Operations Impact:
Consistent with current operations/policy?
Requires change in current operations/policy?
Specify changes required:
Known challenges/barriers:

# City of Spokane Official Arterial Street Map SMC 12.08.040



City of

Airway Heights

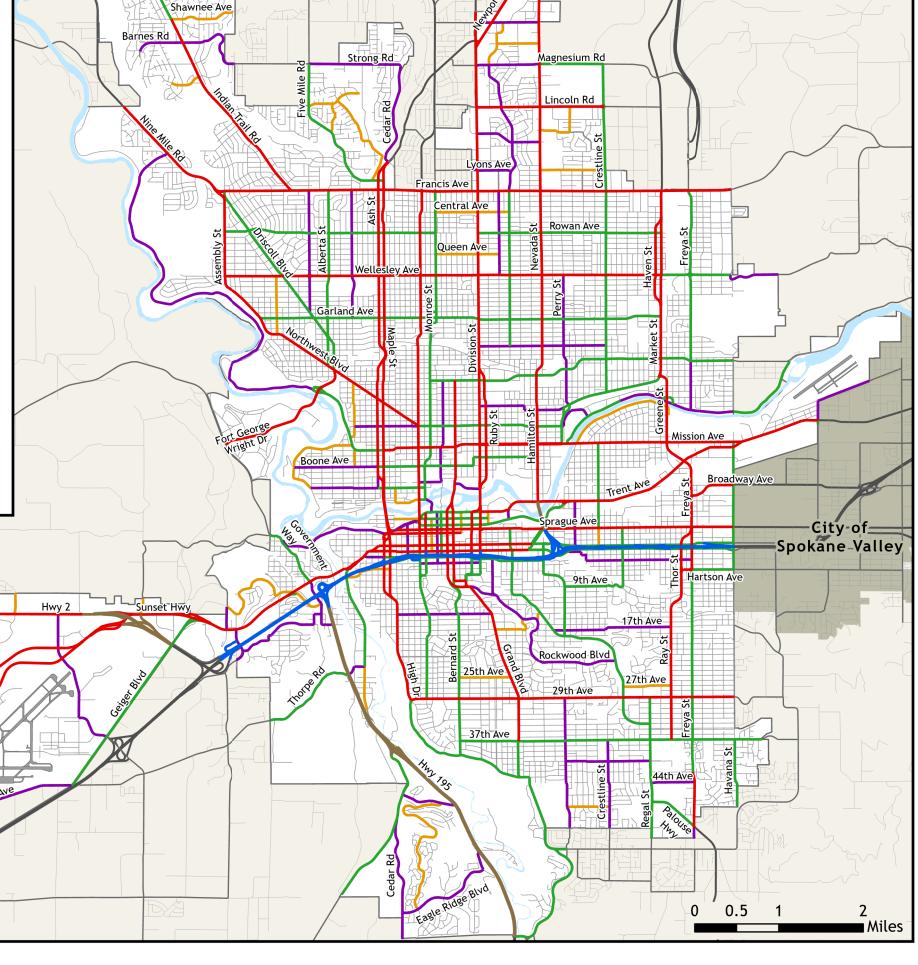
THIS IS NOT A LEGAL DOCUMENT:

rarious sources and is subject to constant revision.

In this map should not be used to

etermine the location of facilities in relationship

property lines, section lines, streets, etc.



## Legend

- Urban Other Freeways and Expressways
- ✓ Urban Principal Arterial

- ✓ Urban Minor Collector
- Urban Local Access
- City of Spokane
- Stream or River

Date: October 2019

#### ORDINANCE NO. C35863

An ordinance relating to arterial streets; changing Section 12.08.040 of the Spokane Municipal Code.

**WHEREAS,** the Spokane City Council has adopted an Official Arterial Street Map (Ordinance No. C34255, 2008); and

**WHEREAS**, with the 2011 annexation of the West Plains the City acquired arterial streets from Spokane County (Ordinance No. 34749, 2011) and these streets are not shown on the Official Arterial Street Map; and

**WHEREAS**, the City Council updated the Planned Arterial Network Map in the Comprehensive Plan (Ordinance No. 35509, 2017); and

**WHEREAS,** there are substantial differences between the Planned Arterial Network Map and the Official Arterial Street Map that should be reconciled; and

**WHEREAS,** the Street Department would make necessary changes to signing and striping within four months of adoption; and

**WHEREAS**, following the process outline in the City's regulations, the City's Plan Commission has recommended approval of the amendments to the City's Official Arterial Street Map;

**NOW THEREFORE**, the City of Spokane does ordain:

**Section 1.** That there is adopted these updates to Title 12 of the Spokane Municipal Code to read as follows:

#### **Chapter 12.08 Regulation of Traffic**

#### Section 12.08.040 Official Arterial Street Map

- A. The arterials within the City of Spokane are hereby designated and classified on the Official Arterial Street Map that is maintained by the city engineer. Changes to the Official Arterial Street Map require city council approval.
- B. This section does not preclude arterial streets from being further designated ((and classified)) for ((traffic engineering and)) transportation planning purposes in the Comprehensive Plan.

PASSED by the City Council on	
	Council President
Attest:	Approved as to form:
City Clerk	Assistant City Attorney
Mayor	Date
	Effect

SPOKANE Agenda Sheet	for City Council Meeting of:	Date Rec'd	11/20/2019
12/09/2019		Clerk's File #	ORD C35864
		Renews #	
Submitting Dept	WASTEWATER MANAGEMENT	Cross Ref #	
Contact Name/Phone ANGELA 625-4642		Project #	
Contact E-Mail	ATAGNANI@SPOKANECITY.ORG	Bid #	
Agenda Item Type	First Reading Ordinance	Requisition #	
Agenda Item Name	4320 RPWRF PRETREATMENT ORDINANCE CHANGES		

Change in Ordinance relating to the Industrial Pretreatment Program requirments. Amendments are proposed for SMC 13.03A.0204.

## **Summary (Background)**

The RPWRF Industrial Pretreatment Program administers wastewater regulations that protect our workers, the treatment process, infrastructure, water quality, and biosolids quality. The Program is required and authorized to regulate pollutants from Industrial Users. Pollutants of concern are monitored and limited to protect the treatment facility from pass through and interference.

Fiscal Impact	Grant r	elated?	NO	<b>Budget Account</b>	
	Public \	Works?	NO		
Neutral \$				#	
Select \$				#	
Select \$				#	
Select \$				#	
<b>Approvals</b>				<b>Council Notification</b>	<u>s</u>
Dept Head		COSTER,	MICHAEL	Study Session	
<b>Division Director</b>	<u>r</u>	SIMMON	S, SCOTT M.	<u>Other</u>	Public Safety Committee
<u>Finance</u>		ALBIN-M	OORE, ANGELA	<b>Distribution List</b>	
<u>Legal</u>		SCHOEDE	EL, ELIZABETH	hbarnhart@spokanecity.or	g
For the Mayor		ORMSBY	, MICHAEL	kkeck@spokanecity.org	
Additional App	rovals			mhughes@spokanecity.org	
<u>Purchasing</u>				Tax & Licenses	
				mcannon@spokanecity.org	
				mcoster@spokanecity.org	



# Continuation of Wording, Summary, Budget, and Distribution

# **Agenda Wording**

# **Summary (Background)**

Periodically, the pollutant limits (local limits) assigned to industrial users are required to be updated based on current conditions. Due to changes in Water Quality Standards for the Spokane River, 2 new treatment plants in our region, outdated collection system data, and changes at the City's wastewater treatment facility since the last local limits were codified, the limits were recalculated.

Fiscal Impact	Budget Account
Select \$	#
Select \$	#
Distribution List	

# **Briefing Paper**

# **Public Infrastructure, Environment, and Sustainability**

Division & Department:	Public Works – Riverside Park Water Reclamation Facility		
Subject:	Change in Ordinance - Industrial Pretreatment Program Revised Local Limits		
Date:	December 2 <sup>nd</sup> , 2019		
Contact (email & phone):	Angela Tagnani, Pretreatment Supervisor, 625-4620		
	atagnani@spokanecity.org		
	Michael Cannon, Assistant Plant Manager, 625-4642		
City Council Sponsor:	mcannon@spokanecity.org		
Executive Sponsor:	Scott Simmons, Director, Public Works		
Committee(s) Impacted:	PIES		
Type of Agenda item:			
	Consent Discussion Strategic Initiative		
Alignment:			
Strategic Initiative:			
Deadline:			
Outcome: (deliverables, delivery duties, milestones to meet)	Council approval to authorize the Wastewater Treatment Facility Industrial Pretreatment Program Revised Local Limits in SMC 13.03A.0204		
Background/History:			
workers, the treatment process, infrastructure, water quality, and biosolids quality. The Program is required and authorized to regulate pollutants from Industrial Users. Pollutants of concern are monitored and limited to protect the treatment facility from pass through and interference. Periodically, the pollutant limits (local limits) assigned to industrial users are required to be updated based on current conditions. Due to changes in Water Quality Standards for the Spokane River, 2 new treatment plants in our region, outdated collection system data, and changes at the City's wastewater treatment facility since the last local limits were codified, the limits were recalculated.			
Executive Summary:			
<ul> <li>Impact – After review of analytical data, current wastewater discharge permit holders should not have any difficulty complying with the new discharge limits. If a problem arises, a schedule for compliance will be incorporated into permits on a case-by-case basis.</li> <li>Action – Ordinance change to modify local limits in SMC 13.03A.0204</li> <li>Funding – N/A</li> </ul>			
Budget Impact:  Approved in current year budget?			
Operations Impact: Consistent with current operat Requires change in current ope Specify changes required: Known challenges/barriers:	<u> </u>		

## ORDINANCE NUMBER C35864\*\*\*\*\*

AN ORDINANCE relating to the Pretreatment requirements; amending SMC Section 13.03A.0204 of the Spokane Municipal Code; and setting an effective date.

The City of Spokane does ordain:

That SMC Section 13.03A.0204 is amended to read as follows:

## Section 13.03A.0204 Local Limits [2.4]

- A. The following limits are established as local limits, expressed as Maximum Allowable Discharge Limits. No user or other person Significant Industrial User may discharge wastewater into the POTW in excess of the following concentrations:
  - 1. Arsenic: 0.410.12 mg/L.
  - 1.2. Benzene: < 0.5 mg/L
  - 2. Benzene, toluene, ethylbenzene, and xylene (BTEX): A sum of these four constituents' analytical results not to exceed 1.4 mg/L.
  - 3. Cadmium: 0.11 0.093 mg/L.
  - 4. Total Chromium: ≤5.0 mg/L.
  - 5. Copper: <del>1.9</del>0.74 mg/L.
  - 6. Cyanide: <u>1.91.01</u> mg/L.
  - 7. Fats, oils and, grease: See <u>SMC 13.03A.0201(B)(19)</u>.
  - 8. Lead: 0.32 mg/L.
  - 9. Mercury: 0.050.012 mg/L.
  - 10. Nickel: 3.981.74 mg/L.
  - 11. Non-polar material (or total petroleum hydrocarbons): Not to exceed 100 mg/L.
  - <del>12.</del>11. Silver: <del>1.7</del>0.46 mg/L.
  - 13.12. Zinc: 5.62.59 mg/L.
  - 14.13. The pH limit set in <u>SMC 13.03A.0201(B)(2)</u> may also be enforced as a local limit.
  - 45.14. Molybdenum: 4.50.66 mg/L.
  - 46.15. Selenium: 4.00.40 mg/L.
- B. Users that discharge wastewater into any sewer that conveys wastewater to Spokane County Regional Water Reclamation Facility must comply with the limits set forth in Spokane County Code Chapter 8.03A 0204.

- C. All concentrations for metallic substances are for "total" metal unless indicated otherwise. The superintendent may impose mass limitations in addition to or in place of the concentration-based limitations shown in subsection (A) of this section. Where a user is subject to a categorical pretreatment standard and a local limit for a given pollutant, the more stringent limit applies as the applicable pretreatment standard.
- D. Limits may be established for all users, groups, or specific users. They may be designed to ameliorate temporary or permanent discharge characteristics, or to accommodate any new or special temporary or permanent condition of the POTW, its effluent receiving water, or other environmental problem. The superintendent may set limits as instantaneous maximums or for other durations (e.g., daily maximum or monthly average limits) where deemed proper.
- E. Whenever determined appropriate, the superintendent may develop best management practices (BMPs) for general application, in individual discharge permits or general discharge permits, to implement local limits and the requirements of article II of this chapter and require documentation of compliance. Failure to follow such requirements is a violation of this chapter.

NOTE: Bracketed enumerations reference the numbering in the EPA Region 10 Model

Date Passed: Monday, January 25, 2016

Effective Date: Thursday, March 10, 2016

ORD C35352 Section 2

SPOKANE Agenda Sheet	for City Council Meeting of:	Date Rec'd	10/15/2019
10/28/2019		Clerk's File #	OPR 2019-0911
		Renews #	
Submitting Dept	DEVELOPER SERVICES CENTER	Cross Ref #	
<b>Contact Name/Phone</b>	ALI BRAST 6638	Project #	
Contact E-Mail	ABRAST@SPOKANECITY.ORG	Bid #	
Agenda Item Type	Contract Item	Requisition #	
Agenda Item Name	4700- MFTE FOR 107 S HOWARD ST		

Multiple Family Housing Property Tax Exemption Agreement with Black Enterprises, LP for 50 new multifamily housing units located at 107 S Howard St, Parcel Number 35191.2401.

# **Summary (Background)**

RCW Chapter 84.14 authorized the City to create a multiple family housing property tax exemption program and to certify qualified property owners for that property tax exemption. The City Council Enacted Ordinance No. C-32575, which provides for the property tax exemption program for multiple housing in residential targeted areas. Pursuant to Ordinance No. C-33079, the City Council expanded the residential targeted areas.

Figgal Immost	Grant related	? NO	Dudget Asses		
Fiscal Impact			Budget Accou	<u>int</u>	
	Public Works?	NO			
Neutral \$			#		
Select \$			#		
Select \$			#		
Select \$			#		
Approvals			<b>Council Notific</b>	cations	
Dept Head	BECKE	R, KRIS	Study Session	UE 10/14/19	
<b>Division Directo</b>	<u>r</u> CORTR	IGHT, CARLY	<u>Other</u>		
<u>Finance</u>	ORLO	, KIMBERLY	<b>Distribution Li</b>	<u>st</u>	
<u>Legal</u>	PICCO	LO, MIKE	abrast@spokanecit	ty.org	
For the Mayor	ORMS	BY, MICHAEL	kbecker@spokaned	kbecker@spokanecity.org	
Additional App	provals		jwest@spokanecity	/.org	
<u>Purchasing</u>			ccortright@spokan	ccortright@spokanecity.org	
			dnorman@spokanecity.org		
			korlob@spokanecity.org		

# MULTIPLE FAMILY HOUSING PROPERTY TAX EXEMPTION AGREEMENT

THIS AGREEMENT is between the City of Spokane, a Washington State municipal corporation, as "City", and Black Enterprises LP, as "Owner" whose business address is 801 W Riverside Ave Ste 300, Spokane, WA 99201.

#### WITNESSETH:

WHEREAS, The City has, pursuant to the authority granted to it by Chapter 84.14 RCW, designated various residential targeted areas for the provision of a limited property tax exemption for new and rehabilitated multiple family residential housing; and

WHEREAS, The City has, through SMC Chapter 8.15, enacted a program whereby property owners may qualify for a Final Certificate of Tax Exemption which certifies to the Spokane County Assessor that the Owner is eligible to receive the multiple family housing property tax exemption; and

WHEREAS, The Owner is interested in receiving the multiple family property tax exemption for new multiple family residential housing units in a residential targeted area; and

WHEREAS, The Owner has submitted to the City a complete application form for no fewer than a total of four new multiple family permanent residential housing units to be constructed on property legally described as:

#### RAILROAD ADD L1-2 B13

Assessor's Parcel Number(s) 35191.2401, commonly known as 107 S Howard St.

WHEREAS, The City has determined that the improvements will, if completed as proposed, satisfy the requirements for a Final Certificate of Tax Exemption; -- NOW, THEREFORE.

The City and the Owner do mutually agree as follows:

- 1. The City agrees to issue the Owner a Conditional Certificate of Acceptance of Tax Exemption subsequent to the City Council's approval of this agreement.
- 2. The project must comply with all applicable zoning requirements, land use requirements, design review recommendations and all building, fire, and housing code requirements contained in the Spokane Municipal Code at the time a complete application for a building permit is received. However, if the proposal includes rehabilitation or demolition in preparation for new construction, the residential portion of the building shall fail to comply with one or more standards of applicable building or housing codes, and the rehabilitation improvements shall achieve compliance with the applicable building and construction codes.

- 3. If the property proposed to be rehabilitated is not vacant, the Owner shall provide each existing tenant with housing of comparable size, quality and price and a reasonable opportunity to relocate.
- 4. The Owner intends to construct on the site, approximately 50 new multiple family residential housing units substantially as described in their application filed with and approved by the City. In no event shall such construction provide fewer than a total of four multiple family permanent residential housing units.
- 5. The Owner agrees to complete construction of the agreed-upon improvements within three years from the date the City issues the Conditional Certificate of Acceptance of Tax Exemption or within any extension granted by the City.
- 6. The Owner agrees, upon completion of the improvements and upon issuance by the City of a temporary or permanent certificate of occupancy, to file with the City's Business & Development Services Department the following:
- (a) a statement of the actual development cost of each multiple family housing unit, and the total expenditures made in the rehabilitation or construction of the entire property;
- (b) a description of the completed work and a statement that the rehabilitation improvements or new construction of the Owner's property qualifies the property for the exemption;
- (c) a statement that the project meets the affordable housing requirements, if applicable; and
- (d) a statement that the work was completed within the required threeyear period or any authorized extension of the issuance of the conditional certificate of tax exemption.
- 7. The City agrees, conditioned on the Owner's successful completion of the improvements in accordance with the terms of this Agreement and on the Owner's filing of the materials described in Paragraph 6 above, to file a Final Certificate of Tax Exemption with the Spokane County Assessor indicating that the Owner is qualified for the limited tax exemption under Chapter 84.14 RCW.
- 8. The Owner agrees, within 30 days following the first anniversary of the County's filing of the Final Certificate of Tax Exemption and each year thereafter for a period of twelve years, to file a declaration with the City's Business and Development Services Department, verified upon oath and indicating the following:
- (a) a statement of occupancy and vacancy of the multiple family units during the previous year;

- (b) a certification that the property has not changed use and, if applicable, that the property has been in compliance with the affordable housing requirements as described in SMC 8.15.090 since the date of the filing of the Final Certificate of Tax Exemption, and continues to be in compliance with this Agreement and the requirements of SMC Chapter 8.15; and
- (c) a description of any improvements or changes to the property made after the filing of the final certificate or last declaration.
- 9. The parties acknowledge that the units are to be used and occupied for multifamily residential use. The parties further acknowledge that the certificate of occupancy issued by the City is for multifamily residential units. The Owner acknowledges and agrees that the units shall be used primarily for residential occupancy and any business activities shall only be incidental and ancillary to the residential occupancy.
- 10. If the Owner converts to another use any of the multiple family residential housing units constructed under this Agreement, or if applicable, if the owner intends to discontinue compliance with the affordable housing requirements as described in SMC 8.15.090 or any other condition to exemption, the Owner shall notify the Spokane County Assessor and the City's Business and Development Services Department within 60 days of such change in use.
- 11. The Owner will have the right to assign its rights under this Agreement. The Owner agrees to notify the City promptly of any transfer of Owner's ownership interest in the Site or in the improvements made to the Site under this Agreement.
- 12. The City reserves the right to cancel the Final Certificate of Tax Exemption should the Owner, its successors and assigns, fail to comply with any of the terms and conditions of this Agreement or of SMC Chapter 8.15.
- 13. No modifications of this Agreement shall be made unless mutually agreed upon by the parties in writing.
- 14. The Owner acknowledges its awareness of the potential tax liability involved if and when the property ceases to be eligible for the incentive provided pursuant to this agreement. Such liability may include additional real property tax, penalties and interest imposed pursuant to RCW 84.14.110. The Owner further acknowledges its awareness and understanding of the process implemented by the Spokane County Assessor's Office for the appraisal and assessment of property taxes. The Owner agrees that the City is not responsible for the property value assessment imposed by Spokane County at any time during the exemption period.
- 15. In the event that any term or clause of this Agreement conflicts with applicable law, such conflict shall not affect other terms of this Agreement, which can be given effect without the conflicting term or clause, and to this end, the terms of this Agreement are declared to be severable.

- 16. Nothing in this Agreement shall permit or be interpreted to permit either party to violate any provision of Chapter 84.14 RCW or SMC Chapter 8.15.
  - 17. This Agreement is subject to approval by the City Council.

DATED this day of	September , 2019
CITY OF SPOKANE  By:	Black Enterprises LP  By: Aucus & Black
Mayor, David A. Condon	Its: General Partner
Attest:	Approved as to form:
City Clerk	Assistant City Attorney

STATE OF WASHINGTON )				
) ss. County of Spokane				
On this day of, 2019, before me, the undersigned, a Notary Public in and for the State of Washington, personally appeared DAVID A. CONDON and TERRI L. PFISTER, to me known to be the Mayor and the City Clerk, respectively, of the CITY OF SPOKANE, the municipal corporation that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said municipal corporation, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.  IN WITNESS WHEREOF, I have hereunto set my hand and official seal this day				
of, 2019. ´				
	Notary Public in and for the State of Washington, residing at Spokane			
	My commission expires			
STATE OF WASHINGTON ) ss.  County of Spokane )  On this 25th day of September, 2019, before me, the undersigned, a Notary Public in and for the State of Washington, personally appeared David R Black, to me known to be the person who executed the within and foregoing instrument, and acknowledged the said instrument to be his/her free and voluntary act and deed, for the uses and our poses therein mentioned.				
September, 2019.				
MARTI BEZDICEK Notary Public State of Washington License Number 173654 My Commission Expires July 29, 2022	Notary Public in and for the State of Washington, residing at Spokane			
	My commission expires 7/29/22			

# Briefing Paper Urban Experience Committee

Division & Department:	Development Services Center	
Subject:	MFTE Conditional Contract	
Date:	October 14, 2019	
Contact (email & phone):	Ali Brast (abrast@spokanecity.org, 625-6638)	
City Council Sponsor:	TBD	
Executive Sponsor:	Teresa Sanders	
Committee(s) Impacted:	Urban Experience	
Type of Agenda item:	Consent Discussion Strategic Initiative	
Alignment: (link agenda item to guiding document – i.e., Master Plan, Budget, Comp Plan, Policy, Charter, Strategic Plan)	SMC 08.15 Multi- Family Housing Property Tax Exemption	
Strategic Initiative:		
Deadline:	Will file for Council consideration following committee meeting	
Outcome: (deliverables, deliverables, delivery duties, milestones to meet)  Background/History: Chapter 84.14 RCW authorizes the City to create a multiple family housing property tax exemption program and to certify qualified property owners for that property tax exemption. The City Council enacted Ordinance No. C-32575, which provides for the property tax exemption program for multiple housing in residential targeted areas. Pursuant to Ordinance No. C-33079, the City Council expanded the residential targeted areas. Pursuant to Ordinance No. C-35524, the regulations were revised, allowing for rental rates of up to 115% AMI. The State statute and the City ordinance require the City to approve the application regarding the tax exemption and the necessary construction requirements. This contract authorizes the appropriate city official to enter into the Multiple Family Housing Property Tax Exemption Agreement, which will ultimately result in the issuance of a final certificate of tax exemption to be filed with the Spokane County Assessor's Office.  Executive Summary:  • Applicant applying for a conditional contract to convert an existing office building at 107 S Howard to 50 residential units.  • Property is zoned DTG, so use is allowed		
Budget Impact: Approved in current year budget? Annual/Reoccurring expenditure? If new, specify funding source: Other budget impacts: (revenue generating, match requirements, etc.)  Operations Impact: Consistent with current operations/policy? Requires change in current operations/policy? Specify changes required: Known challenges/barriers:		

# **Tax Abatement Information:**

2019 Multi-Family Tax Exemption MFTE	
Property Tax Forgone & Savings Calculator	
Project Name: 107 S Howard Apartments	
Number of units in the project	50
*Average Property Value Exempt per unit	\$121,094
Estimated City Property Tax forgone annually per unit	\$2,604
Estimated Property Tax saved per project annually	\$82,344
Enter the number of years of MFTE (8 or 12)	12
Estimated Property Tax saved during the term of exemption	\$988,129
Estimated City Tax forgone during the term of exemption per unit	\$31,242
Estimated City Tax forgone during the term of exemption all units	\$374,908
Once a project has met programmatic criteria the owner can expect to save approximately \$1,600 on their tax bill for every \$120,000 of Exempt Assessed Value on the housing portions of the property.	
*Average Property Value Exempt per unit is based upon the average of all properties currently in the MFTE Program and 2017 Property value assessments	

# Site Map:



SPOKANE Agenda Sheet for City Council Meeting of:		Date Rec'd	10/15/2019
10/28/2019		Clerk's File #	OPR 2019-0912
		Renews #	
Submitting Dept	DEVELOPER SERVICES CENTER	Cross Ref #	
<b>Contact Name/Phone</b>	ALI BRAST 6638	Project #	
Contact E-Mail	ABRAST@SPOKANECITY.ORG	Bid #	
Agenda Item Type	Contract Item	Requisition #	
Agenda Item Name	4700- MFTE FOR 509 APARTMENTS		

Multiple Family Housing Property Tax Exemption Agreement with M & J Scott St, LLC 9 new multi-family housing units located at 509, 515, and 521 S Scott, Parcel Numbers 35201.5357, 35201.5356, and 35201.5355.

# **Summary (Background)**

RCW Chapter 84.14 authorized the City to create a multiple family housing property tax exemption program and to certify qualified property owners for that property tax exemption. The City Council Enacted Ordinance No. C-32575, which provides for the property tax exemption program for multiple housing in residential targeted areas. Pursuant to Ordinance No. C-33079, the City Council expanded the residential targeted areas.

Figgal Immost	Grant related?	NO NO	Dudget Assemb	
Fiscal Impact			Budget Account	
	Public Works?	NO		
Neutral \$			#	
Select \$			#	
Select \$			#	
Select \$			#	
<b>Approvals</b>			Council Notifica	tions
Dept Head	BECKER	R, KRIS	<b>Study Session</b>	UE 10/14/19
<b>Division Directo</b>	r CORTR	IGHT, CARLY	<u>Other</u>	
<u>Finance</u>	ORLOB	, KIMBERLY	<b>Distribution List</b>	
<u>Legal</u>	PICCOL	O, MIKE	abrast@spokanecity.c	org
For the Mayor	ORMSE	BY, MICHAEL	kbecker@spokanecity	v.org
Additional App	provals		jwest@spokanecity.or	rg
<u>Purchasing</u>			ccortright@spokaneci	ity.org
			dnorman@spokanecit	ty.org
			korlob@spokanecity.c	org

# MULTIPLE FAMILY HOUSING PROPERTY TAX EXEMPTION AGREEMENT

THIS AGREEMENT is between the City of Spokane, a Washington State municipal corporation, as "City", and M & J Scott St, LLC, as "Owner" whose business address is 1214 W Chaucer Ave, Spokane, WA 99208.

#### WITNESSETH:

WHEREAS, The City has, pursuant to the authority granted to it by Chapter 84.14 RCW, designated various residential targeted areas for the provision of a limited property tax exemption for new and rehabilitated multiple family residential housing; and

WHEREAS, The City has, through SMC Chapter 8.15, enacted a program whereby property owners may qualify for a Final Certificate of Tax Exemption which certifies to the Spokane County Assessor that the Owner is eligible to receive the multiple family housing property tax exemption; and

WHEREAS, The Owner is interested in receiving the multiple family property tax exemption for new multiple family residential housing units in a residential targeted area; and

WHEREAS, The Owner has submitted to the City a complete application form for no fewer than a total of four new multiple family permanent residential housing units to be constructed on property legally described as:

HARTSON & TOWNSEND'S HIGHLAND PARK ADD: TRACT 'F' OF LOT 4 BLK 3 HARTSON & TOWNSEND'S HIGHLAND PARK ADD: TRACT 'E' OF LOT 4 BLK 3 HARTSON & TOWNSEND'S HIGHLAND PARK ADD: TRACT 'D' OF LOT 4 BLK 3

Assessor's Parcel Number(s) 35201.5357, 35201.5356, 35201.5355, commonly known as 509, 515, 521 S Scott St.

WHEREAS, The City has determined that the improvements will, if completed as proposed, satisfy the requirements for a Final Certificate of Tax Exemption; -- NOW, THEREFORE,

The City and the Owner do mutually agree as follows:

- 1. The City agrees to issue the Owner a Conditional Certificate of Acceptance of Tax Exemption subsequent to the City Council's approval of this agreement.
- 2. The project must comply with all applicable zoning requirements, land use requirements, design review recommendations and all building, fire, and housing code requirements contained in the Spokane Municipal Code at the time a complete application for a building permit is received. However, if the proposal includes rehabilitation or demolition in preparation for new construction, the residential portion of the building shall

fail to comply with one or more standards of applicable building or housing codes, and the rehabilitation improvements shall achieve compliance with the applicable building and construction codes.

- 3. If the property proposed to be rehabilitated is not vacant, the Owner shall provide each existing tenant with housing of comparable size, quality and price and a reasonable opportunity to relocate.
- 4. The Owner intends to construct on the site, approximately 9 new multiple family residential housing units substantially as described in their application filed with and approved by the City. In no event shall such construction provide fewer than a total of four multiple family permanent residential housing units.
- 5. The Owner agrees to complete construction of the agreed-upon improvements within three years from the date the City issues the Conditional Certificate of Acceptance of Tax Exemption or within any extension granted by the City.
- 6. The Owner agrees, upon completion of the improvements and upon issuance by the City of a temporary or permanent certificate of occupancy, to file with the City's Business & Development Services Department the following:
- (a) a statement of the actual development cost of each multiple family housing unit, and the total expenditures made in the rehabilitation or construction of the entire property;
- (b) a description of the completed work and a statement that the rehabilitation improvements or new construction of the Owner's property qualifies the property for the exemption;
- (c) a statement that the project meets the affordable housing requirements, if applicable; and
- (d) a statement that the work was completed within the required threeyear period or any authorized extension of the issuance of the conditional certificate of tax exemption.
- 7. The City agrees, conditioned on the Owner's successful completion of the improvements in accordance with the terms of this Agreement and on the Owner's filing of the materials described in Paragraph 6 above, to file a Final Certificate of Tax Exemption with the Spokane County Assessor indicating that the Owner is qualified for the limited tax exemption under Chapter 84.14 RCW.
- 8. The Owner agrees, within 30 days following the first anniversary of the County's filing of the Final Certificate of Tax Exemption and each year thereafter for a period of twelve years, to file a declaration with the City's Business and Development Services Department, verified upon oath and indicating the following:

- (a) a statement of occupancy and vacancy of the multiple family units during the previous year;
- (b) a certification that the property has not changed use and, if applicable, that the property has been in compliance with the affordable housing requirements as described in SMC 8.15.090 since the date of the filing of the Final Certificate of Tax Exemption, and continues to be in compliance with this Agreement and the requirements of SMC Chapter 8.15; and
- (c) a description of any improvements or changes to the property made after the filing of the final certificate or last declaration.
- 9. The parties acknowledge that the units are to be used and occupied for multifamily residential use. The parties further acknowledge that the certificate of occupancy issued by the City is for multifamily residential units. The Owner acknowledges and agrees that the units shall be used primarily for residential occupancy and any business activities shall only be incidental and ancillary to the residential occupancy.
- 10. If the Owner converts to another use any of the multiple family residential housing units constructed under this Agreement, or if applicable, if the owner intends to discontinue compliance with the affordable housing requirements as described in SMC 8.15.090 or any other condition to exemption, the Owner shall notify the Spokane County Assessor and the City's Business and Development Services Department within 60 days of such change in use.
- 11. The Owner will have the right to assign its rights under this Agreement. The Owner agrees to notify the City promptly of any transfer of Owner's ownership interest in the Site or in the improvements made to the Site under this Agreement.
- 12. The City reserves the right to cancel the Final Certificate of Tax Exemption should the Owner, its successors and assigns, fail to comply with any of the terms and conditions of this Agreement or of SMC Chapter 8.15.
- 13. No modifications of this Agreement shall be made unless mutually agreed upon by the parties in writing.
- 14. The Owner acknowledges its awareness of the potential tax liability involved if and when the property ceases to be eligible for the incentive provided pursuant to this agreement. Such liability may include additional real property tax, penalties and interest imposed pursuant to RCW 84.14.110. The Owner further acknowledges its awareness and understanding of the process implemented by the Spokane County Assessor's Office for the appraisal and assessment of property taxes. The Owner agrees that the City is not responsible for the property value assessment imposed by Spokane County at any time during the exemption period.
- 15. In the event that any term or clause of this Agreement conflicts with applicable law, such conflict shall not affect other terms of this Agreement, which can be

given effect without the conflicting term or clause, and to this end, the terms of this Agreement are declared to be severable.

- 16. Nothing in this Agreement shall permit or be interpreted to permit either party to violate any provision of Chapter 84.14 RCW or SMC Chapter 8.15.
  - 17. This Agreement is subject to approval by the City Council.

DATED this day of	f, 2019
CITY OF SPOKANE	M & J Scott St, LLC
Ву:	ву:
Mayor, David A. Condon	Its: Member
Attest:	Approved as to form:
City Clerk	Assistant City Attorney

STATE OF WASHINGTON )	
County of Spokane ) ss.	
TERRI L. PFISTER, to me known to be the NOF SPOKANE, the municipal corporation that acknowledged the said instrument to be the tocorporation, for the uses and purposes there	, 2019, before me, the undersigned, a ton, personally appeared DAVID A. CONDON and Mayor and the City Clerk, respectively, of the CITY executed the within and foregoing instrument, and free and voluntary act and deed of said municipal sin mentioned, and on oath stated that they were nat the seal affixed is the corporate seal of said
IN WITNESS WHEREOF, I have here of, 2019.	unto set my hand and official seal this day
	Notary Public in and for the State of Washington, residing at Spokane
	My commission expires
	·
STATE OF WASHINGTON )	
STATE OF WASHINGTON ) ) ss. County of Spokane )	
On this 30 day of Septem  Public in and for the State of Washington, pers  , to me known to be the person who	onally appeared Joseph Dwise executed the within and foregoing instrument, and or free and voluntary act and deed, for the uses and
On this 30 day of Splend Public in and for the State of Washington, pers , to me known to be the person who acknowledged the said instrument to be his/he purposes therein mentioned.	executed the within and foregoing instrument, and
On this 30 day of Septement of the State of Washington, person who acknowledged the said instrument to be his/he purposes therein mentioned.	executed the within and foregoing instrument, and in free and voluntary act and deed, for the uses and unto set my hand and official seal this 30 day.  Notary Public in and for the State
On this 30 day of Septem Public in and for the State of Washington, pers to me known to be the person who acknowledged the said instrument to be his/he purposes therein mentioned.  IN WITNESS WHEREOF, I have here of September 2019.	executed the within and foregoing instrument, and in free and voluntary act and deed, for the uses and unto set my hand and official seal this 30 day

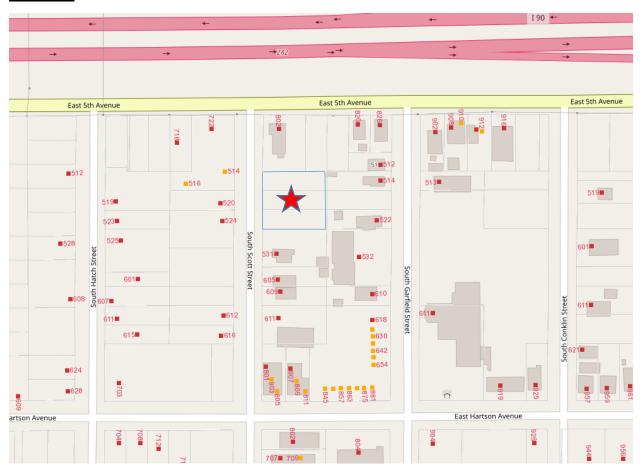
# Briefing Paper Urban Experience Committee

Division & Department:	Development Services Center		
Subject:	MFTE Conditional Contract		
Date:	October 14, 2019		
Contact (email & phone): Ali Brast (abrast@spokanecity.org, 625-6638)			
City Council Sponsor:	TBD		
Executive Sponsor:	Teresa Sanders		
Committee(s) Impacted:	Urban Experience		
Type of Agenda item:	Consent Discussion Strategic Initiative		
Alignment: (link agenda item to guiding document – i.e., Master Plan, Budget, Comp Plan, Policy, Charter, Strategic Plan)	SMC 08.15 Multi- Family Housing Property Tax Exemption		
Strategic Initiative:			
<b>Deadline:</b> Will file for Council consideration following committee meeting			
property tax exemption program exemption. The City Council en exemption program for multiple 33079, the City Council expand the regulations were revised, al City ordinance require the City necessary construction require the Multiple Family Housing Projection of a final certificate of Executive Summary:	Approval of Conditional Multi-Family Tax Exemption contract  4.14 RCW authorizes the City to create a multiple family housing and to certify qualified property owners for that property tax facted Ordinance No. C-32575, which provides for the property tax housing in residential targeted areas. Pursuant to Ordinance No. C-led the residential targeted areas. Pursuant to Ordinance No. C-35524, llowing for rental rates of up to 115% AMI. The State statute and the to approve the application regarding the tax exemption and the ments. This contract authorizes the appropriate city official to enter into approve the application Agreement, which will ultimately result in the tax exemption to be filed with the Spokane County Assessor's Office.  a conditional contract to build a new 9 unit apartment building at 509, so use is allowed		
Budget Impact: Approved in current year budg Annual/Reoccurring expenditu If new, specify funding source: Other budget impacts: (revenu Operations Impact: Consistent with current operat Requires change in current ope Specify changes required: Known challenges/barriers:	re? Yes No N/A e generating, match requirements, etc.) ions/policy? Yes No N/A		

# **Tax Abatement Information:**

2019 Multi-Family Tax Exemption MFTE	
Property Tax Forgone & Savings Calculator	
Project Name: 509 Apartments	
Number of units in the project	9
*Average Property Value Exempt per unit	\$121,094
Estimated City Property Tax forgone annually per unit	\$469
Estimated Property Tax saved per project annually	\$14,822
Enter the number of years of MFTE (8 or 12)	12
Estimated Property Tax saved during the term of exemption	\$177,863
Estimated City Tax forgone during the term of exemption per unit	\$5,624
Estimated City Tax forgone during the term of exemption all units	\$67,483
Once a project has met programmatic criteria the owner can expect to save approximately \$1,600 on their tax bill for every \$120,000 of Exempt Assessed Value on the housing portions of the property.	
*Average Property Value Exempt per unit is based upon the average of all properties currently in the MFTE Program and 2017 Property value assessments	

# Site Map:



SPOKANE Agenda Sheet	for City Council Meeting of:	Date Rec'd	11/25/2019
12/09/2019		Clerk's File #	ORD C35866
		Renews #	
Submitting Dept	DEVELOPER SERVICES CENTER	Cross Ref #	
<b>Contact Name/Phone</b>	ELDON BROWN 6305	Project #	
Contact E-Mail	EBROWN@SPOKANECITY.ORG	Bid #	
Agenda Item Type	Hearings	Requisition #	
Agenda Item Name	4700- VACATION OF ALLEY BETWEEN I	FRANCIS AVE & DECA	TUR AVE

Vacation of the alley between Francis Avenue and Decatur Avenue, from the east line of Haven Street to the west line of Market Street, as requested by Richard Ziesmer.

# **Summary (Background)**

At its legislative session held on November 4, 2019 the City Council set a hearing on the above vacation for December 9, 2019 Staff has solicited responses from all concerned parties.

Fiscal Impact	Grant relat	ed? NO		<b>Budget Account</b>	
	Public Wor	ks? NO			
Neutral \$				#	
Select \$				#	
Select \$				#	
Select \$				#	
<b>Approvals</b>				<b>Council Notificati</b>	ion <u>s</u>
Dept Head	BEC	KER, KRIS		Study Session	Urban Experience
<b>Division Director</b>	<u>c</u> COI	RTRIGHT, (	CARLY	<u>Other</u>	
<u>Finance</u>	ORI	OB, KIMB	ERLY	<b>Distribution List</b>	
<u>Legal</u>	RIC	HMAN, JA	MES	edjohnson@spokanecit	ty.org
For the Mayor	ORI	MSBY, MIC	CHAEL	ebrown@spokanecity.c	org
Additional App	rovals			kbecker@spokanecity.c	org
<u>Purchasing</u>				jwest@spokanecity.org	
				dnorman@spokanecity	org.
				ccortright@spokanecity	y.org
				korlob@spokanecity.or	g



# CITY OF SPOKANE DEVELOPMENT SERVICES

808 West Spokane Falls Blvd, Spokane WA 99201-3343 (509) 625-6300 FAX (509) 625-6822

## STREET VACATION REPORT October 16, 2019

**LOCATION:** Alley between Francis & Decatur, from Haven to Market

**PROPONENT:** Richard Ziesmer

**PURPOSE:** Alley collects garbage and is utilized by homeless. Owner would like to

privately maintain

**HEARING:** December 9, 2019

**REPORTS:** 

**AVISTA UTILITIES** – Avista does not require any easement reservations.

**COMCAST** – Comcast has reviewed the vacation request. We have no objections to the vacation.

**ZAYO COMMUNICATIONS –** Zayo has no comment and or objection to the requested vacation.

**CENTURYLINK** – CenturyLink has cable facilities in this alley and we would like to retain utility easement rights. These rights should provide for maintenance, construction and reconstruction as needed.

**ASSET MANAGEMENT - CAPITAL PROGRAMS** – No comments

**FIRE DEPARTMENT** – Fire has no objections.

**NEIGHBORHOOD SERVICES** - No comments

**PARKS DEPARTMENT** - No comments

**PLANNING & DEVELOPMENT – DEVELOPER SERVICES** - No comments

PLANNING & DEVELOPMENT - TRAFFIC DESIGN - No concerns

**PLANNING & DEVELOPMENT – PLANNING** – No concerns with this vacation. There was a Pre-Development meeting to redevelop the majority of the block .

**POLICE DEPARTMENT** - No comments

**SOLID WASTE MANAGEMENT - No comments** 

**STREET DEPARTMENT** – The Street Department has no objections to the vacation of the alley.

**WASTEWATER MANAGEMENT** – We have no assents in the proposed vacation area so we have no objection to the vacation provided on site run off be maintained and treated on site.

**WATER DEPARTMENT** - No comments

**BICYCLE ADVISORY BOARD** - No comments

#### **RECOMMENDATION:**

That the petition be granted and a vacating ordinance be prepared subject to the following conditions:

- 1. An easement as requested by Century Link, shall be retained to protect existing and future utilities.
- 2. Adequate emergency vehicle access shall be maintained to existing and future buildings.
- 3. The proponent shall pay to the City of Spokane the assessed valuation for the vacated land as defined by the latest information from the County Assessor's Office. This is calculated to be \$18,829.80 and is to be deposited to Budget Account #3200 49199 99999 39510.
- 4. That the final reading of the vacation be held in abeyance until all of the above conditions are met and that the above conditions are met by December 1, 2020.

Eldon Brown, P.E. Principal Engineer – Planning & Development

EDJ/xxx

Eldy W. Dum

City of Spokane Planning & Development Services 808 West Spokane Falls Blvd. Spokane, WA 99201-3343 (509) 625-6700

## ORDINANCE NO. C35866

An ordinance vacating the alley between Francis Avenue and Decatur Avenue, from the east line of Haven Street to the west line of Market Street,

WHEREAS, a petition for the vacation of the alley between Francis Avenue and Decatur Avenue, from the east line of Haven Street to the west line of Market Street has been filed with the City Clerk representing 85% of the abutting property owners, and a hearing has been held on this petition before the City Council as provided by RCW 35.79; and

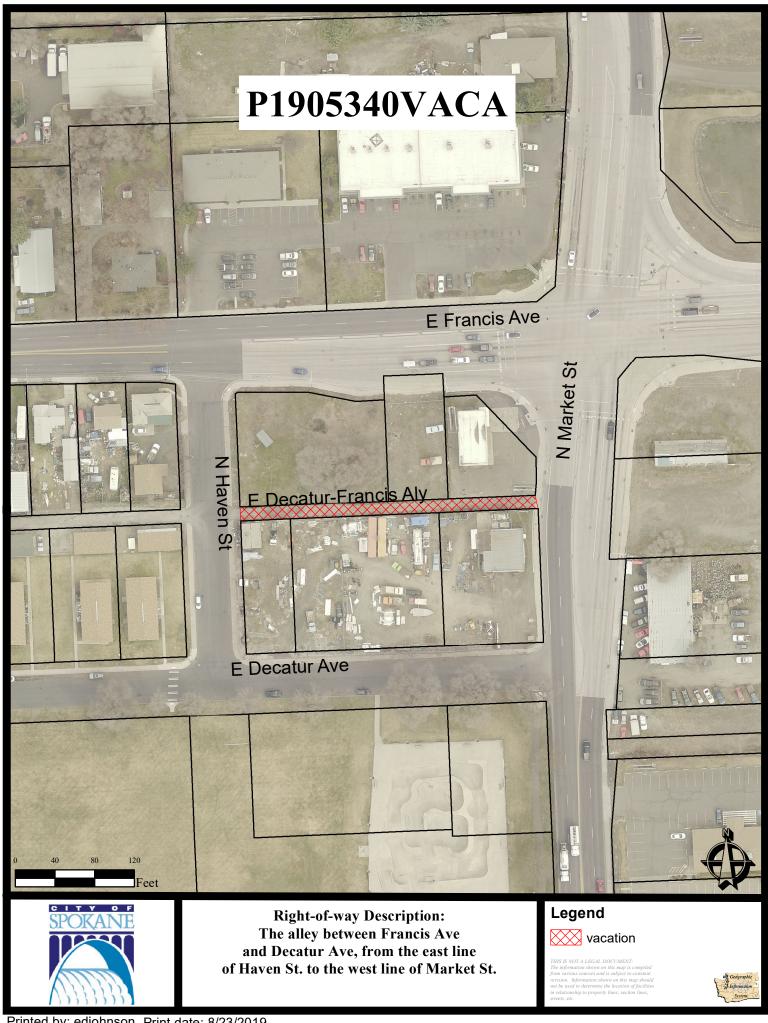
WHEREAS, the City Council has found that the public use, benefit and welfare will best be served by the vacation of said public way; -- NOW, THEREFORE,

The City of Spokane does ordain:

Section 1. That the alley between Francis Avenue and Decatur Avenue, from the east line of Haven Street to the west line of Market Street is hereby vacated. Parcel number not assigned.

Section 2. An easement is reserved and retained over and through the entire vacated area for the utility services of Comcast to protect existing and future utilities.

Passed the City Council	
	Council President
ttest:City Clerk	
pproved as to Form:	
Assistant City Attorney	
	Date:
Mayor	



CITY CLERK'S OFFICE

#### DRESSEL PROPERTIES

November 25, 2019

Ms. Terri Pfister, City Clerk City of Spokane 808 W Spokane Falls Blvd. Spokane, WA 99220

RE: P1905340VACA

In regard to the proposed vacation of the alley between Francis Avenue and Decatur Ave., from the east line of Haven Street, to the west line of Market St., I DO NOT want the alley vacated because it is a critical access to my property on the corner at 6225 N Market Street for fire and emergency vehicles and common access.

Sincerely,

Vincent G. Dressel, property owner

Cc: Neil Humphries, Attorney At Law

Ste. 830 Paulsen Bldg. Spokane, WA 99201

SPOKANE Agenda Sheet	for City Council Meeting of:	Date Rec'd	11/25/2019
12/09/2019		Clerk's File #	ORD C35867
		Renews #	
Submitting Dept	DEVELOPER SERVICES CENTER	Cross Ref #	
<b>Contact Name/Phone</b>	ELDON BROWN 6305	Project #	
Contact E-Mail	EBROWN@SPOKANECITY.ORG	Bid #	
Agenda Item Type	Hearings	Requisition #	
Agenda Item Name	4700- VACATION OF THE ALLEY IN BLC	OCK 9 OF ENGLEBART	ADDITION PLAT

Vacation of the alley in Block 9 of the plat of Englebart Addition, as requested by Matt Barton.

# Summary (Background)

At its legislative session held on November 4, 2019 the City Council set a hearing on the above vacation for December 9, 2019 Staff has solicited responses from all concerned parties.

Fiscal Impact	Grant rela	ited?	NO	<b>Budget Accou</b>	<u>nt</u>	
	Public Wo	orks?	NO			
Neutral \$				#		
Select \$				#		
Select \$				#		
Select \$				#		
<b>Approvals</b>				<b>Council Notific</b>	ations	<u>s</u>
Dept Head	ВЕ	CKER,	KRIS	Study Session		Urban Experience
<b>Division Director</b>	<u>c</u> cc	ORTRIG	HT, CARLY	<u>Other</u>		
<u>Finance</u>	OF	RLOB, F	KIMBERLY	<b>Distribution Li</b>	st	
Legal	RI	CHMAI	N, JAMES	edjohnson@spokar	necity.or	g
For the Mayor	OF	RMSBY	, MICHAEL	ebrown@spokanec	ity.org	
Additional App	rovals			kbecker@spokaned	ity.org	
<u>Purchasing</u>				jwest@spokanecity	org.	
				dnorman@spokane	ecity.org	
				ccortright@spokan	ecity.org	3
				korlob@spokanecit	y.org	



# CITY OF SPOKANE DEVELOPMENT SERVICES

808 West Spokane Falls Blvd, Spokane WA 99201-3343 (509) 625-6300 FAX (509) 625-6822

### STREET VACATION REPORT October 16, 2019

**LOCATION:** The alley between vacated Joseph and vacated Nebraska, from Market

St. to the RR right-of-way

**PROPONENT:** Matt Barton

**PURPOSE:** Restrict access

**HEARING:** December 9, 2019

**REPORTS:** 

**AVISTA UTILITIES** – Avista requests easement reservations for electric and natural gas facilities within the alley.

**COMCAST** – Comcast has reviewed the vacation request. We have no objections to the vacation as long as we can maintain an easement to allow us to use our existing aerial cable.

**CENTURYLINK** – CenturyLink has aerial cable facilities in the right of way to be vacated and would like to retain utility easement rights. These rights should provide for maintenance, construction, and reconstruction as needed.

**INLAND POWER & LIGHT –** Inland Power & Light has no facilities in the proposed vacation area.

**ZAYO COMMUNICATIONS** – Zayo has no comment and or issue concerning the attached vacation notification.

**ASSET MANAGEMENT - CAPITAL PROGRAMS** – No comments

**XO COMM/VERIZON –** XO Comm/Verizon is clear.

FIRE DEPARTMENT - Fire has no issues

**NEIGHBORHOOD SERVICES** - No comments

**PARKS DEPARTMENT - No comments** 

PLANNING & DEVELOPMENT - DEVELOPER SERVICES - No comments

PLANNING & DEVELOPMENT - TRAFFIC DESIGN - No comments

PLANNING & DEVELOPMENT - PLANNING - No concern

**POLICE DEPARTMENT** - No comments

**SOLID WASTE MANAGEMENT** - No comments

**STREET DEPARTMENT** – The Street Department has no objections to the vacation of this alley.

**WASTEWATER MANAGEMENT** – Wastewater Management has no sewer or storm assets in the proposed vacation area, therefore we have no objections to the vacation provided onsite runoff be maintained and treated onsite.

**WATER DEPARTMENT** - No comments

**BICYCLE ADVISORY BOARD** - No comments

#### RECOMMENDATION:

That the petition be granted and a vacating ordinance be prepared subject to the following conditions:

- 1. An easement as requested by Century Link, Avista Utilities, and Comcast shall be retained to protect existing and future utilities.
- 2. Adequate emergency vehicle access shall be maintained to existing and future buildings.
- 3. The proponent shall pay to the City of Spokane the assessed valuation for the vacated land as defined by the latest information from the County Assessor's Office. This is calculated to be \$16,552.50 and is to be deposited to Budget Account #3200 49199 99999 39510.
- 4. The plans for termination and closure must be submitted and accepted by Planning and Development, prior to construction, and the improvements must be satisfactorily constructed before final vacation approval
- 5. That the final reading of the vacation be held in abeyance until all of the above conditions are met and that the above conditions are met by December 1, 2020.

Eldon Brown, P.E. Principal Engineer – Planning & Development

Elden W. Dum

City of Spokane Planning & Development Services 808 West Spokane Falls Blvd. Spokane, WA 99201-3343 (509) 625-6700

# ORDINANCE NO. C35867

An ordinance vacating the alley in Block 9 of the plat of Englebart Addition,

WHEREAS, a petition for the vacation of the alley in Block 9 of the plat of Englebart Addition has been filed with the City Clerk representing 100% of the abutting property owners, and a hearing has been held on this petition before the City Council as provided by RCW 35.79; and

WHEREAS, the City Council has found that the public use, benefit and welfare will best be served by the vacation of said public way; -- NOW, THEREFORE,

The City of Spokane does ordain:

Section 1. That the alley between Market Street and the railroad right-of-way and more particularly described below is hereby vacated. Parcel number not assigned.

The alley in Block 9 of the plat of Englebart Addition as recorded with the Spokane County Auditor on December 1, 1906 under recording number 3100280

Section 2. An easement is reserved and retained over and through the entire vacated area for the utility services of Avista Utilities, CenturyLink, and Comcast to protect existing and future utilities.

Passed the City Council	
	Council President
ttest:City Clerk	
pproved as to Form:	
Assistant City Attorney	
	Date:
Mayor	



SPOKANE Agenda Sheet for City Council Meeting of:		Date Rec'd	11/20/2019	
12/02/2019		Clerk's File #	ORD C35855	
		Renews #		
<b>Submitting Dept</b>	PLANNING	Cross Ref #		
<b>Contact Name/Phone</b>	CHRISTOPHER 6194	Project #		
Contact E-Mail	CGREEN@SPOKANECITY.ORG	Bid #		
Agenda Item Type	First Reading Ordinance	Requisition #		
Agenda Item Name	0650 ORDINANCE APPROVING THE 2020 EAST SPRAGUE BID ASSESSMENT			

### **Agenda Wording**

An Ordinance approving and confirming the 2020 assessments and assessment roll for the East Sprague Parking and Business Improvement Area, prepared under Ordinance No. C35377 as codified and amended in Chapter 4.31C SMC.

### **Summary (Background)**

The East Sprague Business Improvement District (BID) collects an annual assessment from property owners within the district to provide funding for programs and services. The Assessment Roll is prepared annually by staff from the City and the BID manager, based on formulas established in Chapter 4.31C SMC. The proposed ordinance approves and confirms the 2020 East Sprague BID Assessment Roll, allowing for billing and collecting payment of annual assessments from ratepayers within the BID.

Fiscal Impac	<u>ct</u> Grant	related?	NO	Budget Accour	<u>nt</u>	
	Public	: Works?	NO			
Neutral \$				#		
Select \$				#		
Select \$				#		
Select \$				#		
<b>Approvals</b>				Council Notific	ations	
<b>Dept Head</b>		MEULER	, LOUIS	<b>Study Session</b>		
<b>Division Direct</b>	tor	CORTRIG	HT, CARLY	<u>Other</u>	Sustainable Resources	
<u>Finance</u>		ORLOB, I	KIMBERLY	Distribution List		
<u>Legal</u>		PICCOLO	, MIKE	mpiccolo@spokane	city.org	
For the Mayor	•	ORMSBY	, MICHAEL	jahensley@spokane	city.org	
Additional A	pprovals	<u> </u>		marvoreg.esba@gmail.com		
<u>Purchasing</u>				jim@tinrooffurniture.com		

### ORDINANCE NO. C35855

AN ORDIANANCE APPROVING AND CONFIRMING THE 2020 ASSESSMENTS AND ASSESSMENT ROLL FOR THE EAST SPRAGUE PARKING AND BUSINESS IMPROVEMENT AREA, PREPARED UNDER ORDINANCE C-35377 AS CODIFIED AND AMENDED IN CHAPTER 4.31C SMC.

WHEREAS, the Spokane City Council on September 30, 2019 passed Resolution 2019 - 0077, which provided notice and set a date for hearing on the assessments to be levied under the above identified ordinance; and

WHEREAS, pursuant to Resolution No. 2019 - 0077, a public hearing was held on December 9, 2019 to take public testimony regarding the assessments and assessment roll for the East Sprague Parking and Business Improvement Area; and

WHEREAS, the assessment roles have been on file in the Office of the City Clerk for public review and inspection; and

WHEREAS, the City Council, through this ordinance, intends to levy assessments in the East Sprague Business Improvement District to provide programs and services, which will specifically benefit the businesses and properties in the District; and

### THE CITY OF SPOKANE DOES ORDAIN:

<u>Section 1</u>. The 2020 assessments and the assessment roll of the East Sprague Parking and Business Improvement Area, established under Ordinance C-35377, as codified and amended in Chapter 4.31C SMC, are hereby approved and confirmed. The assessments and assessment roll are attached hereto, available in the Office of the City Clerk and City Treasurer.

<u>Section 2</u>. Each of the businesses, as described in RCW 35.87A.020, lots, tracts, and parcels of land and other property, including improvements thereon, multi-family residential, mixed-use projects (as described in RCW 35.87A.020(3), hotels, motels, government, and others, shown upon said rolls are hereby declared to be specially benefited by the programs authorized in Ordinance C-35377, as amended, in at least the amount levied against the same. The method of assessment is based upon the Special Assessment Formula in Appendix A.

<u>Section 3</u>. Pursuant to SMC 4.31C.100, the projects, programs, activities and budget for the 2020 East Sprague Parking and Business Improvement Area as presented to the City Council are hereby approved and may be revised by the City Council pursuant to a subsequent motion.

<u>Section 4</u>. The City Clerk is hereby directed to certify and transmit the assessment roll to the City Treasurer for collection, pursuant to City Ordinance and state law.

Section 5. That the assessments shown in the roll on file in the Office of the City Clerk may be paid in two installments with the first half of the assessment due and payable on the 31st day of January, 2020, and the second half of the assessment due and payable on the 31st day of July, 2020. Prior to the due date, ratepayers shall be sent a bill stating the amount of the assessment due and payable. If the assessment is not paid within thirty (30) days after its due date, a delinquency charge shall be added in the amount of ten percent (10%) of the assessment, not to exceed one hundred dollars (\$100) in addition to the processing fee. All assessments, or part thereof, shall also bear interest at the rate of twelve percent (12%) per annum, or part thereof, of delinquency. Within thirty (30) days of the due date(s), the City Treasurer or his/her designee shall send a late notice of the unpaid assessment including the assessment of appropriate interest, penalty and fees. Interest, penalties and other fees will be collected on any unpaid balance or portions thereof from the date the account became due.

Any ratepayer, aggrieved by the amount of an assessment or delinquency charge, shall request, within sixty (60) days of the assessment or charge, a meeting and/or hearing before the Ratepayer Board, and, if not satisfied with the decision of the Ratepayer Board, appeal within ten (10) days from the date of the decision, the matter de novo, to the City's Hearing Examiner, in the manner provided for in the City's Municipal Code. Failure to request a hearing shall result in a waiver of the right to challenge the assessment.

<u>Section 6</u>. This ordinance shall take effect and be in full force from and after the date of its passage.

PASSED by the City Council on	<u> </u>
	Council President
Attest:	Approved as to form:
City Clerk	Assistant City Attorney
Mayor	Date
	Effective Date

# EAST SPRAGUE BUSINESS IMPROVEMENT DISTRICT Special Assessment Matrix

Estimated Annual Revenue			% Assessment b Taxable Assesse (TAV)	Total Parcels	
\$62,185.37	75	5%	25%		233
Benefit Area by Zone	Minimums	Maximums	Rate per LSF		er \$1,000 「AV
Center and Corridor (Commercial)	\$200	\$1,000	2.6 cents	60 cents	
General Commercial	\$100	\$500	1.4 cents 30 cents		cents
Industrial	\$50	\$250	0.6 cents 15 ce		cents

2020 represents the fifth assessment year and the second year in the second three year assessment cycle for the East Sprague BID. As per section 4.31C.040.C.2.b. of the Spokane Municipal Code, for the fifth assessment year (2020), the assessments will equal the fourth year assessments multiplied by a CPI factor that is the lesser of 3 percent or the percentage change in CPI for All Urban Consumers (CPI-U) West Region between June 2018 and June 2019.

The CPI for All Urban Consumers (CPI-U): West Region between June 2016 and June 2018 was 2.93 percent. Therefore, 2019 assessments were increased by 2.93 percent for 2020 assessment year.

### Briefing Paper and Staff Report Finance and Administration Committee

Division & Department:	BDS - Long Range Planning				
Subject:	2020 East Sprague Business Improvement District (BID) Assessment Process				
Date:	October 10, 2019				
Contact (email & phone):	Chris Green (509-625-6194) cgreen@spokanecity.org				
City Council Sponsor:	Lori Kinnear				
Executive Sponsor:	Gavin Cooley				
Committee(s) Impacted:	Finance and Administration				
Type of Agenda item:	Hearing Discussion Strategic Initiative				
Alignment: (link agenda item to guiding document – i.e., Master Plan, Budget, Comp Plan, Policy, Charter, Strategic Plan)	Comprehensive Plan Sprague Targeted Investment Pilot (TIP)				
Strategic Initiative:	Invest in key neighborhoods and business centers; especially PDAs and small businesses				
Deadline:	<ul> <li>The draft Assessment Roll will be made available for public viewing at the City Clerk's office on November 8, 2019.</li> <li>An assessment formula for the BID must be adopted annually; Resolution 2019-0077 set December 9, 2019 as the Assessment Roll Hearing date.</li> <li>Per Chapter 4.31C SMC, the next due date for payment of</li> </ul>				
Outcome: (deliverables, delivery duties, milestones to meet)	assessments is January 31, 2020.  On December 9, 2019 the Council will hold an annual assessment hearing and take action on an ordinance approving and confirming the 2020 East Sprague BID Assessment Roll. Additionally, East Spokane Business Association, the contracted manager of the BID, will present the BID management plan and budget for the upcoming year.				

#### Background/History:

- The East Sprague business improvement district (BID) was established in 2016 to provide a variety of programs and services in the East Sprague/Sprague Union business district, including cleaning and greening, neighborhood beautification, district branding and marketing, safety and security, and administration. The BID collects an annual assessment from property owners within the district to provide funding for these programs and services.
- East Sprague Business Association (ESBA) administers and operates these programs through a contract with the City of Spokane.
- Chapter 4.31C SMC sets forth the annual process for assessing and collecting assessments from ratepayers within the district. In summary, the annual process includes the following steps:
  - City Council sets an assessment roll hearing date by resolution;
  - Staff from the City and the BID manager prepare the annual assessment roll based on tax assessment information from the Spokane County Assessor's Office and formulas established in Chapter 4.31C SMC;
  - City staff provide mailed notice to property owners and businesses identified on the assessment roll at least fifteen days prior to the hearing;

The City Council approves an assessment roll at the hearing; o City staff carry out billing and collection of annual assessment payments. **Executive Summary:** The East Sprague Business Improvement District (BID) collects an annual assessment from property owners within the district to provide funding for these programs and services. The Assessment Roll is prepared annually by staff from the City and the BID manager, based on formulas set forth in Chapter 4.31C SMC. The proposed ordinance approves and confirms the 2020 East Sprague BID Assessment Roll, allowing for billing and collecting payment of annual assessments from ratepayers within the BID. **Budget Impact:** Approved in current year budget? ☐ Yes ☐ No Yes 🗌 Annual/Reoccurring expenditure? If new, specify funding source: Other budget impacts: Generates revenue in the form of an annual assessment within the BID; this assessment contributes the majority of the annual operating budget for the BID. Operations Impact: Consistent with current operations/policy? Requires change in current operations/policy?

**Attachment**: Ordinance Approving and Confirming the 2020 Assessments and Assessment Roll for the East Sprague Parking and Business Improvement Area

N/A

<u>None</u>

Specify changes required:

Known challenges/barriers:

Parcel #	Area	Owner Name				ed Assessment
35163.3703	Corridor	1514, LLC	5,989	153100	\$257.63	\$257.63
35212.0205	Corridor	1724 SPRAGUE LLC	14,170	238100	\$533.11	\$533.11
35212.0206	Corridor	1724 SPRAGUE LLC	7,085	17750	\$205.40	\$200.00
35212.0207	Corridor	1724 SPRAGUE LLC	7,085	19050	\$205.40	\$200.00
35212.0307	Corridor	AA MAGNOLIA INVESTMENTS LLC	7,089	176200	\$301.89	\$301.89
35163.3907	Corridor	ACME ELECT SER	6,373	251500	\$328.75	\$328.75
35163.3902	Corridor	ACME ELECTRONICS SERVICES INC	6,386	18900	\$205.40	\$200.00
35163.3901	Corridor	ACME TV HOME & OFFICE	6,386	131800	\$255.34	\$255.34
35174.0546	Industrial	ADM MILLING CO	•	1681780	\$256.75	\$250.00
35212.1919	General Commercial	ALDARED, JADE	6,226	15630	\$179.39	\$179.39
35212.1906	Corridor	ALVAREZ, RAINBOW JADE & SKYE BERGHAN-	3,729	74550	\$205.40	\$200.00
35212.1918	General Commercial	ALVAREZ, RAINBOW JADE & SKYE BERGHAN-	6,226	22230	\$183.45	\$183.45
35163.4106	Corridor	ANDERSON, MARK T & STEFFANIE	3,489	167150	\$205.40	\$200.00
35163.4107	Corridor	ANDERSON, MARK T & STEFFANIE	2,492	7250	\$205.40	\$200.00
35163.2907	Industrial	BECK, MARK J	6,390	49380	\$51.35	\$50.00
35163.2908	Industrial	BECK, MARK J	6,379	15980	\$51.35	\$50.00
35174.0552	Industrial	BEL AIR MOTEL, LLC	7,873	226300	\$181.35	\$181.35
35174.0553	Industrial	BEL AIR MOTEL, LLC	4,373	100500	\$92.96	\$92.96
35164.2801	Corridor	BERGLUND, GORDIA O	11,955	112400	\$395.24	\$395.24
35163.3602	Corridor	BFS RETAIL & COMMERCIAL OPERATIONS, LLC	9,953	48850	\$301.48	\$301.48
35163.3604	Corridor	BFS RETAIL & COMMERCIAL OPERATIONS, LLC	8,986	210000	\$374.41	\$374.41
35163.3605	Corridor	BFS RETAIL & COMMERCIAL OPERATIONS, LLC	28,660	539500	\$1,027.00	\$1,000.00
35212.0502	Corridor	BLALOCK, ALAN R & STEPHANIE K	7,095	108000	\$260.02	\$260.02
35212.1914	Corridor	BOWMAN, ROBERT J	4,150	11620	\$205.40	\$200.00
35212.0407	Corridor	BOYD-WALKER SEWING MACHINE CO	4,493	170700	\$227.71	\$227.71
35212.0408	Corridor	BOYD-WALKER SEWING MACHINE CO	2,600	13000	\$205.40	\$200.00
35163.2901	Industrial	BREESNEE JR, JAMES M & KARLA L	6,745	18360	\$51.35	\$50.00
35163.2902	Industrial	BREESNEE JR, JAMES M & KARLA L	6,401	175180	\$68.88	\$68.88
35163.3203	Industrial	CARONE LLC	6,379	14380	\$51.35	\$50.00
35163.3204	Industrial	CARONE LLC	6,390	113880	\$59.36	\$59.36
35163.3205	Industrial	CARONE LLC	5,680	12780	\$51.35	\$50.00
35164.2712	Corridor	CAST-A, LLC	17,885	90000	\$543.12	\$543.12
35164.2713	Corridor	CAST-A, LLC	17,927	244000	\$639.17	\$639.17
35163.4111	Corridor	CCRC, LLC	11,928	174100	\$432.53	\$432.53
35212.1904	Corridor	CES LLC	6,249	156450	\$266.78	\$266.78
35212.1922	General Commercial	CES LLC	6,226	15630	\$179.40	\$179.40
35164.2609	Corridor	CHIU, VAN	5,965	30000	\$205.40	\$200.00
35164.2610	Corridor	CHIU, VAN	5,965	42400	\$205.40	\$200.00
35212.0505	Corridor	CHIU, VAN CHIU, VAN QING/CHIU, PHONG	14,194	202000	\$511.51	\$511.51
35212.0303	Corridor	CHRISTIAN HERALD FELLOWSHIP	6,970	113100	\$259.73	\$259.73
35164.2501	Corridor	CITY OF SPOKANE	6,098		\$205.40	\$200.00
				13500		
35164.2602	Corridor	CITY OF SPOKANE	5,974	13500	\$205.40	\$200.00
35164.2603	Corridor	CITY OF SPOKANE	5,974	13500	\$205.40	\$200.00
35164.2604	Corridor	CITY OF SPOKANE	5,974	28100	\$205.40	\$200.00
35164.2901	Corridor	CITY OF SPOKANE	5,998	13500	\$171.87	\$171.87
35164.2902	Corridor	CITY OF SPOKANE	3,920	9000	\$112.45	\$112.45
35164.2903	Corridor	CITY OF SPOKANE	3,920	9000	\$112.45	\$112.45
35164.2904	Corridor	CITY OF SPOKANE	3,920	9000	\$112.45	\$112.45
35164.2905	Corridor	CITY OF SPOKANE	6,098	13500	\$174.60	\$174.60
35164.2906	Corridor	CITY OF SPOKANE	6,098	13500	\$174.60	\$174.60
35164.2907	Corridor	CITY OF SPOKANE	6,098	13500	\$174.60	\$174.60
35201.3303	General Commercial	CITY OF SPOKANE	7,841	23420	\$118.39	\$118.39
35212.0412	Corridor	CITY OF SPOKANE	6,970	20150	\$202.45	\$202.45
35212.0413	Corridor	CITY OF SPOKANE	14,375	327000	\$593.45	\$593.45
35163.2903	Industrial	CK VENTURES, LLC	6,390	15980	\$51.35	\$50.00
35163.2904	Industrial	CK VENTURES, LLC	6,390	175180	\$68.81	\$68.81
35212.1901	Corridor	CLS COMMERCIAL, LLC	6,778	138510	\$270.16	\$270.16
35212.1902	Corridor	CLS COMMERCIAL, LLC	6,249	119450	\$243.98	\$243.98
35212.1903	Corridor	CLS COMMERCIAL, LLC	6,249	31250	\$205.40	\$200.00
35212.1905	Corridor	CLS COMMERCIAL, LLC	6,249	31250	\$205.40	\$200.00
35212.0404	Corridor	CMA HOLDINGS LLC	3,546	44150	\$205.40	\$200.00
05040 0000	Corridor	COON, D H & P A	3,542	77950	\$205.40	\$200.00
35212.0203						
35212.0203 35212.1917	General Commercial	CRANDALL, GARY L & PAMELA M	6,226	18130	\$180.93	\$180.93

25211 0504	Carridar	CUSTOM 1021 INC	7,094	120500	\$273.84	\$273.84
35211.0504 35211.0505	Corridor Corridor	CUSTOM 1031, INC	14,188	130500	\$443.42	\$443.42
		CUSTOM 1031, INC	-	91800	•	•
35163.2919	Industrial	CYCLONE SALES & SERVICE LTD  D & R SCHWARTZ HOLDINGS, LLC	12,769	147860	\$106.35 \$205.40	\$106.35 \$200.00
35163.4008	Corridor	,	2,318	5230 307700	\$205.40 \$514.99	\$200.00 \$514.99
35163.4009	Corridor Corridor	D & R SCHWARTZ HOLDINGS, LLC	11,933		\$205.40	\$200.00
35212.0509		DECKER, WILLIAM E	7,095	17750	·	•
35212.0101	Corridor	DULLANTY ETAL, VIRGINIA	42,600	743700	\$1,027.00	\$458.27
35201.3203	General Commercial	FABEL, RICHARD	5,380	57880	\$102.70	\$100.00
35163.3709	Corridor	FAKE FROWNS LLC	5,985	228800	\$304.17	\$304.17
35163.2913	Industrial	FAUSETT, HARLEY	6,390	59280	\$51.35	\$50.00
35163.4209	Corridor	FROELICH JR, WALTER & AUTUMN G	11,915	55200	\$358.89	\$358.89
35163.4210	Corridor	FROELICH JR, WALTER A & AUTUMN G	11,917	131400	\$405.92	\$405.92
35163.4213	Corridor	FROELICH JR, WALTER A & AUTUMN G	7,316	210700	\$329.31	\$329.31
35163.2912	Industrial	GARBER, DAYLE & DESIREE	6,390	94080	\$56.31	\$56.31
35163.2917	Industrial	GARBER, DEL R	12,781	248550	\$121.93	\$121.93
35164.2601	Corridor	GILLES FAMILY TRUST	5,974	15300	\$205.40	\$200.00
35164.2611	Corridor	GILLES FAMILY TRUST	5,964	31100	\$205.40	\$200.00
35164.2612	Corridor	GILLES FAMILY TRUST	5,940	317380	\$357.52	\$357.52
35212.0304	Corridor	GILLES FAMILY TRUST	7,088	65200	\$233.44	\$233.44
35212.0305	Corridor	GILLES FAMILY TRUST	7,088	147300	\$284.05	\$284.05
35212.0306	Corridor	GILLES FAMILY TRUST	7,089	132900	\$275.18	\$275.18
35212.0316	Corridor	GILLES FAMILY TRUST	3,544	41350	\$205.40	\$200.00
35212.0317	Corridor	GILLES FAMILY TRUST	3,544	44250	\$205.40	\$200.00
35164.2809	Corridor	GREEN TURTLE INVESTMENTS, LLC	5,957	30000	\$205.40	\$200.00
35164.2810	Corridor	GREEN TURTLE INVESTMENTS, LLC	5,957	32000	\$205.40	\$200.00
35164.2811	Corridor	GREEN TURTLE INVESTMENTS, LLC	5,956	227900	\$302.83	\$302.83
35163.3201	Industrial	HACKNEY, DONALD D & SHERIE C	6,745	231580	\$79.82	\$79.82
35163.3202	Industrial	HACKNEY, DONALD D & SHERIE C	6,401	229280	\$77.21	\$77.21
35164.2909	Corridor	HALL, DANA H	17,860	180200	\$598.03	\$ <b>598.03</b>
35163.3906	Corridor	HANLEY, JAMES L & SUSAN	6,372	142900	\$261.81	\$261.81
35163.3908	Corridor	HANLEY, JAMES L & SUSAN	6,374	330000	\$377.15	\$377.15
35163.3909	Corridor	HANLEY, JAMES L & SUSAN M	6,375	28800	\$205.40	\$200.00
35212.4801-4806	Corridor	INLAND EMPIRE RESIDENTIAL RESOURCES	•	2910350	\$1,027.00	\$1,000.00
35163.4214	Corridor	INLAND NORTHWEST INVESTMENTS, LLC	6,292	14140	\$205.40	\$200.00
35163.4214	Corridor	INLAND NORTHWEST INVESTMENTS, LLC	25,674	617920	\$1,027.00	\$1,000.00
35164.2510	Corridor	INLAND NORTHWEST INVESTMENTS, LLC	11,935	151300	\$418.67	\$418.67
35201.3506	Industrial	·	7,112	21300	\$51.35	\$50.00
		J.G. FOX, INC.	•		•	\$30.00 \$239.55
35164.2508	Corridor	JACOBS, CYNTHIA	5,970	124600	\$239.55	·
35211.0511	Corridor	JAVA ASSOCIATES LLC	14,188	342000	\$581.90	\$581.90
35212.0204	Corridor	JDSC HOLDINGS LLC	3,542	167050	\$205.40	\$200.00
35212.0409	Corridor	JOHNSON, MARK & SHARON	7,093	125350	\$270.66	\$270.66
35163.3804	Corridor	KALASTAR HOLDINGS, INC	5,987	40500	\$205.40	\$200.00
35212.0506	Corridor	KEYSTONE UNLIMITED	14,375	452200	\$670.60	\$670.60
35164.2813	Corridor	KSA LLC	11,916	390200	\$565.35	\$565.35
35163.3702	Corridor	LASAC INVESTMENTS, LLC	5,989	19000	\$205.40	\$200.00
35163.3710	Corridor	LASAC INVESTMENTS, LLC	11,971	580800	\$684.31	\$684.31
35211.0201	Corridor	LKB PROPERTIES LLC	7,096	305500	\$381.75	\$381.75
35211.0208	Corridor	LKB PROPERTIES LLC	7,098	17750	\$205.40	\$200.00
35163.4110	Corridor	MAGERS, EDWIN P & NICOLE L	11,925	170300	\$430.11	\$430.11
35164.2607	Corridor	MARNEY FAMILY VENTURES LLC	5,966	114800	\$233.42	\$233.42
35211.0309	Corridor	MASSIE, MELISSA	7,097	17750	\$205.40	\$200.00
35163.3218	Industrial	MCCALL, JAMES C & MARILYN B	13,147	350950	\$140.09	\$140.09
35163.3301	Industrial	MCLAUGHLIN, J D	57,732	699910	\$256.75	\$250.00
35163.3302	Industrial	MCLAUGHLIN, J D	5,680	19480	\$51.35	\$50.00
35163.3306	Industrial	MCLAUGHLIN, J D	9,668	71830	\$74.33	\$74.33
35163.4011	Corridor	MCLENDON, WILLIAM / RICHARD	5,968	195000	\$282.90	\$282.90
35163.3208	Industrial	MEDELIA PROPERTIES, LLC	6,390	122780	\$60.74	\$60.74
35164.2908	Corridor	MINOR, W E & N G	17,861	315400	\$681.36	\$681.36
35201.3201	General Commercial	N M SULLIVAN, LLC	5,379	180780	\$131.97	\$131.97
35201.3202	General Commercial	N M SULLIVAN, LLC	9,910	51100	\$156.26	\$156.26
35211.0411	Corridor	NAEGELI ENTERPRISES, LLC	14,192	427300	\$650.28	\$650.28
35164.2812	Corridor	NHUT, HAI HO & DIEM, CHAU BUI	5,955	155400	\$258.15	\$258.15
35211.0301	Corridor	OLD NAT BANK	28,382	852800	\$1,027.00	\$1,000.00
35211.0301	Corridor	OLD NAT BK WASH	14,173	77510	\$434.22	\$434.22
35163.3707	Corridor	ORCUTT, JAMES A & JODIE A	11,966	108400	\$393.06	\$393.06
33133.3707	30.1.401	S. OST TY STATES TO GODIE TO	11,500	100400	<b>4333.00</b>	<b>4333.00</b>

35212.0501	Corridor	OVERHAUSER, DAN J & BRENDA K	7,095	107700	\$259.82	\$259.82
35201.3205	General Commercial	P & J PROPERTIES, L.L.C.	5,382	45700	\$102.70	\$100.00
35201.3206	General Commercial	P & J PROPERTIES, L.L.C.	2,691	13440	\$102.70	\$100.00
35201.3207	General Commercial	P & J PROPERTIES, L.L.C.	2,691	13440	\$102.70	\$100.00
35201.3208	General Commercial	P & J PROPERTIES, L.L.C.	5,383	286780	\$164.68	\$164.68
35201.3209	General Commercial	P & J PROPERTIES, L.L.C.	11,462	507400	\$318.84	\$318.84
35163.2914	Industrial Corridor	PALMER, J / MANCINI-PALMER, E / PALMER K	6,390 5.069	63880	\$51.66 \$244.49	\$51.66 \$244.49
35163.4010 35164.2710	Corridor Corridor	PANSIE TRUST, MARGARET F PARK, WALAYA P / SITHAMMALAT, SIANOUXAY	5,968 5,960	132700 62200	\$244.49 \$205.40	\$244.49 \$200.00
35163.3214	Industrial	PARKLANE LLC	6,390	14380	\$51.35	\$50.00
35163.3215	Industrial	PARX LLC	6,390	15780	\$51.35	\$50.00 \$50.00
35212.0105	Corridor	PIERRE, JESSICA	2,832	7100	\$205.40	\$200.00
35212.0106	Corridor	PIERRE, JESSICA	7,080	27450	\$209.96	\$209.96
35212.0503	Corridor	PILASTRO LLC	7,096	122200	\$268.78	\$268.78
35163.3701	Corridor	PROPERTY, THOMAS	5,989	13500	\$205.40	\$200.00
35163.2915	Industrial	QUIGLEY INVESTMENT CO/QUIGLEY, JOHN P	6,390	234780	\$77.99	\$77.99
35163.2916	Industrial	QUIGLEY INVESTMENT CO/QUIGLEY, JOHN P	13,147	47750	\$93.40	\$93.40
35163.4105	Corridor	RANTZOW JR, CARL O & ROSELIE S	5,982	13500	\$205.40	\$200.00
35163.4104	Corridor	RANTZOW, CARL & ROSELIE	5,982	46800	\$205.40	\$200.00
35163.4102	Corridor	RANTZOW, CARL O & ROSALIE	5,982	112500	\$232.44	\$232.44
35163.4103	Corridor	RANTZOW, CARL O & ROSALIE	5,982	13500	\$205.40	\$200.00
35201.3420	Industrial	RDO ENTERPRISES LLC	34,421	727600	\$256.75	\$250.00
35163.3704	Corridor	REVIVED CITIES GROUP LLC	5,989	13500	\$205.40	\$200.00
35163.3705	Corridor	REVIVED CITIES GROUP LLC	5,988	36800	\$205.40	\$200.00
35163.3708	Corridor	REVIVED CITIES GROUP LLC	5,984	143000	\$251.28	\$251.28
35201.3512	Industrial	RHOADS, GARY	7,116	154900	\$70.43	\$70.43
35163.3206	Industrial	RIGG, RICKY A & QIN Z	7,100	15980	\$51.35	\$50.00
35163.3207	Industrial	RIGG, RICKY A & QIN Z	6,390	14380	\$51.35	\$50.00
35163.3210	Industrial	RIGG, RICKY A & QIN Z	5,845	161860	\$63.18	\$63.18
35163.3211	Industrial	RIGG, RICKY A & QIN Z	3,234	48980	\$51.35	\$50.00
35163.3212	Industrial	RIGG, RICKY A & QIN Z	6,390	15680	\$51.35 \$51.35	\$50.00 \$50.00
35163.3213 35163.3904	Industrial Corridor	RIGG, RICKY A & QIN Z RIVERSIDE DEVELOPMENT LLC	6,390 12,770	15880 130600	\$31.33 \$428.67	\$428.67
35163.3913	Corridor	RIVERSIDE DEVELOPMENT LLC	12,770	136400	\$432.27	\$432.27
35164.2802	Corridor	RIVERSIDE DEVELOPMENT LLC RIVERSIDE PARTNERS GROUP LLC	5,977	212100	\$293.68	\$293.68
35164.2803	Corridor	RIVERSIDE PARTNERS GROUP LLC	5,977	13500	\$205.40	\$200.00
35211.0401	Corridor	RLC GROUP, INC	7,362	39230	\$224.90	\$224.90
35211.0402	Corridor	RLC GROUP, INC	5,883	33050	\$205.40	\$200.00
35211.0412	Corridor	RLC GROUP, INC	28,379	532200	\$1,027.00	\$1,000.00
35211.0407	Corridor	RLC GROUP, LLC	7,096	22850	\$207.56	\$207.56
35211.0408	Corridor	RLC GROUP, LLC	7,096	22850	\$207.56	\$207.56
35211.0510	Corridor	RLC GROUP, LLC	14,191	41100	\$412.26	\$412.26
35164.2804	Corridor	ROBERT & GEORGIA I TOMBARI LLC	5,977	97400	\$222.98	\$222.98
35164.2805	Corridor	ROBERT & GEORGIA I TOMBARI LLC		114800	\$205.40	\$200.00
35163.3603	Corridor	ROBERT ATWOOD INVESTMENTS LLC	8,985	218900	\$379.88	\$379.88
35163.4001	Corridor	ROGERS REVOCABLE TRUST	3,740	73240	\$205.40	\$200.00
35163.4002	Corridor	ROGERS REVOCABLE TRUST	2,244	25960	\$205.40	\$200.00
35163.4003	Corridor	ROGERS REVOCABLE TRUST	5,984	13800	\$205.40	\$200.00
35163.4004	Corridor	ROGERS REVOCABLE TRUST	5,984	57300	\$205.40	\$200.00
35163.4005	Corridor	ROGERS REVOCABLE TRUST	5,984	14200	\$205.40	\$200.00
35212.0108	Corridor	ROSS PRINTING	7,079	19650	\$205.40	\$200.00
35163.3811	Corridor	ROSS PRINTING CO	52,617	1540690	\$1,027.00	\$1,000.00
35212.0301	Corridor	S & M HOLDINGS-SPRAGUE, LLC	7,087	172900	\$299.77	\$299.77
35212.0314	Corridor	S & M HOLDINGS-SPRAGUE, LLC	2,231	5610	\$205.40	\$200.00
35212.0315	Corridor	S & M HOLDINGS-SPRAGUE, LLC	3,036	7580	\$205.40	\$200.00
35201.3304 35201.3305	Industrial	SAMCA LLC	14,539 18 131	379560	\$256.75 \$256.75	\$250.00 \$250.00
35201.3305 35163 3001	Industrial	SAMCA, LLC	18,131 108,755	82240 635190	\$256.75 \$256.75	\$250.00 \$250.00
35163.3001 35164.2507	Industrial Corridor	SCHOOL YARD BILLY, LLC SCHULER, GORDAN	5,970	635190 38900	\$256.75 \$205.40	\$250.00 \$200.00
35164.2507	Corridor	SDS 9TEEN SPRAGUE DEVELOPMENT LLC	5,961	42200	\$205.40 \$205.40	\$200.00
35163.4109	Corridor	SDS 9TEEN SPRAGUE DEVELOPMENT LLC	5,962	167800	\$265.95	\$265.95
35212.0504	Corridor	SDS TWENTY16 LLC	7,096	57000	\$203.53	\$203.53
35212.0405	Corridor	SMITH, DARRELL W & KATHERINE	7,090	129700	\$273.31	\$273.31
35212.0406	Corridor	SMITH, DARRELL W & KATHERINE I	7,093	51000	\$224.83	\$224.83
35211.0107	Corridor	SPOKANE MENTAL HEALTH ASSOC	21,344	53250	\$614.80	\$614.80
			•		-	-

35211.0108	Corridor	SPOKANE MENTAL HEALTH ASSOC	21,344	1137800	\$1,027.00	\$1,000.00
35215.0616	Corridor	SPOKANE MENTAL HEALTH ASSOC	21,344	371240	\$810.75	\$810.75
35174.0549	Industrial	SPOKANE TOMORROW, LLC	2,500	15900	\$51.35	\$50.00
35174.0551	Industrial	SPOKANE TOMORROW, LLC	15,119	129100	\$254.15	\$250.00
35212.1907	Corridor	SPRAGUE 1500 LLC	8,767	190960	\$356.73	\$356.73
35164.2509	Corridor	SPRAGUE E 2515, LLC	11,938	140800	\$412.26	\$412.26
35163.3121	Industrial	STANDAL INVESTMENTS, LLC	19,182	402920	\$187.60	\$187.60
35164.2504	Corridor	STRATEGY WORKS, LLC	5,972	108800	\$229.88	\$229.88
35201.3508	Industrial	SWANBY, VICTOR S	7,113	23000	\$51.35	\$50.00
35201.3509	Industrial	SWANBY, VICTOR S	21,342	198400	\$170.23	\$170.23
35201.3511	Industrial	SWANBY, VICTOR S	7,115	24600	\$51.35	\$50.00
35163.3101	Industrial	TEMPLIN-THOMPSON INVESTMENTS LLC	6,745	15180	\$51.35	\$50.00
35163.3120	Industrial	TEMPLIN-THOMPSON INVESTMENTS LLC	45,098	787040	\$256.75	\$250.00
35164.2503	Corridor	THAYER, PATRICIA A	5,972	109500	\$230.32	\$230.32
35163.3303	Industrial	TORMINO SASH INC	6,390	151680	\$65.18	\$65.18
35163.3304	Industrial	TORMINO SASH INC	6,390	84080	\$54.77	\$54.77
35163.3305	Industrial	TORMINO SASH INC	6,390	285080	\$85.73	\$85.73
35163.3706	Corridor	TORMINO, JOHN JK	5,988	13500	\$205.40	\$200.00
35163.3106	Industrial	TORMINOS PROPERTIES, LLC	6,390	113980	\$59.38	\$59.38
35212.0416	Corridor	TRUTH MINISTRIES OF SPOKANE	6,970	139400	\$275.93	\$275.93
35163.4014	Corridor	TYSON, GERALD R & PORNSUVAN	11,939	227300	\$465.60	\$465.60
35201.3204	<b>General Commercial</b>	UNION GOSPEL MISSION ASSOC OF SPOKANE	16,117	381330	\$346.01	\$346.01
35163.4207	Corridor	VAN BELLE, JERRY L	5,956	105300	\$227.29	\$227.29
35163.4208	Corridor	VAN BELLE, JERRY L	5,956	29100	\$205.40	\$200.00
35211.0209	Corridor	VANESSA BEHAN CRISIS NURSERY	71,003	439800	\$1,027.00	\$1,000.00
35163.3107	Industrial	VEGA PARTNERS LLC	6,390	14380	\$51.35	\$50.00
35164.2608	Corridor	WAITING, GREGORY C & CINDY A	5,966	86100	\$215.72	\$215.72
35212.0403	Corridor	WEST SPANGLE LLC	3,546	52650	\$205.40	\$200.00
35212.0202	Corridor	WILDE, CHRIS	3,542	108650	\$205.40	\$200.00
35163.3910	Corridor	WILLARD, CAROL E	6,375	44400	\$205.40	\$200.00
35211.0503	Corridor	WOODHEAD REVOCABLE TRUST, JOHN & GLORIA	7,094	151900	\$287.04	\$287.04
35211.0509	Corridor	WOODHEAD REVOCABLE TRUST, JOHN & GLORIA	7,095	17750	\$205.40	\$200.00

SPOKANE Agenda Sheet	Date Rec'd	11/20/2019		
12/02/2019		Clerk's File #	ORD C35856	
		Renews #		
<b>Submitting Dept</b>	PLANNING	Cross Ref #		
<b>Contact Name/Phone</b>	CHRISTOPHER 6194	Project #		
Contact E-Mail	CGREEN@SPOKANECITY.ORG	Bid #		
Agenda Item Type	First Reading Ordinance	Requisition #		
Agenda Item Name	0650 ORDINANCE APPROVING THE 2020 DOWNTOWN SPOKANE BID			

### **Agenda Wording**

An Ordinance approving and confirming the 2020 assessments and assessment roll for the Downtown Spokane Parking and Business Improvement Area, prepared under Ordinance No. C35377 as codified and amended in Chapter 4.31C SMC.

### **Summary (Background)**

The Downtown Business Improvement District (BID) collects an annual assessment from business and property owners within the district to provide funding for programs and services. The Assessment Roll is prepared annually by staff from the City and the BID manager, based on formulas established in Chapter 4.31 SMC. The proposed ordinance approves and confirms the 2020 Downtown BID Assessment Roll, allowing for billing and collecting payment of annual assessments from ratepayers within the BID.

Fiscal Impact	Grant related?	NO	<b>Budget Account</b>	<u>t</u>	
	Public Works?	NO			
Neutral \$			#		
Select \$			#		
Select \$			#		
Select \$			#		
Approvals			Council Notifica	ntions	
Dept Head	MEULER	, LOUIS	Study Session		
<b>Division Director</b>	r CORTRIC	GHT, CARLY	<u>Other</u>	Sustainable Resources	
<u>Finance</u>	ORLOB,	KIMBERLY	Distribution List		
<u>Legal</u>	PICCOLO	), MIKE	mpiccolo@spokaneci	ity.org	
For the Mayor	ORMSB	, MICHAEL	jahensley@spokanec	ity.org	
Additional App	rovals		ghankal@downtownspokane.net		
<u>Purchasing</u>			mrichard@downtownspokane.net		

### ORDINANCE NO. C35856

AN ORDINANCE APPROVING AND CONFIRMING THE 2020 ASSESSMENTS AND ASSESSMENT ROLL FOR THE DOWNTOWN SPOKANE PARKING AND BUSINESS IMPROVEMENT AREA, PREPARED UNDER ORDINANCE C-32923 AS CODIFIED AND AMENDED IN CHAPTER 4.31 SMC.

WHEREAS, the Spokane City Council on September 30, 2019 passed Resolution 2019 – 0076, which provided notice and set a date for hearing on the assessments to be levied under the above identified ordinance; and

WHEREAS, pursuant to Resolution No. 2019 - 0076, a public hearing was held on December 9, 2019 to take public testimony regarding the assessments and assessment roll for the Downtown Spokane Parking and Business Improvement Area; and

WHEREAS, the assessment roles have been on file in the Office of the City Clerk for public review and inspection; and

WHEREAS, the City Council, through this ordinance, intends to levy assessments in the Downtown Spokane Business Improvement District to provide programs and services, which will specifically benefit the businesses and properties in the District; and

### THE CITY OF SPOKANE DOES ORDAIN:

<u>Section 1</u>. The 2020 assessments and the assessment roll of the Downtown Spokane Parking and Business Improvement Area, established under Ordinance C-32923, as codified and amended in Chapter 4.31 SMC, are hereby approved and confirmed. The assessments and assessment roll are attached hereto, available in the Office of the City Clerk and City Treasurer.

<u>Section 2</u>. Each of the businesses, as described in RCW 35.87A.020, lots, tracts, and parcels of land and other property, including improvements thereon, multi-family residential, mixed-use projects (as described in RCW 35.87A.020 (3), hotels, motels, government, and others, shown upon said rolls are hereby declared to be specially benefited by the programs authorized in Ordinance C-32923, as amended, in at least the amount levied against the same. The method of assessment is based upon the Special Assessment Formula in Appendix A.

<u>Section 3</u>. Pursuant to SMC 4.31.100, the projects, programs, activities and budget for the 2020 Downtown Parking and Business Improvement Area as presented to the City Council are hereby approved and may be revised by the City Council pursuant to a subsequent motion.

<u>Section 4</u>. The City Clerk is hereby directed to certify and transmit the assessment roll to the City Treasurer for collection, pursuant to City Ordinance and state law.

Section 5. That the assessments shown in the roll on file in the Office of the City Clerk may be paid in two installments with the first half of the assessment due and payable on the 31st day of January, 2020, and the second half of the assessment due and payable on the 31st day of July, 2020. Prior to the due date, ratepayers shall be sent a bill stating the amount of the assessment due and payable. If the assessment is not paid within thirty (30) days after its due date, a delinquency charge shall be added in the amount of ten percent (10%) of the assessment, not to exceed one hundred dollars (\$100) in addition to the processing fee. All assessments, or part thereof, shall also bear interest at the rate of twelve percent (12%) per annum, or part thereof, of delinquency. Within thirty (30) days of the due date(s), the City Treasurer or his/her designee shall send a late notice of the unpaid assessment including the assessment of appropriate interest, penalty and fees. Interest, penalties and other fees will be collected on any unpaid balance or portions thereof from the date the account became due.

Any ratepayer, aggrieved by the amount of an assessment or delinquency charge, shall request, within sixty (60) days of the assessment or charge, a meeting and/or hearing before the Ratepayer Board, and, if not satisfied with the decision of the Ratepayer Board, appeal within ten (10) days from the date of the decision, the matter de novo, to the City's Hearing Examiner, in the manner provided for in the City's Municipal Code. Failure to request a hearing shall result in a waiver of the right to challenge the assessment.

Section 6. This ordinance shall take effect and be in full force from and after the date of its passage.

PASSED by the City Council	on
	Council President
Attest:	Approved as to form:
City Clerk	Assistant City Attorney

Mayor	Date	
	Effective Date	

### DOWNTOWN SPOKANE BUSINESS IMPROVEMENT DISTRICT Special Assessment Matrix

### I. TENANT ASSESSMENT FORMULA

All tenant assessments are based upon square footage of space per lease except where noted. *There is an annual minimum assessment of \$110.00 per tenant.* 

Type of Tenant	Zone 1	Zone 2	Zone 3	Zone 4*
Retail Tenants	\$ 0.28	\$ 0.16	\$ 0.13	-0-
-Ground floor and skywalk				
Office Tenants	\$ 0.16	\$ 0.15	\$ 0.12	-0-
-Ground floor and skywalk				
Office and Retail Tenants	\$ 0.12	\$ 0.11	\$ 0.10	-0-
-Upper floors and basement				
Manufacturing Tenants				
-outside a C-1 zoning district	\$ 0.12	\$ 0.11	\$ 0.10	-0-
-within a C-1 zoning district	\$ 0.05	\$ 0.05	\$ 0.05	-0-
Commercial Parking	\$ 3.82	\$ 3.18	\$ 2.55	-0-
-per space assessment				
Commercial Theaters	\$ 3.18	\$ 2.42	\$ 2.04	-0-
-per seat assessment				
Apartments	\$ 5.09	\$ 4.45	\$ 3.82	-0-
-per unit assessment				

Combined Tenant/Owner	Zone 1	Zone 2	Zone 3	Zone4
Hotels and Motels	\$ 25.43	\$ 25.43	\$ 25.43	-0-

### II. PROPERTY OWNER ASSESSMENT FORMULA

Property owner assessments are based upon current values for land plus improvements, no exemptions, and are calculated at a rate per \$1,000 of total assessed value. Each property including its tenants shall be assessed under both the tenant and property owner formulas. *There is an annual minimum assessment of \$110.00 per property parcel.* 

Type of Owner	Zone 1	Zone 2	Zone 3	Zone4
Private Property	\$ 1.12	\$ 1.12	\$ 0.72	-0-
Government	\$ 0.82	\$ 0.82	\$ 0.62	-0-
Residential/Condominiums	\$ 0.62 up to	\$ 0.62 up to	\$ 0.41 up to	-0-
-per unit assessment	a max of	a max of	a max of	
	\$215	\$215	\$215	
Public Facilities District	\$ 0.32	\$ 0.32	\$ 0.32	-0-

### III. GOVERNMENT PARK PROPERTY ASSESSMENT FORMULA

Type Public parks Zone 4\*

\$152.55 per acre

### IV. GENERAL EXEMPTIONS

The following will be exempt from special assessments:

- 1. Organizations and property owners recognized under Section 501 (c) (3) of the Internal Revenue Code as a tax exempt non-profit charitable organization;
- 2. Government agencies exempt from taxation pursuant to state or federal law;
- 3. Organizations conducting business in the BID less than 30 days per year.

### V. TENANT EXEMPTIONS

The following tenants will be exempt from special assessments:

1. Businesses in the district less than 30 days per year.

### ASSESSMENT GUIDELINES

Chapter 4.31 of the Spokane Municipal Code (SMC), as originally adopted in Ordinance No. C-32923 and as subsequently amended by the City Council, provides for the levy of special assessments upon businesses and properties within the area designated as the Downtown Business Improvement District (BID). The Ratepayer Advisory Board of Directors submits to City Council an annual BID Management Plan including a proposed budget and special assessment matrix. In early December, City Council holds a public hearing to hear all protests and receives evidence for or against the proposed action.

The following guidelines are provided as a supplement to the assessment matrix:

- Assessment rates are annual and are based upon gross leasable space (including storage) except where noted. If a
  ratepayer elects to pay the assessment in two installments there will be a \$10.00 service charge levied on each
  installment.
- A pro-rated assessment shall be available to tenant ratepayers upon request.
  - The pro-rated assessment shall be based on a full month, i.e. If a ratepayer leaves the district March 15<sup>th</sup> they will be invoiced for three full months.
  - A pro-rated assessment shall be available only to tenant ratepayers who move out of the district. When a tenant moves within the district, that tenant will be responsible for the assessment based on their previous location until the change is made for the next year's assessment roll.
- Assessments are based upon four "benefit zones", each of which pays a different level of assessment based upon the services it receives.
- A minimum assessment of \$110.00 is levied for each tenant and/or property parcel.
- The following will be exempt from assessment: Organizations and property owners recognized under Section 501 (c)(3) of the Internal Revenue Code as a tax exempt non-profit charitable organization; Governmental agencies exempt from taxation pursuant to State and Federal law, and organizations conducting business in the BID less than 30 days per year.
- No historic tax credit or other exemptions that would decrease the assessed value of land or improvements will be used to calculate the annual property assessment.
- The Downtown Spokane Partnership office should be contacted immediately to discuss any situations not covered in the above guidelines.
- Manufacturing businesses should have their businesses classified, and assessments applied, consistent with other uses in the District. Business classifications (i.e., office/manufacturing) should not be prorated for a single business operation. Per Section 4, Part E, "if multiple activities or uses are undertaken in a single business space, the predominant activity or usage shall determine the business classification. The predominant usage is that use that has the greatest proportional square footage of a building compared to other uses.

### **DISPUTES**

The majority of assessment questions are quickly resolved by the billing agency or the Downtown Spokane Partnership office. If a satisfactory conclusion is not reached, a ratepayer aggrieved by the amount of an assessment or delinquency charge, shall request, within sixty (60) days of the assessment or charge, a hearing before the Ratepayer Advisory Board. An Assessment Resolution Policy, which fully outlines the appeal process, is available from the Downtown Spokane Partnership office.

### **SPECIAL ASSESSMENTS**

The City of Spokane will levy a special assessment on each business, organization, building and a property within the area by applying an assessment rate according to the current assessment formula approved by City Council.

#### **Assessment Rate Increases**

Proposals with regards to assessment rate changes (including minimums, maximums, exemptions and increases) are all subject to approval by City Council per RCW 35.87A.

Subsequent increases of the amount of the special assessments for all flat-fee assessments will be adjusted based on the increase, if any, of the Consumer Price Index of the U.S. City Average for all urban consumers (CPI-U). The percentage increase in the assessment formula shall be computed as follows:

[(Ending CPI-U – Beginning CPI-U) ÷ Beginning CPI-U] x 100 = Percentage Increase [(September Present Year – September Previous Year) ÷ September Previous Year] x 100 = Percentage Increase Assessment Policies

- 1. Hotels and motels will be assessed for both property and tenancy at one rate per number of rooms.
- 2. All parking that is open and accessible to the public, including hotel lots and garages, for which a fee is charged shall be assessed on the same basis as commercial parking. For purposes of this assessment, commercial parking is defined as a parking space that is open and accessible to the public for which a charge is assessed for the privilege of parking a vehicle in the parking space for a set period of time.
- 3. Public parks will be assessed for both property and tenancy at one rate per number of acres.
- 4. A minimum assessment of one hundred and ten dollars (\$110.00) will be applied to every business or property parcel within the boundaries.
- 5. Square footage will be combined for office or retail tenants occupying multiple spaces in one building.

### Briefing Paper and Staff Report Finance and Administration Committee

Division & Department:	BDS - Long Range Planning
Subject:	2020 Downtown Spokane Business Improvement District (BID) Assessment Process
Date:	October 10, 2019
Contact (email & phone):	Chris Green (509-625-6194) cgreen@spokanecity.org
City Council Sponsor:	Lori Kinnear
Executive Sponsor:	Gavin Cooley
Committee(s) Impacted:	Finance and Administration
Type of Agenda item:	Hearing Discussion Strategic Initiative
Alignment: (link agenda item to guiding document – i.e., Master Plan, Budget , Comp Plan, Policy, Charter, Strategic Plan)	Comprehensive Plan Downtown Plan
Strategic Initiative:	Advance downtown as the region's largest and strongest center
Deadline:	<ul> <li>The draft Assessment Roll will be made available for public viewing at the City Clerk's office on November 8, 2019.</li> <li>An assessment formula for the BID must be adopted annually; Resolution 2019-0076 set December 9, 2019 as the Assessment Roll Hearing date.</li> <li>Per Chapter 4.31 SMC, the next due date for payment of assessments is January 31, 2020.</li> </ul>
Outcome: (deliverables, delivery duties, milestones to	<ul> <li>viewing at the City Clerk's office on November 8, 2019.</li> <li>An assessment formula for the BID must be adopted annually; Resolution 2019-0076 set December 9, 2019 as the Assessment Roll Hearing date.</li> <li>Per Chapter 4.31 SMC, the next due date for payment of</li> </ul>

### Background/History:

- The Downtown Spokane business improvement district (BID) was established in 2001 to provide
  a variety of programs and services in the downtown district, including security ambassadors,
  marketing and promotions, parking and transportation programs, maintenance services, special
  events, and economic development support. The BID collects an annual assessment from
  business and property owners within the district to provide funding for these programs and
  services.
- Downtown Spokane Partnership administers and operates these programs through a contract with the City of Spokane.
- Chapter 4.31 SMC sets forth the annual process for assessing and collecting assessments from ratepayers within the district. In summary, the annual process includes the following steps:
  - City Council sets an assessment roll hearing date by resolution;
  - Staff from the City and the BID manager prepare the annual assessment roll based on tax assessment information from the Spokane County Assessor's Office and formulas established in Chapter 4.31 SMC;
  - City staff provide mailed notice to property owners and businesses identified on the assessment roll at least fifteen days prior to the hearing;
  - The City Council approves an assessment roll at the hearing;

<ul> <li>City staff carry out billing and collection of annual assessment payments.</li> </ul>
Executive Summary:
The Downtown Business Improvement District (BID) collects an annual assessment from business and property owners within the district to provide funding for these programs and services. The Assessment Roll is prepared annually by staff from the City and the BID manager, based on formulas established in Chapter 4.31 SMC. The proposed ordinance approves and confirms the 2020 Downtown BID Assessment Roll, allowing for billing and collecting payment of annual assessments from ratepayers within the BID.
Budget Impact: Approved in current year budget? Annual/Reoccurring expenditure? If new, specify funding source: Other budget impacts: Generates revenue in the form of an annual assessment within the BID; this
assessment contributes the majority of the annual operating budget for the BID.
Operations Impact: Consistent with current operations/policy? Requires change in current operations/policy? Specify changes required: N/A Known challenges/barriers: None  N/A N/A

**Attachment**: Ordinance Approving and Confirming the 2020 Assessments and Assessment Roll for the Downtown Spokane Parking and Business Improvement Area



Parcel #	Zone	Owner Name	Business/Property Address	Typo	County Land	County Improv	Total Value	Assessment
Parcer#	Zone	Owner Name	Business/Property Address	Туре	Value	Value	Total value	Assessment
25241.0101	3	INTEGRUS PARTNERSHIP	10 S Cedar St	Private Property	\$1,128,470	\$1,443,400	\$2,571,870	\$1,800.31
25241.1201	3	GRAND COULEE LLC	106 S Cedar St	Private Property	\$206,430	\$1,482,500	\$1,688,930	\$1,182.26
25241.1202	3	PARTS WHOLESALERS, INC.	1405 W 1st Ave	Private Property	\$86,280	\$0	\$86,280	\$110.00
25241.1203	3	PARTS WHOLESALERS, INC.	1411 W 1st Ave	Private Property	\$107,940	\$0	\$107,940	\$110.00
25241.1204	3	PARTS WHOLESALERS, INC.	1423 W 1st Ave	Private Property	\$215,880	\$305,800	\$521,680	\$365.18
25241.1205	3	PARTS WHOLESALERS INC	120 S Cedar St	Private Property	\$402,190	\$608,100	\$1,010,290	\$707.21
35181.0003	3	SPOKANE FEDERAL CREDIT UNION	601 W Mallon Ave	Private Property	\$661,300	\$1,863,300	\$2,524,600	\$1,767.22
35181.0032	4	CITY OF SPOKANE	832 N Howard St	Public Parks	2.64	0.00	2.64	\$402.74
35181.0042	3	BUSINESS BUILDING LLC	607 W Mallon Ave	Private Property	\$248,640	\$0	\$248,640	\$174.05
35181.4406	4	CITY OF SPOKANE	507 W Cataldo Ave	Public Parks	0.63	0.00	0.63	\$110.00
35182.4304	3	WONDER SPOKANE LLC	835 N Post St	Private Property	\$526,000	\$3,724,500	\$4,250,500	\$2,975.35
35182.4305	3	WONDER SPOKANE LLC	803 W Mallon Ave	Private Property	\$132,600	\$707,700	\$840,300	\$588.21
35182.4401	3	RAS PROPERTIES LLC	815 N Lincoln St	Private Property	\$115,200	\$343,400	\$458,600	\$321.02
35182.4405	3	TEN TALENTS LLC	802 N Monroe St	Private Property	\$180,000	\$1,736,500	\$1,916,500	\$1,341.55
35182.4406	3	HUNTER, MIKAYLA/KYLE	912 W Broadway Ave	Private Property	\$86,400	\$5,100	\$91,500	\$110.00
35182.4407	3	BURLEY-CROWE, ISABEL	902 W Broadway Ave	Private Property	\$28,800	\$1,600	\$30,400	\$110.00
35182.4408	3	BURLEY-CROWE, ISABEL	904 W Broadway Ave	Private Property	\$28,800	\$1,600	\$30,400	\$110.00
35182.4410	3	CITY OF SPOKANE	824 N Monroe St	Government	\$172,800	\$911,300	\$1,084,100	\$650.46
35182.4901	3	JONES, WILLIAM G & ANN T	820 N Post St #101	Residential	\$45,400	\$791,300	\$836,700	\$215.00
35182.4902	3	MUNCH, W & VICTORIA	820 N Post St #102	Residential	\$52,050	\$891,200	\$943,250	\$215.00
35182.4903	3	SWARTZ , LARRY & DEBRA	820 N Post St #103	Residential	\$52,600	\$987,200	\$1,039,800	\$215.00
35182.4904	3	BRETT, ROBERT A & CATHLEEN	820 N Post St #104	Residential	\$40,350	\$717,800	\$758,150	\$215.00
35182.4905	3	EHRENBERG, LINDA L	820 N Post St #105	Residential	\$53,700	\$917,000	\$970,700	\$215.00
35182.4906	3	MONSON, DONALD & DEANNA M	820 N Post St #106	Residential	\$52,600	\$899,900	\$952,500	\$215.00
35182.4907	3	LILLIE, GERALD & REGINA	820 N Post St #201	Residential	\$44,850	\$772,300	\$817,150	\$215.00
35182.4908	3	VAUGHN, CYRUS & JANET	820 N Post St #202	Residential	\$104,650	\$1,533,000	\$1,637,650	\$215.00
35182.4910	3	CUNNINGHAM, DARCY S/EDWARDS, MARK W	820 N Post St #204	Residential	\$40,350	\$717,800	\$758,150	\$215.00
35182.4911	3	STONE, BRYAN & CHERYL	820 N Post St #205	Residential	\$53,700	\$917,000	\$970,700	\$215.00
35182.4912	3	UMBDENSTOCK, RICHARD J & BARBARA J	820 N Post St #206	Residential	\$52,050	\$890,600	\$942,650	\$215.00
35182.4913	3	STANDAL, JEFFERY A & PATRICIA M	820 N Post St #301	Residential	\$45,050	\$775,300	\$820,350	\$215.00
35182.4914	3	DAVEY, THOMAS & DENISE	820 N Post St #302	Residential	\$52,050	\$881,200	\$933,250	\$215.00
35182.4915	3	HENNEBERRY, MICHAEL O & CATHRYN A	820 N Post St #303	Residential	\$52,600	\$899,300	\$951,900	\$215.00
35182.4916	3	SHEEHAN, JAMES L / ALBERTS, MARY A	820 N Post St #304	Residential	\$40,350	\$717,800	\$758,150	\$215.00
35182.4917	3	SHERIDAN DON J & CAROL A	820 N Post St #305 3E	Residential	\$53,700	\$917,000	\$970,700	\$215.00
35182.4918	3	WAYSON REVOCABLE LIVING TRUST	820 N Post St #306	Residential	\$52,050	\$890,600	\$942,650	\$215.00
35182.4919	3	BLOOM, HELGA	820 N Post St #401	Residential	\$45,050	\$775,300	\$820,350	\$215.00
35182.4920	3	PUGEL, MATTHEW S & DELIGHT E	820 N Post St #402	Residential	\$52,050	\$891,200	\$943,250	\$215.00



35182.4921	3	NUGENT, JOHN S & PATRICIA W	820 N Post St #403	Residential	\$52,600	\$899,300	\$951,900	\$215.00
35182.4922	3	WILLIAMS FAMILY TRUST, HOWARD L	820 N Post St #404	Residential	\$40,350	\$717,800	\$758,150	\$215.00
35182.4923	3	SHEEHAN, JAMES L/ALBERTS, MARY A	820 N Post St #405	Residential	\$53,700	\$917,000	\$970,700	\$215.00
35182.4924	3	HALBICH, FRANK & ANITA	820 N Post St #406	Residential	\$52,050	\$890,600	\$942,650	\$215.00
35182.4925	3	LAWSON WILLIAM J & CAROL K	820 N Post St #501	Residential	\$63,800	\$1,194,200	\$1,258,000	\$215.00
35182.4926	3	GUMP, TIMOTHY K & REBECCA L	820 N Post St #502	Residential	\$63,800	\$1,072,100	\$1,135,900	\$215.00
35182.4927	3	LILL, DAVID J & NANCY M	820 N Post St #503	Residential	\$64,150	\$1,078,700	\$1,142,850	\$215.00
35182.4928	3	MURPHY FAMILY TRUST	820 N Post St #504	Residential	\$76,050	\$1,257,900	\$1,333,950	\$215.00
35182.4929	3	HARRINGTON MICHAEL L & LINDA	820 N Post St #601	Residential	\$81,800	\$1,341,100	\$1,422,900	\$215.00
35182.4930	3	BRETT 1989 REV TRUST	820 N Post St #602	Residential	\$82,700	\$1,354,000	\$1,436,700	\$215.00
35182.4931	3	BARBIERI, DONALD/SMITH, SHARON	820 N Post St #603	Residential	\$93,500	\$1,348,800	\$1,442,300	\$215.00
35182.4932	3	ROBINSON III, FREDERICK D	820 N Post St #604 6D	Residential	\$91,900	\$1,497,500	\$1,589,400	\$215.00
35183.0003	3	MAD ANTHONY'S INC	520 N Lincoln St	Private Property	\$2,561,080	\$754,700	\$3,315,780	\$2,321.05
35183.0021	3	FALLS LLC	829 W Broadway Ave	Private Property	\$3,292,160	\$12,600	\$3,304,760	\$2,313.34
35183.0023	3	LOW FAMILY TRUST	625 N Monroe St	Private Property	\$153,900	\$71,100	\$225,000	\$157.50
35183.0036	1	CITY OF SPOKANE (LIBRARY)	906 W Main Ave	Exempt	\$0	\$0	\$0	\$0.00
35183.0065	4	CITY OF SPOKANE	730 N Post St	Public Parks	0.33	0.00	0.33	\$110.00
35183.0092	3	SPOKANE CLUB	1002 W Main Ave	Private Property	\$1,313,440	\$1,299,200	\$2,612,640	\$1,828.85
35183.0095	3	SCHMELZER, ALLEN D & JERI ANN	609 N Monroe St	Private Property	\$384,750	\$0	\$384,750	\$269.33
35183.0301	1	WALL STREET LLC	221 N Wall St	Private Property	\$1,476,700	\$3,781,300	\$5,258,000	\$5,783.80
35183.0308	1	ROBERTS/BOTZ/SCHOEDEL/ETAL	708 W Main Ave #300	Private Property	\$525,000	\$476,100	\$1,001,100	\$1,101.21
35183.0310	1	702 LLC	207 N Wall St	Private Property	\$155,730	\$1,305,800	\$1,461,530	\$1,607.69
35183.0311	1	702 LLC	702 W Main Ave	Private Property	\$138,260	\$0	\$138,260	\$152.09
35183.0320	1	RIVERPARK SQUARE LLC	777 W Main Ave	Private Property	\$0	\$10,466,800	\$10,466,800	\$11,513.48
35183.0321	1	RIVER PARK SQUARE LLC	808 W Main Ave	Private Property	\$0	\$31,992,300	\$31,992,300	\$35,191.53
35183.0322	1	RIVER PARK SQUARE LLC	825 W Spokane Falls Blvd	Private Property	\$0	\$12,405,900	\$12,405,900	\$13,646.49
35183.0324	1	RIVER PARK SQUARE, LLC	808 W Main Ave	Private Property	\$11,416,200	\$0	\$11,416,200	\$12,557.82
35183.0325	1	RIVER PARK SQUARE LLC	706 W Main Ave	Private Property	\$357,000	\$1,073,900	\$1,430,900	\$1,573.99
35183.0405	1	MZB LLC	110 N Post St	Private Property	\$260,010	\$713,900	\$973,910	\$1,071.31
35183.0406	1	GLOBAL CREDIT UNION	726 W Riverside Ave	Private Property	\$630,140	\$1,928,700	\$2,558,840	\$2,814.73
35183.0407	1	SPOKANE RIVERSIDE PROJECT LLC	718 W Riverside Ave	Private Property	\$589,310	\$1,166,300	\$1,755,610	\$1,931.18
35183.0408	1	ALEXANDER GOODS DEPOT, LLC	710 W Riverside Ave	Private Property	\$1,472,900	\$4,953,100	\$6,426,000	\$7,068.60
35183.0507	2	PEYTON BUILDING LLC	10 N Post St	Private Property	\$1,407,700	\$3,999,500	\$5,407,200	\$5,947.92
35183.0508	2	SPOKANE TRANSIT AUTHORITY	9 N Wall St	Government	\$2,598,510	\$9,578,200	\$12,176,710	\$9,741.37
35183.0607	2	HARE & GRIFFITHS LLC	825 W Riverside Ave	Private Property	\$415,800	\$613,900	\$1,029,700	\$1,132.67
35183.0608	2	DIAMOND PARKING INC	822 W Sprague Ave	Private Property	\$445,500	\$3,130,300	\$3,575,800	\$3,933.38
35183.0609	2	MYSTERY BUILDING LLC	816 W Sprague Ave	Private Property	\$222,750	\$437,300	\$660,050	\$726.06
35183.0614	2	HOTEL LUSSO LLC	1 N Post St	Exempt	\$0	\$0	\$0	\$0.00
35183.0615	2	RIVERSIDE AND POST LLC	801 W Riverside Ave	Private Property	\$1,493,530	\$2,222,000	\$3,715,530	\$4,087.09
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35183.0616	2	GENESEE BLOCK LLC	821 W Riverside Ave	Private Property	\$277,200	\$407,900	\$685,100	\$753.61
35183.0705	1	LINCOLN PLAZA LLC	818 W Riverside Ave	Private Property	\$2,105,300	\$9,567,700	\$11,673,000	\$12,840.30
35183.0708	1	GRANT BUILDING LLC	802 W Riverside Ave	Private Property	\$1,057,000	\$3,667,200	\$4,724,200	\$5,196.62
35183.0901	2	BULLCO CO	901 W Riverside Ave	Private Property	\$495,000	\$587,900	\$1,082,900	\$1,191.19
35183.0904	2	COWLES REAL ESTATE COMPANY	999 W Riverside Ave	Private Property	\$393,010	\$3,447,600	\$3,840,610	\$4,224.68
35183.0905	2	COWLES REAL ESTATE CO	928 W Sprague Ave	Private Property	\$445,500	\$5,532,200	\$5,977,700	\$6,575.47
35183.0906	2	COWLES REAL ESTATE COMPANY	914 W Sprague Ave	Private Property	\$334,130	\$19,300	\$353,430	\$388.78
35183.0907	2	HARE & GRIFFITHS	912 W Sprague Ave	Private Property	\$111,380	\$362,500	\$473,880	\$521.27
35183.0908	2	HARE & GRIFFITHS LLC	908 W Sprague Ave	Private Property	\$445,500	\$275,700	\$721,200	\$793.32
35183.0909	2	COWLES REAL ESTATE COMPANY	925 W Riverside Ave	Private Property	\$865,790	\$8,625,300	\$9,491,090	\$10,440.20
35183.1014	2	COWLES REAL ESTATE COMPANY	1023 W Riverside Ave	Private Property	\$542,030	\$1,757,900	\$2,299,930	\$2,529.93
35183.1017	2	COWLES REAL ESTATE COMPANY	1 N Monroe St	Private Property	\$2,473,740	\$12,176,400	\$14,650,140	\$16,115.16
35183.1101	3	CATHEDRAL OF OUR LADY OF LOURDES-SPOKANE	1115 W Riverside Ave	Exempt	\$0	\$0	\$0	\$0.00
35183.1106	3	CATHEDRAL OF OUR LADY OF LOURDES-SPOKANE	15 N Madison St	Exempt	\$0	\$0	\$0	\$0.00
35183.1109	3	NEW CATHEDRAL PLAZA LLC	1120 W Sprague Ave	Exempt	\$0	\$0	\$0	\$0.00
35183.1110	3	COWLES REAL ESTATE CO	1102 W Sprague Ave	Private Property	\$340,770	\$1,443,300	\$1,784,070	\$1,248.85
35183.1204	3	WELLS, JULIE/WATTS, DEBRA/BARRETT, DOUGLAS	1218 W Sprague Ave	Private Property	\$61,850	\$500	\$62,350	\$110.00
35183.1205	3	C&I PROPERTIES LLC	1227 W Riverside Ave	Private Property	\$56,880	\$1,002,220	\$1,059,100	\$741.37
35183.1206	3	WELLS, JULIE/WATTS, DEBRA/BARRETT, DOUGLAS	1222 W Sprague Ave	Private Property	\$49,480	\$2,700	\$52,180	\$110.00
35183.1207	3	SAN MARCO APARTMENTS	1230 W Sprague Ave	Private Property	\$216,470	\$1,047,400	\$1,263,870	\$884.71
35183.1208	3	MYRTLE 21 LLC	1214 W Sprague Ave	Private Property	\$66,000	\$1,143,300	\$1,209,300	\$846.51
35183.1211	3	DOTY, MICHAEL / JONES, VALERIE	1219 W Riverside Ave	Residential	\$57,890	\$1,055,000	\$1,112,890	\$215.00
35183.1212	3	SHEA, GARRY T	1221 W Riverside Ave	Residential	\$57,890	\$586,600	\$644,490	\$215.00
35183.1213	3	ANDERSON, RONALD	1223 W Riverside Ave	Residential	\$57,890	\$852,700	\$910,590	\$215.00
35183.1214	3	FLEMING, KARL N & SUZANNE W	1225 W Riverside Ave	Residential	\$57,890	\$700,600	\$758,490	\$215.00
35183.1215	3	DIXON, HAL R & VICKI M	1209 W Riverside Ave	Residential	\$57,890	\$442,600	\$500,490	\$200.20
35183.1216	3	JANS, DONALD & MARILYN	1211 W Riverside Ave	Residential	\$57,890	\$371,000	\$428,890	\$171.56
35183.1217	3	NOSBAUM, LEROY & BRENDA	1215 W Riverside Ave	Residential	\$57,890	\$682,200	\$740,090	\$215.00
35183.1224	3	1203 PROPERTIES LLP	1203 W Riverside Ave	Private Property	\$108,440	\$2,310,200	\$2,418,640	\$1,693.05
35183.1225	3	1203 PROPERTIES LLP	1202 W Sprague Ave	Private Property	\$119,990	\$5,200	\$125,190	\$110.00
35183.1301	3	MILFORDS BUILDING LLC	719 N Monroe St	Private Property	\$97,960	\$560,100	\$658,060	\$460.65
35183.1303	3	PEAK HOMES, LLC	701 N Monroe St	Private Property	\$152,380	\$1,182,300	\$1,334,680	\$934.28
35183.1404	3	SIMPSON, JAN	921 W Broadway Ave	Private Property	\$161,000	\$420,100	\$581,100	\$406.77
35183.1405	3	PIONEER HUMAN SERVICES	925 W Broadway Ave	Private Property	\$322,080	\$1,628,000	\$1,950,080	\$1,365.06
35183.1406	3	LAWRENCE B STONE PROPERTIES #711 LLC	711 N Lincoln St	Private Property	\$201,300	\$226,900	\$428,200	\$299.74
35183.1408	3	DIAMOND PARKING INC	714 N Monroe St	Private Property	\$161,040	\$1,700	\$162,740	\$113.92
35183.1409	3	SHOFAR ENTERPRISES LLC	712 N Monroe St	Private Property	\$134,200	\$41,300	\$175,500	\$122.85
35183.1410	3	TEC INVESTMENTS LLC	706 N Monroe St	Private Property	\$248,270	\$181,500	\$429,770	\$300.84
35183.1411	3	HES PROPERTIES, LLC	628 N Monroe St	Private Property	\$181,170	\$341,300	\$522,470	\$365.73



35183.1414	3	DIAMOND PARKING INC.	605 N Lincoln St	Private Property	\$342,210	\$12,500	\$354,710	\$248.30
35183.1418	3	DIAMOND PARKING INC.	Address Unknown	Private Property	\$181,170	\$6,600	\$187,770	\$131.44
35183.1422	3	CITY OF SPOKANE	514 N Monroe St	Government	\$140,910	\$0	\$140,910	\$110.00
35183.1423	3	CITY OF SPOKANE	504 N Monroe St	Government	\$74,220	\$0	\$74,220	\$110.00
35183.1427	3	GARRAS, BILLY J	601 N Lincoln St	Private Property	\$241,560	\$0	\$241,560	\$169.10
35183.1428	3	DIAMOND PARKING INC.	610 N Monroe St	Private Property	\$332,150	\$10,600	\$342,750	\$239.93
35183.1429	3	LAWRENCE B STONE PROPERTIES #711 LLC	Address Unknown	Private Property	\$201,300	\$0	\$201,300	\$140.91
35183.1431	3	MAD ANTHONYS INC	625 N Lincoln St	Private Property	\$503,250	\$0	\$503,250	\$352.28
35183.1432	3	NORTH BY NORTHWEST PARTNERS LLC	901 W Broadway Ave	Private Property	\$241,560	\$1,228,800	\$1,470,360	\$1,029.26
35183.1433	3	NORTH BY NORTHWEST PARTNERS LLC	909 W Broadway Ave	Private Property	\$241,560	\$10,000	\$251,560	\$176.10
35183.1434	3	CITY OF SPOKANE	517 N Lincoln St	Government	\$1,006,500	\$0	\$1,006,500	\$603.90
35183.1435	3	CITY OF SPOKANE	521 N Lincoln St	Government	\$20,130	\$0	\$20,130	\$110.00
35183.1436	3	GARRAS, BILLY J	602 N Monroe St	Private Property	\$523,380	\$143,800	\$667,180	\$467.03
35183.1437	3	CITY OF SPOKANE	519 N Lincoln St	Government	\$1,006,500	\$0	\$1,006,500	\$603.90
35183.1438	3	MAD ANTHONYS INC	618 N Monroe St	Private Property	\$453,060	\$114,800	\$567,860	\$397.51
35183.1439	3	ISLAND OFFICE PLAZA	915 W Broadway Ave	Private Property	\$241,600	\$296,300	\$537,900	\$376.53
35183.1501	1	CITY OF SPOKANE	808 W Spokane Falls Blvd	Government	\$2,305,710	\$18,408,300	\$20,714,010	\$16,571.21
35183.1511	1	CITY OF SPOKANE	321 N Post St	Government	\$2,346,270	\$991,300	\$3,337,570	\$2,670.06
35183.1512	1	CITY OF SPOKANE	930 W Spokane Falls Blvd	Government	\$2,920,240	\$0	\$2,920,240	\$2,336.20
35183.1513	1	CITY OF SPOKANE	930 W Spokane Falls Blvd	Government	\$468,000	\$0	\$468,000	\$374.40
35183.2207	3	MH2C, LLC	1225 W Main Ave	Private Property	\$40,700	\$600	\$41,300	\$110.00
35183.2208	3	MH2C, LLC	1229 W Main Ave	Private Property	\$40,700	\$700	\$41,400	\$110.00
35183.2209	3	MH2C, LLC	1227 W Main Ave	Private Property	\$47,310	\$800	\$48,110	\$110.00
35183.2210	3	MH2C, LLC	1213 W Main Ave	Private Property	\$91,450	\$1,500	\$92,950	\$110.00
35183.2211	3	MH2C, LLC	1223 W Main Ave	Private Property	\$108,490	\$1,800	\$110,290	\$110.00
35183.2212	3	MH2C, LLC	1209 W Main Ave	Private Property	\$176,270	\$2,900	\$179,170	\$125.42
35183.2222	3	MH2C, LLC	1212 W Riverside Ave	Private Property	\$194,340	\$2,700	\$197,040	\$137.93
35183.2223	3	MH2C LLC	1208 W Riverside Ave	Private Property	\$192,310	\$2,700	\$195,010	\$136.51
35183.2224	3	MH2C, LLC	Unknown	Private Property	\$146,520	\$2,300	\$148,820	\$110.00
35183.2225	3	WARRENS WORLD LLC	0 Address Unknown S	Private Property	\$118,000	\$0	\$118,000	\$110.00
35183.2229	3	MH2C INVESTMENTS, LLC	1110 W Riverside Ave	Private Property	\$479,588	\$624,812	\$1,104,400	\$773.08
35183.2230	3	PHILANTHROPY CENTER LLC	1020 W Riverside Ave	Exempt	\$0	\$0	\$0	\$0.00
35183.2231	3	SPOKANE CITY CLUB	1002 W Riverside Ave	Private Property	\$295,080	\$2,323,300	\$2,618,380	\$1,832.87
35183.2233	3	MH2C, LLC	1220 W Riverside Ave	Private Property	\$162,700	\$2,500	\$165,200	\$115.64
35183.2234	3	RIVERFALLS TOWER DEVELOPMENT CO	1224 W Riverside Ave	Private Property	\$700,400	\$12,710,500	\$13,410,900	\$9,387.63
35183.2235	3	WARRENS WORLD LLC	112 N Wright St	Private Property	\$17,010	\$0	\$17,010	\$110.00
35183.2236	3	WEST 1124 RIVERSIDE PARTNERS	1204 W Riverside Ave	Private Property	\$600,940	\$60,900	\$661,840	\$463.29
35183.2238	3	WEST 1124 RIVERSIDE PARTNERS	1124 W Riverside Ave	Private Property	\$372,810	\$3,835,900	\$4,208,710	\$2,946.10
35183.2239	3	WEST 1116 RIVERSIDE PARTNERS	1116 W Riverside Ave	Private Property	\$325,600	\$2,974,500	\$3,300,100	\$2,310.07



35183.2241	3	WARRENS WORLD LLC	124 N Wright St	Private Property	\$409,000	\$0	\$409,000	\$286.30
35183.2243	3	WARRENS WORLD LLC	0 Unknown	Private Property	\$300,784	\$0	\$300,784	\$210.55
35183.2308	2	USA	904 W Riverside Ave	Exempt	\$0	\$0	\$0	\$0.00
35183.2309	2	USA	922 W Riverside Ave	Exempt	\$0	\$0	\$0	\$0.00
35183.2501	1	CPC DEVELOPMENT COMPANY	825 W Main Ave #A	Private Property	\$834,890	\$269,100	\$1,103,990	\$1,214.39
35183.2502	1	CPC DEVELOPMENT COMPANY	825 W Main Ave	Private Property	\$834,900	\$1,077,700	\$1,912,600	\$2,103.86
35183.2503	1	CPC DEVELOPMENT COMPANY	825 W Main Ave	Private Property	\$834,890	\$1,909,600	\$2,744,490	\$3,018.94
35183.2601	1	MICIAK, RONALD & DEBORAH	809 W Main Ave #201	Residential	\$36,920	\$713,100	\$750,020	\$215.00
35183.2602	1	RAPACKI, CHRISTOPHER & STEPHANE	809 W Main Ave #202	Residential	\$38,180	\$824,500	\$862,680	\$215.00
35183.2603	1	ROSSER, TOMMY M & LESLIE A	809 W Main Ave #203	Residential	\$35,970	\$527,700	\$563,670	\$215.00
35183.2604	1	BRANNON, JEFFREY G & TONI M	809 W Main Ave #204	Residential	\$40,610	\$1,019,200	\$1,059,810	\$215.00
35183.2605	1	LEE, JOHN & JANELLE L	809 W Main Ave #205	Residential	\$42,750	\$748,000	\$790,750	\$215.00
35183.2606	1	JACKSON LIVING TRUST, STEPHEN AND LODI	809 W Main Ave #206	Residential	\$38,320	\$717,400	\$755,720	\$215.00
35183.2607	1	NGS TRUST	809 W Main Ave #301	Residential	\$46,800	\$720,800	\$767,600	\$215.00
35183.2608	1	PRUSSACK, CHARLES & SUSAN	809 W Main Ave #302	Residential	\$44,880	\$536,200	\$581,080	\$215.00
35183.2609	1	&KLOTH, INC	809 W Main Ave #303	Residential	\$43,410	\$551,400	\$594,810	\$215.00
35183.2610	1	SELECT CREDIT AND LEASING LLC	809 W Main Ave #304	Residential	\$39,060	\$575,200	\$614,260	\$215.00
35183.2611	1	REDMOND, PAUL & BARBARA	809 W Main Ave #305-6	Residential	\$53,140	\$937,600	\$990,740	\$215.00
35183.2612	1	THOMAS, JEFFREY P & REGINA K	809 W Main Ave #307	Residential	\$26,530	\$566,600	\$593,130	\$215.00
35183.2613	1	KAYA, HAKAN & HULYA	809 W Main Ave #308	Residential	\$38,690	\$704,400	\$743,090	\$215.00
35183.2614	1	KOEGEN, ROY	809 W Main Ave #309	Residential	\$35,520	\$523,200	\$558,720	\$215.00
35183.2615	1	METTLACH, THOMAS / FLEGAL, THERESA	809 W Main Ave #310	Residential	\$33,830	\$441,200	\$475,030	\$215.00
35183.2616	1	WANG, LIHUA	809 W Main Ave #311	Residential	\$44,290	\$477,700	\$521,990	\$215.00
35183.2617	1	THOMAS JR, TED & NOREEN	809 W Main Ave #312	Residential	\$51,370	\$886,400	\$937,770	\$215.00
35183.2618	1	JOHNSON, JACK	809 W Main Ave #313	Residential	\$51,150	\$1,040,700	\$1,091,850	\$215.00
35183.2619	1	JOHN & RITA SANTILLANES LLC	809 W Main Ave #314	Residential	\$48,640	\$828,700	\$877,340	\$215.00
35183.2620	1	ROSS, JACQUELINE	809 W Main Ave #315	Residential	\$44,660	\$820,200	\$864,860	\$215.00
35183.3301	1	FLT CRESCENT LLC	719 W Main Ave #1	Private Property	\$230,900	\$1,814,600	\$2,045,500	\$2,250.05
35183.3302	1	FPA CRESCENT ASSOCIATES	719 W Main Ave #2	Private Property	\$248,300	\$1,804,200	\$2,052,500	\$2,257.75
35183.3303	1	FPA CRESCENT ASSOCIATES	719 W Main Ave #3	Private Property	\$1,698,860	\$17,590,700	\$19,289,560	\$21,218.52
35184.0001	3	SPOKANE PUBLIC FACILITIES DISTRICT	334 W Spokane Falls Blvd	PFD	\$9,996,760	\$27,232,400	\$37,229,160	\$11,541.04
35184.0002	3	SPOKANE PUBLIC FACILITIES DISTRICT	Unknown	PFD	\$935,000	\$0	\$935,000	\$289.85
35184.0025	3	CENTENNIAL LLC	201 W North River Dr	Private Property	\$1,162,240	\$28,800	\$1,191,040	\$833.73
35184.0026	3	AVISTA CORPORATION	Vacant Land	Private Property	\$76,060	\$0	\$76,060	\$110.00
35184.0027	3	AVISTA CORPORATION	Vacant Land	Private Property	\$416,530	\$0	\$416,530	\$291.58
35184.0065	3	CITY OF SPOKANE	Address Unknown	Government	\$2,211,970	\$0	\$2,211,970	\$1,327.19
35184.0069	4	CITY OF SPOKANE	507 N Howard St	Public Parks	0.82	0.00	0.82	\$125.10
35184.0082	3	SPOKANE PUBLIC FACILITIES DISTRICT	332 N Spokane Falls Ct	PFD	\$1,634,890	\$0	\$1,634,890	\$506.82
35184.0088	3	DPGB WA 1 LLC	201 W North River Dr	Private Property	\$1,897,460	\$10,089,600	\$11,987,060	\$8,390.95



35184.0091	3	RIVEREDGE LLC	101 W North River Dr	Private Property	\$1,486,530	\$1,500,000	\$2,986,530	\$2,090.58
35184.0092	3	BANEY MARITAL TRUST	115 W North River Dr	Exempt	\$0	\$0	\$0	\$0.00
35184.0093	3	DR SPOKANE CITY CENTER LLC	322 N Spokane Falls Ct	Exempt	\$0	\$0	\$0	\$0.00
35184.0407	3	SPOKANE PUBLIC FACILITIES DISTRICT	Address Unknown	PFD	\$393,780	\$0	\$393,780	\$122.08
35184.0605	3	MOMOWOBROSCO LLC	220 W Main Ave	Private Property	\$263,590	\$819,700	\$1,083,290	\$758.31
35184.0606	3	WINTER, BRIAN L & BRUCE L	231 W Spokane Falls Blvd	Private Property	\$218,680	\$5,000	\$223,680	\$156.58
35184.0611	3	FRUCI FAMILY LLC	218 N Bernard St	Private Property	\$198,880	\$1,481,800	\$1,680,680	\$1,176.48
35184.0614	3	FOUNDRY UNITED LLC	244 W Main Ave	Private Property	\$200,330	\$2,149,600	\$2,349,930	\$1,644.96
35184.0615	3	WINTER, BRIAN L & BRUCE L	241 E Trent Ave	Private Property	\$76,730	\$1,600	\$78,330	\$110.00
35184.0616	3	WINTER, BRIAN L & BRUCE	236 W Main Ave	Private Property	\$99,000	\$2,000	\$101,000	\$110.00
35184.0617	3	WINTER, BRIAN L & BRUCE L	232 W Main Ave	Private Property	\$175,730	\$3,600	\$179,330	\$125.54
35184.0618	3	WINTER, BRIAN L & BRUCE L	228 W Main Ave	Private Property	\$175,730	\$3,600	\$179,330	\$125.54
35184.0620	3	WINTER, BRIAN L & BRUCE L	224 W Main Ave	Private Property	\$87,860	\$1,800	\$89,660	\$110.00
35184.0624	3	WINTER, BRIAN L & BRUCE L	237 W Spokane Falls Blvd	Private Property	\$218,680	\$3,600	\$222,280	\$155.60
35184.0627	3	PARK TOWER SENIOR HOUSING LLP	217 W Spokane Falls Blvd	Exempt	\$0	\$0	\$0	\$0.00
35184.0628	3	SPOKANE SCHOOL DISTRICT #81	200 N Bernard St	Government	\$596,530	\$7,671,300	\$8,267,830	\$4,960.70
35184.0629	3	SPOPRO LLC	245 W Spokane Falls Blvd	Private Property	\$298,260	\$526,000	\$824,260	\$576.99
35184.0630	3	FRUCI FAMILY, LLC	259 W Spokane Falls Blvd	Private Property	\$397,650	\$860,800	\$1,258,450	\$880.92
35184.0631	3	WESTERN MINE SERVICES, INC	223 N Brown St	Private Property	\$437,330	\$489,100	\$926,430	\$648.51
35184.0632	3	WESTERN MINE SERVICES, INC	216 W Main Ave	Private Property	\$527,180	\$28,000	\$555,180	\$388.63
35184.0801	3	301 MAIN AVE LLC	301 W Main Ave	Private Property	\$218,680	\$1,423,600	\$1,642,280	\$1,149.60
35184.0802	3	JRD PARKING LLC	307 W Main Ave	Private Property	\$218,680	\$6,500	\$225,180	\$157.63
35184.0803	3	COLONIAL CITY	111 N Bernard St	Private Property	\$217,820	\$981,100	\$1,198,920	\$839.25
35184.0804	3	JENSEN REAL ESTATE INVESTORS, INC	310 W Riverside Ave	Private Property	\$266,080	\$25,000	\$291,080	\$203.76
35184.0903	3	ALBISU, CRUZ	209 W Main Ave	Private Property	\$175,730	\$18,700	\$194,430	\$136.11
35184.0904	3	ALBISU, CRUZ	215 W Main Ave	Private Property	\$175,730	\$3,500	\$179,230	\$125.47
35184.0908	3	WOODHEAD PROPERTIES LLC	239 W Main Ave	Private Property	\$175,730	\$570,300	\$746,030	\$522.23
35184.0911	3	SKL PROPERTY MANAGEMENT INC	256 W Riverside Ave	Private Property	\$376,050	\$174,800	\$550,850	\$385.60
35184.0917	3	SPOKANE RIVERSIDE PARTNERS LLC	214 W Riverside Ave	Private Property	\$351,450	\$0	\$351,450	\$246.02
35184.0918	3	SPOKANE RIVERSIDE PARTNERS LLC	206 W Riverside Ave	Private Property	\$351,450	\$36,100	\$387,550	\$271.29
35184.0919	3	LI, GANG/SHAO, JIN	230 W Riverside Ave	Private Property	\$351,450	\$591,000	\$942,450	\$659.72
35184.0920	3	221 WEST MAIN OFFICE BUILDING LLC	221 W Main Ave	Private Property	\$263,590	\$507,500	\$771,090	\$539.77
35184.0921	3	WEST MAIN OFFICE BUILDING LLC	225 W Main Ave	Private Property	\$263,590	\$507,500	\$771,090	\$539.77
35184.0922	3	SCHMIDT 245 MAIN LLC	245 W Main Ave	Private Property	\$224,930	\$1,419,900	\$1,644,830	\$1,151.39
35184.0923	3	SPOKANE SCHOOL DISTRICT #81	247 W Main Ave	Government	\$377,440	\$15,200	\$392,640	\$235.59
35184.0925	3	UNIVERSITY DISTRICT PUBLIC DEVELOPMENT AUTH	207 W Main Ave	Exempt	\$0	\$0	\$0	\$0.00
35184.0926	3	UNIVERSITY DISTRICT PUBLIC DEVELOPMENT AUTH	201 W Main Ave	Exempt	\$0	\$0	\$0	\$0.00
35184.1201	3	201 RIVERSIDE LLC	201 W Riverside Ave	Private Property	\$105,810	\$426,700	\$532,510	\$372.76
35184.1202	3	ALGER BRISTOL & LOT 82, LLC	203 W Riverside Ave	Private Property	\$58,780	\$3,100	\$61,880	\$110.00



35184.1203	3	ALGER BRISTOL & LOT 82 LLC	210 W Sprague Ave	Private Property	\$207,900	\$614,800	\$822,700	\$575.89
35184.1204	3	ALGER BRISTOL & LOT 82 LLC	209 W Riverside Ave	Private Property	\$70,540	\$3,800	\$74,340	\$110.00
35184.1205	3	ALGER BRISTOL & LOT 82 LLC	211 W Riverside Ave	Private Property	\$221,510	\$8,900	\$230,410	\$161.29
35184.1206	3	ALGER BRISTOL & LOT 82, LLC	215 W Riverside Ave	Private Property	\$221,510	\$9,600	\$231,110	\$161.78
35184.1207	3	STUDIO 24 LLC	221 W Riverside Ave	Private Property	\$111,380	\$890,000	\$1,001,380	\$700.97
35184.1208	3	ALGER BRISTOL & LOT 82, LLC	224 W Sprague Ave	Private Property	\$110,140	\$3,700	\$113,840	\$110.00
35184.1210	3	BEAR & HALE, LLC	232 W Sprague Ave	Private Property	\$221,510	\$647,200	\$868,710	\$608.10
35184.1211	3	DIAMOND PARKING INC.	237 W Riverside Ave	Private Property	\$66,830	\$289,800	\$356,630	\$249.65
35184.1212	3	WOLFE, JASON D	236 W Sprague Ave	Private Property	\$245,170	\$1,220,300	\$1,465,470	\$1,025.83
35184.1213	3	JRD PARKING LLC	239 W Riverside Ave	Private Property	\$177,280	\$7,200	\$184,480	\$129.14
35184.1214	3	JRD PARKING LLC	8 N Bernard St	Private Property	\$489,560	\$8,000	\$497,560	\$348.30
35184.1215	3	BICKETT LLC	227 W Riverside Ave	Private Property	\$100,090	\$308,900	\$408,990	\$286.30
35184.1216	3	RICHMOND & BICKETT LLC	228 W Sprague Ave	Private Property	\$123,080	\$362,800	\$485,880	\$340.12
35184.1302	3	GB DOW INVESTMENTS LLC	301 W Riverside Ave	Private Property	\$154,000	\$5,000	\$159,000	\$111.30
35184.1307	3	GB DOW INVESTMENTS LLC	311 W Riverside Ave	Private Property	\$197,120	\$725,600	\$922,720	\$645.91
35184.1802	1	WRAIGHT LLC	223 N Howard St	Private Property	\$785,200	\$1,485,300	\$2,270,500	\$2,497.55
35184.1806	1	IOOF	618 W Main Ave	Private Property	\$780,630	\$11,957,800	\$12,738,430	\$14,012.28
35184.1807	1	600 MAIN INC	608 W Main Ave	Private Property	\$1,187,750	\$18,810,800	\$19,998,550	\$21,998.41
35184.1808	1	WHEATLAND BANK	222 N Wall St	Private Property	\$1,183,250	\$3,786,100	\$4,969,350	\$5,466.29
35184.1903	1	SPOKANE 73	228 N Howard St	Private Property	\$617,420	\$2,463,700	\$3,081,120	\$3,389.24
35184.1904	1	220 INVESTORS	218 N Howard St	Private Property	\$444,440	\$281,700	\$726,140	\$798.76
35184.1905	1	JGFH LLC	206 N Howard St	Private Property	\$838,130	\$1,938,400	\$2,776,530	\$3,054.19
35184.1906	1	JGFH LLC	520 W Main Ave	Private Property	\$838,130	\$692,300	\$1,530,430	\$1,683.48
35184.1907	1	JGFH LLC	508 W Main Ave	Private Property	\$1,117,490	\$9,300	\$1,126,790	\$1,239.47
35184.1908	1	JOHN HEIBER JR FAMILY LLC	503 W Spokane Falls Blvd	Private Property	\$1,472,100	\$22,900	\$1,495,000	\$1,644.50
35184.2001	2	PAC OPERATING CO	217 N Washington St	Private Property	\$211,590	\$5,500	\$217,090	\$238.80
35184.2002	2	JOHN HEIBER JR FAMILY LLC	405 E Trent Ave	Private Property	\$634,770	\$16,500	\$651,270	\$716.40
35184.2003	2	JOHN HEIBER JR FAMILY LLC	413 W Spokane Falls Blvd	Private Property	\$380,820	\$11,000	\$391,820	\$431.01
35184.2004	2	PAC OPERATING CO	419 W Spokane Falls Blvd	Private Property	\$189,970	\$5,500	\$195,470	\$215.02
35184.2005	2	PAC OPERATING CO	423 W Spokane Falls Blvd	Private Property	\$437,580	\$12,700	\$450,280	\$495.31
35184.2006	2	PAC OPERATING CO	218 N Stevens St	Private Property	\$134,100	\$3,100	\$137,200	\$150.92
35184.2007	2	PAC OPERATING CO	430 W Main Ave	Private Property	\$213,840	\$164,600	\$378,440	\$416.29
35184.2008	2	JOHN HEIBER JR FAMILY LLC	208 N Stevens St	Private Property	\$314,720	\$7,800	\$322,520	\$354.78
35184.2009	2	PAC OPERATING CO	426 W Main Ave	Private Property	\$143,250	\$3,300	\$146,550	\$161.21
35184.2010	2	PAC OPERATING CO	420 W Main Ave	Private Property	\$163,650	\$3,300	\$166,950	\$183.65
35184.2011	2	PAC OPERATING CO	Address Unknown	Exempt	\$0	\$0	\$0	\$0.00
35184.2012	2	PAC OPERATING CO	418 W Main Ave	Private Property	\$522,470	\$11,300	\$533,770	\$587.15
35184.2013	2	LIBERTY BUILDING LLC	404 W Main Ave	Private Property	\$978,780	\$5,490,700	\$6,469,480	\$7,116.43
35184.2114	3	CONVENTION CENTER HOTEL LLC	333 W Spokane Falls Blvd	Exempt	\$0	\$0	\$0	\$0.00



35184.2201	3	JENSEN REAL ESTATE INVESTORS, INC	317 W Main Ave	Private Property	\$286,560	\$4,700	\$291,260	\$203.89
35184.2202	3	DIAMOND PARKING INC	319 W Main Ave	Private Property	\$262,750	\$4,300	\$267,050	\$186.94
35184.2203	3	DIAMOND PARKING	329 W Main Ave	Private Property	\$262,820	\$4,300	\$267,120	\$186.99
35184.2204	3	ZH INVESTMENTS	331 W Main Ave	Private Property	\$131,420	\$195,400	\$326,820	\$228.78
35184.2205	3	KELLOGG, RICHARD E & SUSAN E	126 N Washington St	Private Property	\$322,550	\$173,000	\$495,550	\$346.89
35184.2206	3	DIAMOND PARKING	116 N Washington St	Private Property	\$149,240	\$2,100	\$151,340	\$110.00
35184.2207	3	LEGION LLC	108 N Washington St	Private Property	\$314,550	\$4,572,200	\$4,886,750	\$3,420.73
35184.2208	3	LEGION LLC	332 W Riverside Ave	Private Property	\$157,240	\$5,600	\$162,840	\$113.99
35184.2209	3	LEGION LLC	334 W Riverside Ave	Private Property	\$157,240	\$5,600	\$162,840	\$113.99
35184.2210	3	ROBERTS/BOTZ/SCHOEDEL/ETAL	324 W Riverside Ave	Private Property	\$262,820	\$9,100	\$271,920	\$190.35
35184.2211	3	JENSEN REAL ESTATE INVESTORS, INC	320 W Riverside Ave	Private Property	\$262,750	\$225,400	\$488,150	\$341.71
35184.2212	3	JENSEN REAL ESTATE INVESTORS, INC	314 W Riverside Ave	Private Property	\$301,290	\$361,000	\$662,290	\$463.61
35184.2301	2	405 MAIN LLC	405 W Main Ave	Private Property	\$297,390	\$533,000	\$830,390	\$913.43
35184.2302	2	BELLINGHAM CONDO INVESTMENTS LLC	115 N Washington St	Private Property	\$172,870	\$894,600	\$1,067,470	\$1,174.22
35184.2303	2	SILVER, ANNETTE H	407 W Main Ave	Private Property	\$235,180	\$179,700	\$414,880	\$456.37
35184.2308	2	WILSON COMMERCIAL PROPERTIES LLC	427 W Main Ave	Private Property	\$165,280	\$829,600	\$994,880	\$1,094.37
35184.2309	2	BESPIN HOLDINGS LLC	118 N Stevens St	Private Property	\$140,140	\$1,008,200	\$1,148,340	\$1,263.18
35184.2310	2	BURLESON ROAD INVESTMENTS LLC	422 W Riverside Ave	Private Property	\$784,140	\$17,427,600	\$18,211,740	\$20,032.92
35184.2311	2	BURLESON ROAD INVESTMENTS LLC	416 W Riverside Ave	Private Property	\$391,770	\$142,900	\$534,670	\$588.14
35184.2315	2	BURLESON ROAD INVESTMENTS LLC	428 W Riverside Ave	Private Property	\$1,175,410	\$118,100	\$1,293,510	\$1,422.87
35184.2317	2	PBB INVESTMENTS LLC	421 W Main Ave	Private Property	\$792,390	\$664,000	\$1,456,390	\$1,602.03
35184.2407	1	JIM WANTS A NORMAL COMPANY NAME LLC	522 W Riverside Ave	Private Property	\$838,010	\$2,735,200	\$3,573,210	\$3,930.54
35184.2408	1	518 W RIVERSIDE PARTNERS LLC	518 W Riverside Ave	Private Property	\$279,290	\$858,700	\$1,137,990	\$1,251.79
35184.2409	1	SAPPHIRE 50 LLC	516 W Riverside Ave	Private Property	\$279,230	\$302,000	\$581,230	\$639.36
35184.2412	1	PARKADE INC	511 W Main Ave	Private Property	\$167,550	\$0	\$167,550	\$184.31
35184.2413	1	1953 BOX LLC	502 W Riverside Ave	Private Property	\$536,350	\$613,000	\$1,149,350	\$1,264.29
35184.2414	1	SURE WOULD LLC/1953 BOX LLC	112 N Howard St	Private Property	\$74,230	\$0	\$74,230	\$110.00
35184.2415	1	SURE WOULD LLC	508 W Riverside Ave	Private Property	\$785,400	\$923,700	\$1,709,100	\$1,880.01
35184.2416	1	BOTZ/SCHOEDEL/ETAL	511 W Main Ave	Private Property	\$2,978,110	\$4,943,400	\$7,921,510	\$8,713.67
35184.2501	1	MPL HOLDINGS, LLC	117 N Howard St	Private Property	\$85,010	\$650,200	\$735,210	\$808.74
35184.2511	1	WALL PROJECT LLC	120 N Wall St	Private Property	\$289,030	\$809,100	\$1,098,130	\$1,207.95
35184.2513	1	STG MAIN LLC	601 W Main Ave Chase	Private Property	\$1,613,410	\$17,503,300	\$19,116,710	\$21,028.39
35184.2514	1	BKWSPOKANE LLC	618 W Riverside Ave	Private Property	\$1,862,990	\$4,945,000	\$6,807,990	\$7,488.79
35184.2620	2	REDSTONE SPOKANE LLC	601 W Riverside Ave	Private Property	\$3,375,990	\$38,692,000	\$42,067,990	\$46,274.79
35184.2701	2	FERNWELL ASSOCIATES INC	501 W Riverside Ave	Private Property	\$555,820	\$3,230,500	\$3,786,320	\$4,164.96
35184.2703	2	JJM PROPERTIES	509 W Riverside Ave	Private Property	\$371,760	\$8,600	\$380,360	\$418.40
35184.2705	2	JJM PROPERTIES	516 W Sprague Ave	Private Property	\$147,590	\$3,700	\$151,290	\$166.42
35184.2706	2	RIVERSIDE CENTRE LLC	518 W Sprague Ave	Private Property	\$973,160	\$24,100	\$997,260	\$1,096.99
35184.2707	2	RIVERSIDE CENTRE LLC	2 N Howard St	Private Property	\$331,780	\$8,800	\$340,580	\$374.64
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35184.2708	2	JJM PROPERTIES	502 W Sprague Ave	Private Property	\$605,710	\$15,300	\$621,010	\$683.12
35184.2709	2	JJM PROPERTIES	514 W Sprague Ave	Private Property	\$131,760	\$3,200	\$134,960	\$148.46
35184.2710	1	JJM PROPERTIES	517 W Riverside Ave	Private Property	\$185,480	\$4,400	\$189,880	\$208.87
35184.2802	2	ARMSTRONG BUILDING CONF REV TRUST	402 W Sprague Ave	Private Property	\$736,670	\$566,900	\$1,303,570	\$1,433.93
35184.2803	2	OLD NAT BK TRUST	416 W Sprague Ave	Private Property	\$263,780	\$5,100	\$268,880	\$295.77
35184.2805	2	DIAMOND PARK INC	422 W Sprague Ave	Private Property	\$395,890	\$14,100	\$409,990	\$450.99
35184.2806	2	DIAMOND PLAZA LLC	421 W Riverside Ave	Private Property	\$1,563,300	\$8,292,700	\$9,856,000	\$10,841.60
35184.2903	3	ERLING EIDE REV TRUST	319 W Riverside Ave	Private Property	\$330,920	\$1,619,100	\$1,950,020	\$1,365.02
35184.2904	3	MORIARTY, MARION	326 W Sprague Ave	Private Property	\$330,980	\$6,400	\$337,380	\$236.17
35184.2905	3	331-335 W RIVERSIDE AVE LLC	331 W Riverside Ave	Private Property	\$166,320	\$2,400	\$168,720	\$118.11
35184.2906	3	JOEL & JON DIAMOND LLC	330 W Sprague Ave	Private Property	\$164,720	\$4,000	\$168,720	\$118.11
35184.2907	3	DIAMOND PARK INC	4 N Washington St	Private Property	\$396,140	\$9,800	\$405,940	\$284.16
35184.2910	3	MORGAN BUILDING LLC	315 W Riverside Ave #001	Exempt	\$0	\$0	\$0	\$0.00
35184.2911	3	WOO CREW LLC	315 W Riverside Ave #100	Residential	\$51,870	\$548,600	\$600,470	\$215.00
35184.2912	3	BDH MORGAN PARTNERS LLC	315 W Riverside Ave #200	Residential	\$55,800	\$636,200	\$692,000	\$215.00
35184.2913	3	312 MORGAN BUILDING LLC	315 W Riverside Ave #2-312	Residential	\$23,710	\$216,700	\$240,410	\$110.00
35184.2914	3	HATTIE MAE LLC	315 W Riverside Ave #2-316	Residential	\$11,630	\$130,500	\$142,130	\$110.00
35184.2917	3	PIGOTT, JOHN & RENEE	315 W Riverside Ave #406	Residential	\$14,930	\$253,200	\$268,130	\$110.00
35184.2918	3	ENGSTROM, KARIN	315 W Riverside Ave #407	Residential	\$10,600	\$256,500	\$267,100	\$110.00
35184.2919	3	BLAND, LETICIA	315 W Riverside Ave #501	Residential	\$11,300	\$187,200	\$198,500	\$110.00
35184.2920	3	OVERYBAY, SHANNON R DARRELL M	315 W Riverside Ave #502	Residential	\$16,000	\$252,000	\$268,000	\$110.00
35184.2921	3	KOESTER, JESSE R	315 W Riverside Ave #503	Residential	\$13,100	\$198,400	\$211,500	\$110.00
35184.2922	3	NINE MILE INC	315 W Riverside Ave #504	Residential	\$14,000	\$220,800	\$234,800	\$110.00
35184.2923	3	OAKS & KC LLC	315 W Riverside Ave #505	Residential	\$11,200	\$185,700	\$196,900	\$110.00
35184.2924	3	HEMINGWAY, LINDA K	315 W Riverside Ave #506	Residential	\$16,300	\$255,600	\$271,900	\$110.00
35184.2925	3	EMRY, CONNIE	315 W Riverside Ave #507	Residential	\$11,900	\$196,900	\$208,800	\$110.00
35184.2926	3	JORDAN, BRUCE G & TAMA A	315 W Riverside Ave #601	Residential	\$20,600	\$320,700	\$341,300	\$136.52
35184.2927	3	STOCKTON JR, STEPHEN	315 W Riverside Ave #602	Residential	\$8,100	\$219,000	\$227,100	\$110.00
35184.2928	3	KOEMPEL-THOMAS, BEATRICE	315 W Riverside Ave #603	Residential	\$11,300	\$187,400	\$198,700	\$110.00
35184.2929	3	JONES LIVING TRUST	315 W Riverside Ave #604	Residential	\$14,100	\$221,000	\$235,100	\$110.00
35184.2930	3	KLAMPER, ERIC	315 W Riverside Ave #605	Residential	\$13,100	\$206,400	\$219,500	\$110.00
35184.2931	3	WENDLING, LYLE R & KATHLEEN A	315 W Riverside Ave #606	Residential	\$13,500	\$211,200	\$224,700	\$110.00
35184.2932	3	DANISH, DANIAL / DAHL, MICHELLE	315 W Riverside Ave #607	Residential	\$11,900	\$196,200	\$208,100	\$110.00
35184.2934	3	STALWICK, JENNIFER A & MARK W	315 W Riverside Ave #301	Residential	\$10,400	\$244,800	\$255,200	\$110.00
35184.2935	3	MCKENZIE, THOMAS & SHANNON	315 W Riverside Ave #302	Residential	\$16,300	\$294,400	\$310,700	\$124.28
35184.2936	3	PAULSEN, LYNN	315 W Riverside Ave #303	Residential	\$12,400	\$216,000	\$228,400	\$110.00
35184.2937	3	ZAPPONE, LYNDA S	315 W Riverside Ave #304	Residential	\$15,400	\$242,200	\$257,600	\$110.00
35184.2938	3	GINGRICH, JAMES P	315 W Riverside Ave #305	Residential	\$11,500	\$189,200	\$200,700	\$110.00
35184.2939	3	TAPLIN FAMILY TRUST	315 W Riverside Ave #306	Residential	\$15,700	\$246,100	\$261,800	\$110.00



35184.2940	3	PAULL, RICHARD & SHARON	315 W Riverside Ave #307	Residential	\$10,400	\$171,300	\$181,700	\$110.00
35184.2941	3	HARPER, JAMES W	315 W Riverside Ave #401	Residential	\$11,500	\$189,900	\$201,400	\$110.00
35184.2942	3	ROSEMAN-HANAUER, ANDREW	315 W Riverside Ave #402	Residential	\$16,300	\$255,300	\$271,600	\$110.00
35184.2943	3	MURPHY FAMILY TRUST	315 W Riverside Ave #403	Residential	\$13,300	\$218,700	\$232,000	\$110.00
35184.2944	3	MILLER, TODD R/PINEDA, ROWENA E	315 W Riverside Ave #404	Residential	\$15,400	\$241,600	\$257,000	\$110.00
35184.2945	3	AHERN, ROBERT M/ROBINSON, PAULA J	315 W Riverside Ave #405	Residential	\$11,800	\$195,000	\$206,800	\$110.00
35184.2946	3	RFI GROUP LLC	315 W Riverside Ave #101	Residential	\$36,250	\$9,100	\$45,350	\$110.00
35184.2947	3	RFI GROUP LLC	315 W Riverside Ave #102	Residential	\$15,400	\$12,900	\$28,300	\$110.00
35184.3001	3	SPOKANE PUBLIC FACILITIES DISTRICT	Unknown	PFD	\$1,770,970	\$3,049,400	\$4,820,370	\$1,494.32
35184.3002	3	DR SPOKANE CITY CENTER LLC	Unknown	Private Property	\$1,770,970	\$2,921,600	\$4,692,570	\$3,284.80
35184.3003	3	SPOKANE PUBLIC FACILITIES DISTRICT	40 W Spokane Falls Blvd	PFD	\$1,612,880	\$58,021,100	\$59,633,980	\$18,486.54
35184.3101	3	DELANEY GROUP LLC	242 W Riverside Ave #1	Exempt	\$0	\$0	\$0	\$0.00
35184.3102	3	DELANEY GROUP LLC	242 W Riverside Ave #2	Exempt	\$0	\$0	\$0	\$0.00
35184.3103	3	DELANEY GROUP LLC	242 W Riverside Ave #3	Exempt	\$0	\$0	\$0	\$0.00
35184.3104	3	DELANEY GROUP LLC	242 W Riverside Ave #4	Exempt	\$0	\$0	\$0	\$0.00
35184.3105	3	DELANEY GROUP LLC	242 W Riverside Ave #5	Exempt	\$0	\$0	\$0	\$0.00
35184.3106	3	DELANEY GROUP LLC	242 W Riverside Ave #6	Exempt	\$0	\$0	\$0	\$0.00
35184.3107	3	DELANEY GROUP LLC	242 W Riverside Ave #7	Exempt	\$0	\$0	\$0	\$0.00
35184.3201	2	THE 415 MAIN PROJECT LLC	415 W Main Ave #CU B	Private Property	\$82,300	\$42,700	\$125,000	\$137.50
35184.3202	2	THE 415 MAIN PROJECT LLC	415 W Main Ave #CU 100	Private Property	\$38,450	\$116,100	\$154,550	\$170.01
35184.3203	2	THE 415 MAIN PROJECT LLC	415 W Main Ave #CU 101	Private Property	\$87,840	\$264,200	\$352,040	\$387.25
35184.3204	2	THE 415 MAIN PROJECT LLC	415 W Main Ave #CU 102	Private Property	\$124,300	\$215,500	\$339,800	\$373.78
35184.3205	2	415 LOFTS LLC	415 W Main Ave #CU 200	Private Property	\$126,280	\$146,100	\$272,380	\$299.62
35184.3206	2	415 LOFTS LLC	415 W Main Ave #CU 300	Private Property	\$120,800	\$134,600	\$255,400	\$280.94
35184.3301	3	CONVENTION CENTER HOTEL LLC	334 W Main Ave #1	Private Property	\$0	\$2,999,500	\$2,999,500	\$2,099.65
35184.3302	3	SPOKANE PUBLIC FACILITIES DISTRICT	334 W Main Ave #2	PFD	\$3,033,200	\$2,179,100	\$5,212,300	\$1,615.82
35185.0024	3	CENTENNIAL LLC	303 W North River Dr	Exempt	\$0	\$0	\$0	\$0.00
35185.0041	4	CITY OF SPOKANE	610 W Spokane Falls Blvd	Public Parks	42.70	0.00	42.70	\$6,513.89
35185.0076	4	CITY OF SPOKANE	0 Address Unknown	Public Parks	2.20	0.00	2.20	\$335.61
35185.0077	4	CITY OF SPOKANE	809 N Washington St	Public Parks	4.30	0.00	4.30	\$655.97
35185.4901	3	MORCA INVESTMENTS CO	621 W Mallon Ave #101	Private Property	\$111,180	\$472,200	\$583,380	\$408.37
35185.4908	3	O'BRIEN, TIMOTHY & RANDI K	621 W Mallon Ave #503	Private Property	\$9,050	\$39,600	\$48,650	\$110.00
35185.4909	3	LKG PROPERTIES	621 W Mallon Ave #505	Private Property	\$11,780	\$50,000	\$61,780	\$110.00
35185.4910	3	MAYKEN SPOKANE LLC	621 W Mallon Ave #507	Private Property	\$8,910	\$39,200	\$48,110	\$110.00
35185.4911	3	WJL LLC	621 W Mallon Ave #509	Private Property	\$52,430	\$167,200	\$219,630	\$153.75
35185.4912	3	MAYKEN SPOKANE LLC	621 W Mallon Ave #515	Private Property	\$12,650	\$50,600	\$63,250	\$110.00
35185.4913	3	JACKSON, CASEY	621 W Mallon Ave #600	Private Property	\$83,160	\$129,400	\$212,560	\$148.80
35185.4914	3	HARLAND, BRADLEY D & JODI L	621 W Mallon Ave #601	Private Property	\$20,970	\$85,100	\$106,070	\$110.00
35185.4915	3	DOWNTOWNDIGS LLC	621 W Mallon Ave #603	Private Property	\$26,870	\$179,500	\$206,370	\$144.46



35185.4916	3	HARLAND, BRADLEY D & JODI L	621 W Mallon Ave #606	Private Property	\$14,940	\$64,500	\$79,440	\$110.00
35185.4917	3	KELLEY, DON L / PHILLIPS, JERYL - JTWROS	621 W Mallon Ave #607	Private Property	\$25,850	\$110,600	\$136,450	\$110.00
35185.4918	3	AXTELL LAW OFFICE PLLC	621 W Mallon Ave #608	Private Property	\$22,260	\$130,800	\$153,060	\$110.00
35185.4919	3	MENA, PAUL A F	621 W Mallon Ave #609	Private Property	\$9,920	\$41,100	\$51,020	\$110.00
35185.4920	3	MENA, PAUL A F	621 W Mallon Ave #610	Private Property	\$9,480	\$40,000	\$49,480	\$110.00
35185.4921	3	FLOUR MILL BLDG CONDO ASSOC	621 W Mallon Ave #21	Private Property	\$0	\$29,500	\$29,500	\$110.00
35185.4923	3	MORCA INVESTMENTS CO	621 W Mallon Ave #100	Private Property	\$10,050	\$44,500	\$54,550	\$110.00
35185.4924	3	OFFICE SPACE LLC	621 W Mallon Ave #501	Private Property	\$3,890	\$20,300	\$24,190	\$110.00
35185.4925	3	OFFICE SPACE LLC	621 W Mallon Ave #502	Private Property	\$5,030	\$24,500	\$29,530	\$110.00
35185.4926	3	MAYKEN SPOKANE LLC	621 W Mallon Ave #514	Private Property	\$10,340	\$43,700	\$54,040	\$110.00
35185.4927	3	MORCA INVESTMENTS CO	621 W Mallon Ave #102	Private Property	\$0	\$55,400	\$55,400	\$110.00
35185.4928	3	MORCA INVESTMENTS CO	621 W Mallon Ave #234	Private Property	\$987,650	\$3,874,400	\$4,862,050	\$3,403.44
35191.0012	2	DIAMOND PARK INC	331 W 1st Ave	Private Property	\$462,150	\$60,000	\$522,150	\$574.37
35191.0014	3	BN-SF RR (PROP TAX DEPT)	221 W 1st Ave	Private Property	\$1,762,920	\$0	\$1,762,920	\$1,234.05
35191.0015	3	CITY OF SPOKANE	221 W 1st Ave	Government	\$1,742,240	\$0	\$1,742,240	\$1,045.35
35191.0016	3	CITY OF SPOKANE	221 W 1st Ave	Government	\$0	\$1,726,300	\$1,726,300	\$1,035.78
35191.1907	2	HOWSER, MARTIN/KENNETH	607 W Sprague Ave	Private Property	\$243,300	\$0	\$243,300	\$267.63
35191.2001	2	SYMONS BUILDING LLC	9 S Howard St	Private Property	\$733,200	\$682,800	\$1,416,000	\$1,557.60
35191.2005	2	MADDY, MICHAEL R & MARLO G	501 W Sprague Ave #A	Residential	\$94,200	\$800	\$95,000	\$110.00
35191.2006	2	MADDY, MICHAEL R & MARLO G	501 W Sprague Ave #B	Residential	\$114,500	\$900	\$115,400	\$110.00
35191.2007	2	MADDY, MICHAEL R & MARLO G	501 W Sprague Ave #C	Residential	\$116,000	\$1,000	\$117,000	\$110.00
35191.2008	2	MADDY, MICHAEL R & MARLO G	501 W Sprague Ave #D	Residential	\$93,000	\$800	\$93,800	\$110.00
35191.2009	2	MADDY, MICHAEL	501 W Sprague Ave	Exempt	\$0	\$0	\$0	\$0.00
35191.2010	2	MADDY, MICHAEL	501 W Sprague Ave	Exempt	\$0	\$0	\$0	\$0.00
35191.2101	2	B & H ENTERPRISES LLC #1	425 W Sprague Ave	Private Property	\$515,830	\$211,500	\$727,330	\$800.07
35191.2102	2	B & H ENTERPRISES LLC #1	415 W Sprague Ave	Private Property	\$211,200	\$181,500	\$392,700	\$431.97
35191.2103	2	B & H ENTERPRISES LLC #1	418 W 1st Ave	Private Property	\$66,000	\$87,900	\$153,900	\$169.29
35191.2104	2	DIAMOND PARKING INC	401 W Sprague Ave	Private Property	\$677,740	\$8,100	\$685,840	\$754.43
35191.2202	3	SPOKANE TEACHERS CREDIT UNION	333 W Sprague Ave	Private Property	\$366,580	\$436,200	\$802,780	\$561.95
35191.2203	3	SDS WENATCHEE,LLC	319 W Sprague Ave	Private Property	\$78,860	\$192,000	\$270,860	\$189.61
35191.2205	3	SDS WENATCHEE LLC	315 W Sprague Ave	Private Property	\$125,930	\$257,300	\$383,230	\$268.27
35191.2207	3	DIAMOND FAMILY INVESTMENT	309 W Sprague Ave	Private Property	\$140,800	\$4,900	\$145,700	\$110.00
35191.2208	3	LORRAINE LLC	308 W 1st Ave	Private Property	\$76,310	\$958,600	\$1,034,910	\$724.44
35191.2211	3	SPOKANE TEACHERS CREDIT UNION	314 W 1st Ave	Private Property	\$189,500	\$4,100	\$193,600	\$135.52
35191.2212	3	SPOKANE PARKING LOT LLC	303 W Sprague Ave	Private Property	\$317,940	\$10,900	\$328,840	\$230.19
35191.2301	2	STEWART BUILDING LLC	427 W 1st Ave	Private Property	\$60,050	\$361,700	\$421,750	\$463.93
35191.2302	2	HOLLANDIA PROPERTIES LLC	101 S Stevens St	Private Property	\$61,360	\$465,300	\$526,660	\$579.33
35191.2305	2	CHALARDSOONTORNVATEE, R	411 W 1st Ave	Private Property	\$104,130	\$738,300	\$842,430	\$926.68
35191.2310	2	BULLOCK PROPERTY MANAGEMENT LLC	423 W 1st Ave #100	Residential	\$8,000	\$157,600	\$165,600	\$110.00



35191.2311	2	EPIC PROPERTIES LLC	423 W 1st Ave #110	Residential	\$18,800	\$160,200	\$179,000	\$110.00
35191.2312	2	MOUND HARDWARE	423 W 1st Ave #210	Residential	\$6,000	\$48,500	\$54,500	\$110.00
35191.2313	2	MOUND HARDWARE	423 W 1st Ave #220	Residential	\$12,400	\$98,500	\$110,900	\$110.00
35191.2314	2	MOUND HARDWARE	423 W 1st Ave #230	Residential	\$5,900	\$46,400	\$52,300	\$110.00
35191.2315	2	MOUND HARDWARE	423 W 1st Ave #240	Residential	\$10,500	\$83,500	\$94,000	\$110.00
35191.2316	2	DAVIES, APRIL	423 W 1st Ave #B1	Residential	\$10,200	\$26,600	\$36,800	\$110.00
35191.2317	2	DAVIES, APRIL	423 W 1st Ave #B2	Residential	\$3,100	\$33,700	\$36,800	\$110.00
35191.2318	2	417 W FIRST LLC	417 W 1st Ave #1A	Residential	\$14,100	\$124,400	\$138,500	\$110.00
35191.2319	2	MONTGOMERY, CHARITY	417 W 1st Ave #1B	Residential	\$15,000	\$197,500	\$212,500	\$127.50
35191.2320	2	REYKDAL, ZACHARY V	417 W 1st Ave #1C	Residential	\$6,800	\$233,400	\$240,200	\$144.12
35191.2321	2	HITCHCOCK, ROBYN	417 W 1st Ave #1D	Residential	\$8,100	\$336,900	\$345,000	\$207.00
35191.2322	2	417 W FIRST LLC	417 W 1st Ave #250	Residential	\$20,000	\$167,500	\$187,500	\$112.50
35191.2323	2	MOUND HARDWARE	417 W 1st Ave #2A	Residential	\$10,100	\$81,200	\$91,300	\$110.00
35191.2324	2	MOUND HARDWARE	417 W 1st Ave #2B	Residential	\$7,000	\$55,700	\$62,700	\$110.00
35191.2325	2	ATCHISON, RON & JANET	417 W 1st Ave #3A	Residential	\$6,800	\$143,200	\$150,000	\$110.00
35191.2326	2	MOUND HARDWARE	417 W 1st Ave #3B	Residential	\$7,600	\$60,100	\$67,700	\$110.00
35191.2327	2	PETERSON, PETER	417 W 1st Ave #3C	Residential	\$9,400	\$166,100	\$175,500	\$110.00
35191.2328	2	MOUND HARDWARE	417 W 1st Ave #3D	Residential	\$8,300	\$66,600	\$74,900	\$110.00
35191.2329	2	MOUND HARDWARE	417 W 1st Ave #3E	Residential	\$8,000	\$63,700	\$71,700	\$110.00
35191.2331	2	ELSOM, SAM E & FRANCES J	423 W 1st Ave #120	Residential	\$11,500	\$245,500	\$257,000	\$154.20
35191.2340	2	PLAN B OFFICE LLC	401 W 1st Ave #A	Residential	\$26,570	\$371,400	\$397,970	\$215.00
35191.2341	2	PLAN B OFFICE LLC	401 W 1st Ave #B	Residential	\$26,570	\$383,900	\$410,470	\$215.00
35191.2342	2	ROUNTREE, BRENDA & STEPHEN E	401 W 1st Ave #1	Residential	\$24,200	\$334,000	\$358,200	\$214.92
35191.2343	2	ROUNTREE, STEPHEN & BRENDA	401 W 1st Ave #2	Residential	\$24,200	\$280,100	\$304,300	\$182.58
35191.2344	2	LEVERNIER, PAUL & SUSAN	401 W 1st Ave #3	Residential	\$24,200	\$489,900	\$514,100	\$215.00
35191.2345	2	POTTER, JUDITH	401 W 1st Ave #4	Residential	\$24,200	\$308,300	\$332,500	\$199.50
35191.2346	2	LUCAS, PETER M/CHASE, MARCIE	401 W 1st Ave #5	Residential	\$24,200	\$336,100	\$360,300	\$215.00
35191.2347	2	WESTERHAUS, TIMOTHY P	401 W 1st Ave #6	Residential	\$24,200	\$282,800	\$307,000	\$184.20
35191.2348	2	MCANALLY, PAUL & KATHRYN	401 W 1st Ave #7	Residential	\$24,200	\$167,400	\$191,600	\$114.96
35191.2401	2	BLACK ENTERPRISES	107 S Howard St	Private Property	\$491,000	\$1,200,000	\$1,691,000	\$1,860.10
35191.2403	2	WASHINGTON TRUST BANK	501 W 1st Ave	Private Property	\$1,132,880	\$846,700	\$1,979,580	\$2,177.54
35191.2505	2	WASHINGTON TRUST BANK	Unknown	Private Property	\$461,840	\$3,854,700	\$4,316,540	\$4,748.20
35191.2506	2	WASHINGTON TRUST BANK	601 W 1st Ave	Private Property	\$653,880	\$19,038,800	\$19,692,680	\$21,661.95
35191.5511	2	EVERGREEN PARKING & WAREHOUSE LLC	119 S Stevens St	Private Property	\$300,670	\$823,800	\$1,124,470	\$1,236.92
35191.5521	2	KEMESA, LLC	119 S Howard St	Private Property	\$152,620	\$416,500	\$569,120	\$626.04
35191.5523	2	WASHINGTON TRUST BANK	124 S Stevens St	Private Property	\$262,980	\$11,600	\$274,580	\$302.04
35191.5524	2	WASHINGTON TRUST BANK	118 S Stevens St	Private Property	\$195,330	\$8,600	\$203,930	\$224.33
35191.5525	2	KENNETH W BROOKS TRUST	121 S Wall St	Private Property	\$203,930	\$175,600	\$379,530	\$417.49
35191.5526	2	KENNETH BROOKS TRUST A	123 S Wall St	Private Property	\$119,340	\$323,100	\$442,440	\$486.69
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35191.6201	3	SPOKANE TEACHERS CREDIT UNION	9 S Washington Ave #B1	Private Property	\$16,710	\$61,900	\$78,610	\$110.00
35191.6202	3	2B PROPERTIES LLC	9 S Washington Ave #101	Private Property	\$15,130	\$302,500	\$317,630	\$222.35
35191.6203	3	SPOKANE TEACHERS CREDIT UNION	9 S Washington Ave #105	Private Property	\$4,440	\$54,100	\$58,540	\$110.00
35191.6204	3	SPOKANE TEACHERS CREDIT UNION	9 S Washington Ave #107	Private Property	\$3,290	\$34,400	\$37,690	\$110.00
35191.6205	3	SPOKANE TEACHERS CREDIT UNION	9 S Washington Ave #111	Private Property	\$9,860	\$103,300	\$113,160	\$110.00
35191.6206	3	SPOKANE TEACHERS CREDIT UNION	9 S Washington Ave #115	Private Property	\$14,410	\$151,400	\$165,810	\$116.07
35191.6207	3	SPOKANE TEACHERS CREDIT UNION	9 S Washington Ave #120	Private Property	\$3,170	\$33,600	\$36,770	\$110.00
35191.6208	3	2B PROPERTIES LLC	9 S Washington Ave #121	Private Property	\$2,530	\$27,200	\$29,730	\$110.00
35191.6209	3	SPOKANE TEACHERS CREDIT UNION	9 S Washington Ave #200	Private Property	\$65,140	\$717,400	\$782,540	\$547.78
35191.6210	3	SPOKANE TEACHERS CREDIT UNION	9 S Washington Ave #300	Private Property	\$65,140	\$717,400	\$782,540	\$547.78
35191.6211	3	SPOKANE TEACHERS CREDIT UNION	9 S Washington Ave #400	Private Property	\$65,140	\$652,200	\$717,340	\$502.14
35191.6212	3	SPOKANE TEACHERS CREDIT UNION	9 S Washington Ave #500	Private Property	\$65,140	\$652,200	\$717,340	\$502.14
35191.6213	3	AM & M HOLDING CO, LLC	9 S Washington Ave #600	Private Property	\$65,140	\$796,400	\$861,540	\$603.08
35191.6214	3	SPOKANE TEACHERS CREDIT UNION	9 S Washington Ave #700	Private Property	\$65,140	\$798,900	\$864,040	\$604.83
35191.7001	2	RIDPATH CLUB APARTMENTS LLC	502 W 1st Ave #1	Private Property	\$19,900	\$79,100	\$99,000	\$110.00
35191.7002	2	RIDPATH CLUB APARTMENTS LLC	502 W 1st Ave #2	Private Property	\$268,600	\$464,100	\$732,700	\$805.97
35191.7003	2	RIDPATH CLUB APARTMENTS LLC	502 W 1st Ave #3	Private Property	\$14,500	\$160,400	\$174,900	\$192.39
35191.7004	2	RIDPATH CLUB APARTMENTS LLC	502 W 1st Ave #4	Private Property	\$4,000	\$12,200	\$16,200	\$110.00
35191.7005	2	RIDPATH CLUB APARTMENTS LLC	502 W 1st Ave #5	Exempt	\$0	\$0	\$0	\$0.00
35191.7101	2	CAO, VAN T & LE, TRANG T	514 W 1st Ave #1	Private Property	\$11,400	\$36,900	\$48,300	\$110.00
35191.7102	2	CAO, VAN T & LE, TRANG T	514 W 1st Ave #2	Private Property	\$10,100	\$32,700	\$42,800	\$110.00
35191.7103	2	RIDPATH CLUB APARTMENTS LLC	514 W 1st Ave #3	Private Property	\$4,300	\$6,600	\$10,900	\$110.00
35191.7104	2	RIDPATH PENTHOUSE LLC	514 W 1st Ave #4	Private Property	\$9,900	\$37,100	\$47,000	\$110.00
35191.7105	2	RIDPATH PENTHOUSE LLC	514 W 1st Ave #5	Private Property	\$4,500	\$16,800	\$21,300	\$110.00
35191.7106	2	RIDPATH PENTHOUSE LLC	514 W 1st Ave #6	Private Property	\$4,200	\$15,900	\$20,100	\$110.00
35191.7107	2	RIDPATH PENTHOUSE LLC	514 W 1st Ave #7	Private Property	\$5,800	\$21,800	\$27,600	\$110.00
35191.7108	2	RIDPATH PENTHOUSE LLC	514 W 1st Ave #8	Private Property	\$5,800	\$21,800	\$27,600	\$110.00
35191.7109	2	RIDPATH PENTHOUSE LLC	514 W 1st Ave #9	Private Property	\$3,100	\$11,400	\$14,500	\$110.00
35191.7110	2	RIDPATH PENTHOUSE LLC	514 W 1st Ave #10	Private Property	\$3,100	\$11,400	\$14,500	\$110.00
35191.7111	2	RIDPATH PENTHOUSE LLC	514 W 1st Ave #11	Private Property	\$5,800	\$21,900	\$27,700	\$110.00
35191.7112	2	RIDPATH PENTHOUSE LLC	514 W 1st Ave #12	Private Property	\$5,800	\$21,900	\$27,700	\$110.00
35191.7113	2	RIDPATH PENTHOUSE LLC	514 W 1st Ave #13	Private Property	\$4,200	\$14,000	\$18,200	\$110.00
35191.7114	2	RIDPATH PENTHOUSE LLC	514 W 1st Ave #14	Private Property	\$4,500	\$16,800	\$21,300	\$110.00
35191.7115	2	RIDPATH PENTHOUSE LLC	514 W 1st Ave #15	Private Property	\$9,900	\$37,100	\$47,000	\$110.00
35191.7116	2	RIDPATH PENTHOUSE LLC	514 W 1st Ave #16	Private Property	\$7,390	\$25,100	\$32,490	\$110.00
35191.7117	2	RIDPATH CLUB APARTMENTS LLC	514 W 1st Ave #17	Exempt	\$0	\$0	\$0	\$0.00
35191.7120	2	RIDPATH CLUB APARTMENTS LLC	514 W 1st Ave #18	Private Property	\$4,208,120	\$7,807,700	\$12,015,820	\$13,217.41
35191.7121	2	RIDPATH CLUB APARTMENTS LLC	514 W 1st Ave #19	Private Property	\$32,940	\$437,000	\$469,940	\$516.94
35192.0101	3	BUENA VISTA SPOKANE LLC	5 S Cedar St	Private Property	\$120,900	\$492,900	\$613,800	\$429.66



								SPOKANE
35192.0102	3	BUENA VISTA SPOKANE LLC	11 S Cedar St	Private Property	\$120,900	\$481,900	\$602,800	\$421.96
35192.0107	3	CITY OF SPOKANE	10 S Adams St	Private Property	\$613,800	\$0	\$613,800	\$429.66
35192.0112	3	WATTS PROJECT LLC	1318 W 1st Ave	Private Property	\$613,800	\$617,000	\$1,230,800	\$861.56
35192.0205	3	KHQ INC	1201 W Sprague Ave	Private Property	\$0	\$5,089,000	\$5,089,000	\$3,562.30
35192.0206	3	COWLES PUBLISHING CO	1201 W Sprague Ave	Private Property	\$651,930	\$0	\$651,930	\$456.36
35192.0301	3	COWLES PUBLISHING CO	1125 W Sprague Ave	Private Property	\$325,970	\$73,400	\$399,370	\$279.56
35192.0302	3	COWLES PUBLISHING CO	1103 W Sprague Ave	Private Property	\$162,980	\$191,500	\$354,480	\$248.14
35192.0303	3	COWLES PUBLISHING CO	1108 W 1st Ave	Private Property	\$162,980	\$14,000	\$176,980	\$123.89
35192.0401	2	NEW FOX THEATER LLC	1025 W Sprague Ave	Exempt	\$0	\$0	\$0	\$0.00
35192.0404	2	NEW FOX THEATER LLC	1001 W Sprague Ave	Exempt	\$0	\$0	\$0	\$0.00
35192.0507	2	GVD COMMERCIAL PROPERTIES INC	901 W Sprague Ave	Private Property	\$285,180	\$638,800	\$923,980	\$1,016.38
35192.0508	2	WESTERN UNITED LIFE ASSURANCE COMPANY	902 W 1st Ave	Private Property	\$234,850	\$817,000	\$1,051,850	\$1,157.04
35192.0509	2	WESTERN UNITED LIFE ASSURANCE COMPANY	929 W Sprague Ave	Private Property	\$1,040,100	\$4,105,200	\$5,145,300	\$5,659.83
35192.0603	2	DAVENPORT 2000 LLC	10 S Post St	Exempt	\$0	\$0	\$0	\$0.00
35192.0708	2	WASHINGTON TRUST FINANCIAL CENTER	717 W Sprague Ave	Private Property	\$1,864,100	\$17,146,200	\$19,010,300	\$20,911.33
35192.0803	2	PYROTEK INC	705 W 1st Ave	Private Property	\$674,860	\$4,036,000	\$4,710,860	\$5,181.95
35192.0804	2	DAVENPORT TOWER LLC	111 S Post St	Exempt	\$0	\$0	\$0	\$0.00
35192.0901	2	SPS INN, L.P.	827 W 1st Ave #315	Private Property	\$390,420	\$1,546,400	\$1,936,820	\$2,130.51
35192.0902	2	SPS INN, L.P.	819 W 1st Ave	Private Property	\$130,140	\$0	\$130,140	\$143.16
35192.0903	2	SPS INN LP	817 W 1st Ave	Private Property	\$325,230	\$9,700	\$334,930	\$368.43
35192.0907	2	DAVENPORT 2000 LLC	813 W 1st Ave	Private Property	\$715,450	\$2,735,400	\$3,450,850	\$3,795.94
35192.1001	2	BARNETT PROPERTY INVESTMENTS, LLC	927 W 1st Ave	Private Property	\$175,170	\$7,700	\$182,870	\$201.16
35192.1002	2	BARNETT PROPERTY INVESTMENTS, LLC	923 W 1st Ave	Private Property	\$175,150	\$21,100	\$196,250	\$215.88
35192.1003	2	BARNETT PROPERTY INVESTMENTS, LLC	917 W 1st Ave	Private Property	\$175,120	\$195,400	\$370,520	\$407.58
35192.1004	2	BARNETT PROPERTY INVESTMENTS, LLC	911 W 1st Ave	Private Property	\$175,100	\$223,200	\$398,300	\$438.13
35192.1005	2	GVD COMMERCIAL PROPERTIES, INC	909 W 1st Ave	Private Property	\$108,890	\$918,800	\$1,027,690	\$1,130.46
35192.1006	2	GVD COMMERCIAL PROPERTIES INC	901 W 1st Ave	Exempt	\$0	\$0	\$0	\$0.00
35192.1101	2	NEW MADISON LLC	1021 W 1st Ave	Private Property	\$350,790	\$3,585,100	\$3,935,890	\$4,329.48
35192.1102	2	GVD PARTNERS LP	1017 W 1st Ave	Private Property	\$175,350	\$385,600	\$560,950	\$617.05
35192.1103	2	GVD PARTNERS LP	1011 W 1st Ave	Private Property	\$175,330	\$564,800	\$740,130	\$814.15
35192.1104	2	GVD HOSPITALITY MANAGEMENT SERVICES	1001 W 1st Ave	Exempt	\$0	\$0	\$0	\$0.00
35192.1201	3	WEST END LOFTS LLC	115 S Jefferson St	Private Property	\$175,600	\$546,900	\$722,500	\$505.75
35192.1202	3	WEST END LOFTS LLC	1121 W 1st Ave	Private Property	\$171,290	\$501,000	\$672,290	\$470.61
35192.1204	3	HOS AND BOZ LLC	110 S Madison St	Private Property	\$350,990	\$1,005,900	\$1,356,890	\$949.83
35192.1209	3	DANTECH LLC	1111 W 1st Ave	Private Property	\$270,600	\$1,538,100	\$1,808,700	\$1,266.09
35192.1210	3	HOS AND BOZ LLC	1118 W Railroad Ave	Private Property	\$80,480	\$1,300	\$81,780	\$110.00
35192.1301	3	LOLO LOFTS LLC/TRENT HOLDINGS LLC	1229 W 1st Ave	Private Property	\$175,820	\$1,184,000	\$1,359,820	\$951.88
35192.1302	3	MIKALSON, JOFREDA H	1223 W 1st Ave	Private Property	\$175,800	\$3,200	\$179,000	\$125.30
35192.1303	3	MIKALSON, JOFREDA H	1217 W 1st Ave	Private Property	\$175,780	\$281,900	\$457,680	\$320.38



S1992.1305   3   SPOKAME HOUSING AUTHORITY   188 S Adams St   Exempt   S0   \$5.0   \$5.00   \$	25102 1204	2	THANKI LC	1200 \\ 1 = + \ 1 = -	Duit to Duomont.	¢251.460	Ć417.100	¢700 F00	¢520.00
31912.1401   3   ELDRIDGE BUILDING LLC   1313 W 1st Ave	35192.1304	3	TI INV LLC	1209 W 1st Ave	Private Property	\$351,460	\$417,100	\$768,560	\$538.00
31912.1402   3   ELDRIGGE BUILDING LLC					· ·	-		-	
35192.1425   3		3							
\$1912.5302   2   OVD COMMERCIAL PROPERTIES INC   123 S Post \$1   Exempt   \$0   \$0   \$0   \$0.00		3			-				· · · · · · · · · · · · · · · · · · ·
35192.5322   2   CHANDLER BUILDINGS LIC   118 S Lincoln St		3			-				
S1912.5323   2   INDEN, N B & S A & C J   121 S Lincoln St		2			·			-	
35192.5324   2   121 MONROE LLC									
35192.5327   3   PACIFIC PAK   124 S Jefferson St		2							
Section   Sect		2			-				
ST192.5329   3   PACIFIC PAK INC   124 S Jefferson St		3			Private Property				
STEAM PLANT SQUARE   126 S Post St		3	PACIFIC PAK INC		Private Property	\$68,000			\$110.00
35192.5331   2   STEAM PLANT SQUARE   121 S Lincoln St	35192.5329	3	PACIFIC PAK INC	124 S Jefferson St	Private Property	\$68,000	\$35,000	\$103,000	\$110.00
35192.5333   3   BARTON PROPERTIES, LLC   119 S Jefferson St   Private Property   \$564,260   \$201,100   \$765,360   \$535.76   35192.5336   2   124 S WALL STREET PARTNERS LLC   124 S Wall St   Private Property   \$207,400   \$496,500   \$703,900   \$774.29   \$35192.5337   3   ELBRIDGE BUILDING LLC   121 S Cedar St   Private Property   \$254,820   \$6,700   \$261,520   \$183.07   \$35192.5338   3   ERFTE, STEPHEN D / DOYLE, DEE   1221 W Railroad Alley #1   Residential   \$8,980   \$354,000   \$362,980   \$145.20   \$35192.5339   3   BLUME, DARRIN T   1221 W Railroad Alley #2   Residential   \$8,980   \$223,800   \$232,780   \$110.00   \$35192.5340   3   HATLEY, TOBBY W/ HATLEY, F W & J L   1221 W Railroad Alley #3   Residential   \$8,980   \$223,800   \$234,900   \$243,880   \$110.00   \$35192.5341   3   ELINGSEN, RICHARD & MICHELLE   1221 W Railroad Alley #4   Residential   \$8,980   \$529,800   \$538,780   \$215.00   \$35192.5342   3   SKOINE LUNING TRUST   1221 W Railroad Alley #4   Residential   \$8,980   \$529,800   \$538,780   \$215.00   \$35192.5343   3   CASSIDA, BRENDAN W   1221 W Railroad Alley #6   Residential   \$8,980   \$240,300   \$249,280   \$110.00   \$35192.5345   3   WATERBURY, KIM M   1221 W Railroad Alley #7   Residential   \$8,980   \$240,300   \$249,280   \$110.00   \$35192.5345   3   WATERBURY, KIM M   1221 W Railroad Alley #8   Residential   \$8,980   \$177,900   \$186,880   \$110.00   \$35192.5345   3   WATERBURY, KIM M   1221 W Railroad Alley #8   Residential   \$8,980   \$570,900   \$579,880   \$1516.00   \$35192.5345   3   DARDMAN, MARY LYND   1221 W Railroad Alley #8   Residential   \$8,980   \$570,900   \$579,880   \$161.00   \$15192.5345   3   DARDMAN, MARY LYND   1221 W Railroad Alley #10   Residential   \$8,980   \$570,900   \$579,880   \$161.00   \$15192.5345   3   DARDMAN, MARY LYND   1221 W Railroad Alley #10   Residential   \$8,980   \$570,900   \$579,880   \$1510.00   \$15192.5345   \$1090   \$15192.5345   \$1090   \$15192.5345   \$1090   \$15192.5345   \$1090   \$15192.5345   \$1090   \$15192.5345   \$1090   \$15192.5345   \$1090   \$15192.5345   \$1090	35192.5330	2	STEAM PLANT SQUARE	126 S Post St	Private Property	\$280,630	\$13,400	\$294,030	\$323.44
35192.5336   Z   124 S WALL STREET PARTNERS LLC   124 S Wall St   Private Property   \$207,400   \$496,500   \$703,900   \$774,29   \$15192.5337   3   ELDRIDGE BUILDING LLC   121 S Cedar St   Private Property   \$254,820   \$6,700   \$261,520   \$183.07   \$35192.5338   3   BLUME, DARRINI T   1221 W Railroad Alley #1   Residential   \$8,980   \$354,000   \$262,780   \$110,00   \$192,5340   33   BLUME, DARRINI T   1221 W Railroad Alley #1   Residential   \$8,980   \$223,800   \$223,800   \$232,780   \$110,00   \$192,5340   33   BLUME, DARRINI T   1221 W Railroad Alley #3   Residential   \$8,980   \$234,900   \$243,880   \$110,00   \$192,5341   33   ELLINGSEN, RICHARD & MICHELE   1221 W Railroad Alley #4   Residential   \$8,980   \$529,800   \$538,780   \$215,00   \$35192,5342   33   SKOINE LIVING TRUST   1221 W Railroad Alley #5   Residential   \$8,980   \$228,000   \$223,800   \$234,900   \$244,880   \$110,00   \$35192,5342   33   SKOINE LIVING TRUST   1221 W Railroad Alley #5   Residential   \$8,980   \$228,000   \$223,800   \$211,000   \$35192,5344   33   BOARDMAN, MARY LYNN   1221 W Railroad Alley #6   Residential   \$8,980   \$240,300   \$249,280   \$110,00   \$35192,5345   33   BOARDMAN, MARY LYNN   1221 W Railroad Alley #7   Residential   \$8,980   \$240,300   \$249,280   \$110,00   \$35192,5345   33   MATERBURY, KIM   1221 W Railroad Alley #7   Residential   \$8,980   \$282,000   \$297,180   \$118,88   \$3192,5345   33   BOARDMAN, MARY LYNN   1221 W Railroad Alley #8   Residential   \$8,980   \$280,000   \$297,180   \$118,88   \$3192,5345   33   BOARDMAN, MARY LYNN   1221 W Railroad Alley #10   Residential   \$8,980   \$570,900   \$579,880   \$5192,500   \$35192,5345   34   BOARDMAN, MARY LYNN   1221 W Railroad Alley #11   Residential   \$8,980   \$570,900   \$579,880   \$5192,500   \$35192,5345   34   BOARDMAN, MARY LYNN   1221 W Railroad Alley #11   Residential   \$8,980   \$570,900   \$579,880   \$511,000   \$5192,5345   34   BOARDMAN, MARY LYNN   1221 W Railroad Alley #11   Residential   \$8,980   \$570,900   \$579,880   \$511,000   \$5192,5345   34   BOARDMAN, MARY LYNN   1221 W	35192.5331	2	STEAM PLANT SQUARE	121 S Lincoln St	Private Property	\$281,420	\$13,400	\$294,820	\$324.31
ST192.5337   3   ELDRIDGE BUILDING LLC   121 S Cedar St   Private Property   \$254,820   \$6,700   \$261,520   \$183.07   \$15192.5338   3   HERTEL, STEPHEN D / DOYLE, DEE   1221 W Railroad Alley #1   Residential   \$8,980   \$354,000   \$362,980   \$145.20   \$35192.5339   3   BLUME, DARRIN T   1221 W Railroad Alley #2   Residential   \$8,980   \$223,800   \$223,780   \$5110.00   \$35192.5340   3   HATLEY, TOBBY W/ HATLEY, F W & J L   1221 W Railroad Alley #3   Residential   \$8,980   \$234,900   \$243,880   \$110.00   \$35192.5341   3   ELLINGSEN, RICHARD & MICHELLE   1221 W Railroad Alley #4   Residential   \$8,980   \$234,900   \$234,880   \$110.00   \$35192.5342   3   SKOINE LUYING TRUST   1221 W Railroad Alley #4   Residential   \$8,980   \$285,000   \$293,980   \$117.60   \$35192.5342   3   SKOINE LUYING TRUST   1221 W Railroad Alley #5   Residential   \$8,980   \$240,000   \$249,280   \$110.00   \$35192.5345   3   BOARDMAN, MARY LYNN   1221 W Railroad Alley #6   Residential   \$8,980   \$240,000   \$249,280   \$110.00   \$35192.5345   3   BOARDMAN, MARY LYNN   1221 W Railroad Alley #8   Residential   \$8,980   \$288,200   \$297,180   \$118.88   \$35192.5346   3   BOARDMAN, MARY LYNN   1221 W Railroad Alley #8   Residential   \$8,980   \$288,200   \$297,180   \$118.88   \$35192.5345   3   BOAND, MAIN & LESLIE S   1221 W Railroad Alley #9   Residential   \$8,980   \$406,400   \$415,380   \$166.16   \$35192.5345   3   BOAND, MAIN & LESLIE S   1221 W Railroad Alley #10   Residential   \$8,980   \$570,900   \$579,880   \$5110.00   \$35192.5345   3   BOAND, MAIN & LESLIE S   1221 W Railroad Alley #11   Residential   \$8,980   \$570,900   \$579,880   \$5110.00   \$35192.5345   3   BOAND, MAIN & LESLIE S   1221 W Railroad Alley #11   Residential   \$8,980   \$570,900   \$579,880   \$5110.00   \$35192.5345   3   BOARD, RAIN & MICHELLE   1221 W Railroad Alley #11   Residential   \$8,980   \$570,900   \$579,880   \$5110.00   \$35192.5355   2   GVD PARTMERS LP   1215 Madison St   Private Property   \$143,820   \$9,300   \$153,120   \$168,40   \$192.5355   \$2   GVD PARTMERS LP   1225 Madison	35192.5333	3	BARTON PROPERTIES, LLC	119 S Jefferson St	Private Property	\$564,260	\$201,100	\$765,360	\$535.76
ST192.5338   3   HERTEL, STEPHEN D / DOYLE, DEE   1221 W Railroad Alley #1   Residential   \$8,980   \$354,000   \$362,980   \$145.20	35192.5336	2	124 S WALL STREET PARTNERS LLC	124 S Wall St	Private Property	\$207,400	\$496,500	\$703,900	\$774.29
35192.5339   3   BLUME, DARRIN T   1221 W Railroad Alley #2   Residential   \$8,980   \$223,800   \$232,780   \$110.00     35192.5340   3   HATLEY, TOBBY W/ HATLEY, F W & J L   1221 W Railroad Alley #3   Residential   \$8,980   \$234,900   \$243,880   \$110.00     35192.5341   3   ELLINGSEN, RICHARD & MICHELLE   1221 W Railroad Alley #4   Residential   \$8,980   \$529,000   \$538,780   \$215.00     35192.5342   3   SKOINE LIVING TRUST   1221 W Railroad Alley #5   Residential   \$8,980   \$285,000   \$293,980   \$117.60     35192.5343   3   CASSIDA, BRENDAN W   1221 W Railroad Alley #6   Residential   \$8,980   \$240,300   \$249,280   \$110.00     35192.5344   3   BOARDMAN, MARY LYNN   1221 W Railroad Alley #7   Residential   \$8,980   \$177,900   \$186,880   \$110.00     35192.5345   3   WATERBURY, KIM M   1221 W Railroad Alley #8   Residential   \$8,980   \$288,200   \$297,180   \$118.88     35192.5346   3   MATERBURY, KIM M   1221 W Railroad Alley #8   Residential   \$8,980   \$288,200   \$297,180   \$118.88     35192.5347   3   DAVIS, PAUL M& LESLIE S   1221 W Railroad Alley #10   Residential   \$8,980   \$570,900   \$579,880   \$215.00     35192.5348   3   DEARDEN, BRYAN & MICHELLE   1221 W Railroad Alley #11   Residential   \$8,980   \$570,900   \$579,880   \$215.00     35192.5354   2   GVD PARTINERS LP   121 S Madison St   Private Property   \$143,820   \$9,300   \$153,120   \$168.44     35192.5354   2   ELECTRIC & RAILSIDE LLC   122 S Monroe St   Private Property   \$180,670   \$848,300   \$1,028,970   \$1,131.87     35192.5355   2   ELECTRIC & RAILSIDE LLC   1012 W Railroad Ave   Private Property   \$158,280   \$10,000   \$66,424   \$10.00     35192.5358   3   STAVENUE CHELAN LLC   116 S Adams St   Private Property   \$158,280   \$29,000   \$66,240   \$710.87     35192.5358   3   SOLVA, HARRY J / SULLIVAN PATRICIA J   115 S Adams St #201   Residential   \$12,510   \$265,200   \$277,710   \$111.00     35192.5904   3   KOLVA-SULLIVAN LLC   115 S Adams St #202   Residential   \$12,510   \$12,500   \$13,6400   \$173,700   \$110.00     35192.5905   3   ARCHIE BRAY FOUND	35192.5337	3	ELDRIDGE BUILDING LLC	121 S Cedar St	Private Property	\$254,820	\$6,700	\$261,520	\$183.07
3   Sample   3   Sample   3   Sample   534,000   5243,800   5210.00   5213,800   5210.00   5213,800   5210.00   5213,800   5210.00   5213,800   5210.00	35192.5338	3	HERTEL, STEPHEN D / DOYLE, DEE	1221 W Railroad Alley #1	Residential	\$8,980	\$354,000	\$362,980	\$145.20
3   SELLINGSEN, RICHARD & MICHELLE   1221 W Railroad Alley #4   Residential   \$8,980   \$529,800   \$538,780   \$215.00     35192.5342   3   SKOINE LIVING TRUST   1221 W Railroad Alley #5   Residential   \$8,980   \$285,000   \$293,980   \$117.60     35192.5343   3   CASSIDA, BRENDAN W   1221 W Railroad Alley #6   Residential   \$8,980   \$240,300   \$249,280   \$110.00     35192.5344   3   BOARDMAN, MARY LYNN   1221 W Railroad Alley #7   Residential   \$8,980   \$177,900   \$186,880   \$110.00     35192.5345   3   WATERBURY, KIM M   1221 W Railroad Alley #8   Residential   \$8,980   \$288,200   \$297,180   \$118.88     35192.5346   3   NGS TRUST   1221 W Railroad Alley #9   Residential   \$8,980   \$288,200   \$297,180   \$118.88     35192.5347   3   DAVIS, PAUL M & LESLIE S   1221 W Railroad Alley #10   Residential   \$8,980   \$570,900   \$579,880   \$215.00     35192.5348   3   DEARDEN, BRYAN & MICHELLE   1221 W Railroad Alley #11   Residential   \$8,980   \$570,900   \$579,880   \$215.00     35192.5350   2   GVD PARTNERS LP   121 S Madison St   Private Property   \$143,820   \$9,300   \$153,120   \$168.44     35192.5355   2   GVD PARTNERS LP   122 S Monroe St   Private Property   \$143,820   \$9,300   \$153,120   \$169.480     35192.5355   2   ELECTRIC & RAILSIDE LLC   102 W Railroad Ave   Private Property   \$158,280   \$10,900   \$169,180   \$186.10     35192.5355   2   ELECTRIC & RAILSIDE LLC   1012 W Railroad Ave   Private Property   \$158,280   \$10,900   \$169,180   \$186.10     35192.5355   3   IST AVENUE CHELAN LLC   116 S Adams St   Private Property   \$135,180   \$28,800   \$381,980   \$267.39     35192.5902   3   KOLVA-BURKIVAN PATRICIA J   115 S Adams St   #201   Residential   \$12,510   \$315,000   \$327,510   \$110.00     35192.5903   3   STEWART JR, JAMES E / SIANO, JILL B   115 S Adams St   #204   Residential   \$12,500   \$163,400   \$110.00     35192.5905   3   ARCHIE BRAY FOUNDATION   115 S Adams St   #204   Residential   \$12,500   \$123,900   \$136,400   \$110.00     35192.5905   3   ARCHIE BRAY FOUNDATION   115 S Adams St   #204   Residential	35192.5339	3	BLUME, DARRIN T	1221 W Railroad Alley #2	Residential	\$8,980	\$223,800	\$232,780	\$110.00
3   SKOINE LIVING TRUST   1221 W Railroad Alley #5   Residential   \$8,980   \$285,000   \$293,980   \$117.60	35192.5340	3	HATLEY, TOBBY W/ HATLEY, F W & J L	1221 W Railroad Alley #3	Residential	\$8,980	\$234,900	\$243,880	\$110.00
3   3   3   3   5   5   5   5   5   5	35192.5341	3	ELLINGSEN, RICHARD & MICHELLE	1221 W Railroad Alley #4	Residential	\$8,980	\$529,800	\$538,780	\$215.00
35192.5344         3         BOARDMAN, MARY LYNN         1221 W Railroad Alley #7         Residential         \$8,980         \$177,900         \$186,880         \$110.00           35192.5345         3         WATERBURY, KIM M         1221 W Railroad Alley #8         Residential         \$8,980         \$288,200         \$297,180         \$118.88           35192.5346         3         NGS TRUST         1221 W Railroad Alley #9         Residential         \$8,980         \$406,400         \$415,380         \$166.16           35192.5347         3         DAVIS, PAUL M & LESLIE S         1221 W Railroad Alley #10         Residential         \$8,980         \$570,900         \$579,880         \$215.00           35192.5347         3         DAVIS, PAUL M & LESLIE S         1221 W Railroad Alley #11         Residential         \$8,980         \$570,900         \$579,880         \$215.00           35192.5347         3         DEARDEN, BRYAN & MICHELE         1221 W Railroad Alley #11         Residential         \$8,980         \$199,700         \$208,680         \$110.00           35192.5357         2         GVD PARTINERS LP         121 S Madison St         Private Property         \$180,670         \$848,300         \$1,028,970         \$1,131.87           35192.5357         2         GLECTRIC & RAILSIDE LLC         102 W	35192.5342	3	SKOINE LIVING TRUST	1221 W Railroad Alley #5	Residential	\$8,980	\$285,000	\$293,980	\$117.60
35192.5345         3         WATERBURY, KIM M         1221 W Railroad Alley #8         Residential         \$8,980         \$288,200         \$297,180         \$118.88           35192.5346         3         NGS TRUST         1221 W Railroad Alley #9         Residential         \$8,980         \$406,400         \$415,380         \$166.16           35192.5347         3         DAVIS, PAUL M & LESLIE S         1221 W Railroad Alley #10         Residential         \$8,980         \$570,900         \$579,880         \$215.00           35192.5348         3         DEARDEN, BRYAN & MICHELLE         1221 W Railroad Alley #11         Residential         \$8,980         \$199,700         \$208,680         \$110.00           35192.5350         2         GVD PARTNERS LP         121 S Madison St         Private Property         \$143,820         \$9,300         \$153,120         \$168.44           35192.5354         2         ELECTRIC & RAILSIDE LLC         122 S Monroe St         Private Property         \$180,670         \$848,300         \$1,028,970         \$1,131.87           35192.5355         2         GVD PARTNERS LP         1020 W Railroad Ave         Private Property         \$158,280         \$10,900         \$169,180         \$186.10           35192.5357         2         ELECTRIC & RAILSIDE LLC         1012 W Railroa	35192.5343	3	CASSIDA, BRENDAN W	1221 W Railroad Alley #6	Residential	\$8,980	\$240,300	\$249,280	\$110.00
35192.5346       3       NGS TRUST       1221 W Railroad Alley #9       Residential       \$8,980       \$406,400       \$415,380       \$166.16         35192.5347       3       DAVIS, PAUL M & LESLIE S       1221 W Railroad Alley #10       Residential       \$8,980       \$570,900       \$579,880       \$215.00         35192.5348       3       DEARDEN, BRYAN & MICHELLE       1221 W Railroad Alley #11       Residential       \$8,980       \$199,700       \$208,680       \$110.00         35192.5350       2       GVD PARTNERS LP       121 S Madison St       Private Property       \$143,820       \$9,300       \$153,120       \$168.44         35192.5354       2       ELECTRIC & RAILSIDE LLC       122 S Monroe St       Private Property       \$180,670       \$848,300       \$1,028,970       \$1,131.87         35192.5355       2       GVD PARTNERS LP       1020 W Railroad Ave       Private Property       \$158,280       \$10,900       \$169,180       \$186.10         35192.5357       2       ELECTRIC & RAILSIDE LLC       1012 W Railroad Ave       Private Property       \$116,540       \$529,700       \$646,240       \$710.87         35192.5358       3       1ST AVENUE CHELAN LLC       116 S Adams St       Private Property       \$353,180       \$28,800       \$381,980 <t< td=""><td>35192.5344</td><td>3</td><td>BOARDMAN, MARY LYNN</td><td>1221 W Railroad Alley #7</td><td>Residential</td><td>\$8,980</td><td>\$177,900</td><td>\$186,880</td><td>\$110.00</td></t<>	35192.5344	3	BOARDMAN, MARY LYNN	1221 W Railroad Alley #7	Residential	\$8,980	\$177,900	\$186,880	\$110.00
35192.5347         3         DAVIS, PAUL M & LESLIE S         1221 W Railroad Alley #10         Residential         \$8,980         \$570,900         \$579,880         \$215.00           35192.5348         3         DEARDEN, BRYAN & MICHELLE         1221 W Railroad Alley #11         Residential         \$8,980         \$199,700         \$208,680         \$110.00           35192.5350         2         GVD PARTNERS LP         121 S Madison St         Private Property         \$143,820         \$9,300         \$153,120         \$168.44           35192.5354         2         ELECTRIC & RAILSIDE LLC         122 S Monroe St         Private Property         \$180,670         \$848,300         \$1,028,970         \$1,131.87           35192.5355         2         GVD PARTNERS LP         1020 W Railroad Ave         Private Property         \$158,280         \$10,900         \$169,180         \$186.10           35192.5357         2         ELECTRIC & RAILSIDE LLC         1012 W Railroad Ave         Private Property         \$116,540         \$529,700         \$646,240         \$710.87           35192.5358         3         1ST AVENUE CHELAN LLC         116 S Adams St         Private Property         \$353,180         \$28,800         \$381,980         \$267.39           35192.5901         3         KOLVA-SULLIVAN PATRICIA J	35192.5345	3	WATERBURY, KIM M	1221 W Railroad Alley #8	Residential	\$8,980	\$288,200	\$297,180	\$118.88
35192.5348         3         DEARDEN, BRYAN & MICHELLE         1221 W Railroad Alley #11         Residential         \$8,980         \$199,700         \$208,680         \$110.00           35192.5350         2         GVD PARTNERS LP         121 S Madison St         Private Property         \$143,820         \$9,300         \$153,120         \$168.44           35192.5354         2         ELECTRIC & RAILSIDE LLC         122 S Monroe St         Private Property         \$180,670         \$848,300         \$1,028,970         \$1,131.87           35192.5355         2         GVD PARTNERS LP         1020 W Railroad Ave         Private Property         \$158,280         \$10,900         \$169,180         \$186.10           35192.5357         2         ELECTRIC & RAILSIDE LLC         1012 W Railroad Ave         Private Property         \$116,540         \$529,700         \$646,240         \$710.87           35192.5358         3         1ST AVENUE CHELAN LLC         116 S Adams St         Private Property         \$353,180         \$28,800         \$381,980         \$267.39           35192.5901         3         KOLVA, HARRY J / SULLIVAN PATRICIA J         115 S Adams St #201         Residential         \$12,510         \$265,200         \$277,710         \$111.09           35192.5902         3         KOLVA-SULLIVAN LLC	35192.5346	3	NGS TRUST	1221 W Railroad Alley #9	Residential	\$8,980	\$406,400	\$415,380	\$166.16
35192.5350         2         GVD PARTNERS LP         121 S Madison St         Private Property         \$143,820         \$9,300         \$153,120         \$168.44           35192.5354         2         ELECTRIC & RAILSIDE LLC         122 S Monroe St         Private Property         \$180,670         \$848,300         \$1,028,970         \$1,131.87           35192.5355         2         GVD PARTNERS LP         1020 W Railroad Ave         Private Property         \$158,280         \$10,900         \$169,180         \$186.10           35192.5357         2         ELECTRIC & RAILSIDE LLC         1012 W Railroad Ave         Private Property         \$116,540         \$529,700         \$646,240         \$710.87           35192.5358         3         1ST AVENUE CHELAN LLC         116 S Adams St         Private Property         \$353,180         \$28,800         \$381,980         \$267.39           35192.5901         3         KOLVA, HARRY J / SULLIVAN PATRICIA J         115 S Adams St #201         Residential         \$12,510         \$265,200         \$277,710         \$111.09           35192.5902         3         KOLVA-SULLIVAN LLC         115 S Adams St #202         Residential         \$12,510         \$315,000         \$327,510         \$131.01           35192.5904         3         KOLVA-SULLIVAN LLC         115 S A	35192.5347	3	DAVIS, PAUL M & LESLIE S	1221 W Railroad Alley #10	Residential	\$8,980	\$570,900	\$579,880	\$215.00
35192.5354         2         ELECTRIC & RAILSIDE LLC         122 S Monroe St         Private Property         \$180,670         \$848,300         \$1,028,970         \$1,131.87           35192.5355         2         GVD PARTNERS LP         1020 W Railroad Ave         Private Property         \$158,280         \$10,900         \$169,180         \$186.10           35192.5357         2         ELECTRIC & RAILSIDE LLC         1012 W Railroad Ave         Private Property         \$116,540         \$529,700         \$646,240         \$710.87           35192.5358         3         1ST AVENUE CHELAN LLC         116 S Adams St         Private Property         \$353,180         \$28,800         \$381,980         \$267.39           35192.5901         3         KOLVA, HARRY J / SULLIVAN PATRICIA J         115 S Adams St #201         Residential         \$12,510         \$265,200         \$277,710         \$111.09           35192.5902         3         KOLVA-SULLIVAN LLC         115 S Adams St #202         Residential         \$12,510         \$315,000         \$327,510         \$131.01           35192.5904         3         KOLVA-SULLIVAN LLC         115 S Adams St #204         Residential         \$12,500         \$161,200         \$173,700         \$110.00           35192.5905         3         ARCHIE BRAY FOUNDATION         1	35192.5348	3	DEARDEN, BRYAN & MICHELLE	1221 W Railroad Alley #11	Residential	\$8,980	\$199,700	\$208,680	\$110.00
35192.5355         2         GVD PARTNERS LP         1020 W Railroad Ave         Private Property         \$158,280         \$10,900         \$169,180         \$186.10           35192.5357         2         ELECTRIC & RAILSIDE LLC         1012 W Railroad Ave         Private Property         \$116,540         \$529,700         \$646,240         \$710.87           35192.5358         3         1ST AVENUE CHELAN LLC         116 S Adams St         Private Property         \$353,180         \$28,800         \$381,980         \$267.39           35192.5901         3         KOLVA, HARRY J / SULLIVAN PATRICIA J         115 S Adams St #201         Residential         \$12,510         \$265,200         \$277,710         \$111.09           35192.5902         3         KOLVA-SULLIVAN LLC         115 S Adams St #202         Residential         \$12,510         \$112,400         \$124,910         \$110.00           35192.5903         3         STEWART JR, JAMES E / SIANO, JILL B         115 S Adams St #203         Residential         \$12,510         \$315,000         \$327,510         \$131.01           35192.5904         3         KOLVA-SULLIVAN LLC         115 S Adams St #204         Residential         \$12,500         \$161,200         \$173,700         \$110.00           35192.5905         3         ARCHIE BRAY FOUNDATION	35192.5350	2	GVD PARTNERS LP	121 S Madison St	Private Property	\$143,820	\$9,300	\$153,120	\$168.44
35192.5357       2       ELECTRIC & RAILSIDE LLC       1012 W Railroad Ave       Private Property       \$116,540       \$529,700       \$646,240       \$710.87         35192.5358       3       1ST AVENUE CHELAN LLC       116 S Adams St       Private Property       \$353,180       \$28,800       \$381,980       \$267.39         35192.5901       3       KOLVA, HARRY J / SULLIVAN PATRICIA J       115 S Adams St #201       Residential       \$12,510       \$265,200       \$277,710       \$111.09         35192.5902       3       KOLVA-SULLIVAN LLC       115 S Adams St #202       Residential       \$12,510       \$112,400       \$124,910       \$110.00         35192.5903       3       STEWART JR, JAMES E / SIANO, JILL B       115 S Adams St #203       Residential       \$12,510       \$315,000       \$327,510       \$131.01         35192.5904       3       KOLVA-SULLIVAN LLC       115 S Adams St #204       Residential       \$12,500       \$161,200       \$173,700       \$110.00         35192.5905       3       ARCHIE BRAY FOUNDATION       115 S Adams St #5       Residential       \$12,500       \$123,900       \$136,400       \$110.00	35192.5354	2	ELECTRIC & RAILSIDE LLC	122 S Monroe St	Private Property	\$180,670	\$848,300	\$1,028,970	\$1,131.87
35192.5358       3       1ST AVENUE CHELAN LLC       116 S Adams St       Private Property       \$353,180       \$28,800       \$381,980       \$267.39         35192.5901       3       KOLVA, HARRY J / SULLIVAN PATRICIA J       115 S Adams St #201       Residential       \$12,510       \$265,200       \$277,710       \$111.09         35192.5902       3       KOLVA-SULLIVAN LLC       115 S Adams St #202       Residential       \$12,510       \$112,400       \$124,910       \$110.00         35192.5903       3       STEWART JR, JAMES E / SIANO, JILL B       115 S Adams St #203       Residential       \$12,510       \$315,000       \$327,510       \$131.01         35192.5904       3       KOLVA-SULLIVAN LLC       115 S Adams St #204       Residential       \$12,500       \$161,200       \$173,700       \$110.00         35192.5905       3       ARCHIE BRAY FOUNDATION       115 S Adams St #5       Residential       \$12,500       \$123,900       \$136,400       \$110.00	35192.5355	2	GVD PARTNERS LP	1020 W Railroad Ave	Private Property	\$158,280	\$10,900	\$169,180	\$186.10
35192.5901       3       KOLVA, HARRY J / SULLIVAN PATRICIA J       115 S Adams St #201       Residential       \$12,510       \$265,200       \$277,710       \$111.09         35192.5902       3       KOLVA-SULLIVAN LLC       115 S Adams St #202       Residential       \$12,510       \$112,400       \$124,910       \$110.00         35192.5903       3       STEWART JR, JAMES E / SIANO, JILL B       115 S Adams St #203       Residential       \$12,510       \$315,000       \$327,510       \$131.01         35192.5904       3       KOLVA-SULLIVAN LLC       115 S Adams St #204       Residential       \$12,500       \$161,200       \$173,700       \$110.00         35192.5905       3       ARCHIE BRAY FOUNDATION       115 S Adams St #5       Residential       \$12,500       \$123,900       \$136,400       \$110.00	35192.5357	2	ELECTRIC & RAILSIDE LLC	1012 W Railroad Ave	Private Property	\$116,540	\$529,700	\$646,240	\$710.87
35192.5902       3       KOLVA-SULLIVAN LLC       115 S Adams St #202       Residential       \$12,510       \$112,400       \$124,910       \$110.00         35192.5903       3       STEWART JR, JAMES E / SIANO, JILL B       115 S Adams St #203       Residential       \$12,510       \$315,000       \$327,510       \$131.01         35192.5904       3       KOLVA-SULLIVAN LLC       115 S Adams St #204       Residential       \$12,500       \$161,200       \$173,700       \$110.00         35192.5905       3       ARCHIE BRAY FOUNDATION       115 S Adams St #5       Residential       \$12,500       \$123,900       \$136,400       \$110.00	35192.5358	3	1ST AVENUE CHELAN LLC	116 S Adams St	Private Property	\$353,180	\$28,800	\$381,980	\$267.39
35192.5902       3       KOLVA-SULLIVAN LLC       115 S Adams St #202       Residential       \$12,510       \$112,400       \$124,910       \$110.00         35192.5903       3       STEWART JR, JAMES E / SIANO, JILL B       115 S Adams St #203       Residential       \$12,510       \$315,000       \$327,510       \$131.01         35192.5904       3       KOLVA-SULLIVAN LLC       115 S Adams St #204       Residential       \$12,500       \$161,200       \$173,700       \$110.00         35192.5905       3       ARCHIE BRAY FOUNDATION       115 S Adams St #5       Residential       \$12,500       \$123,900       \$136,400       \$110.00	35192.5901	3	KOLVA, HARRY J / SULLIVAN PATRICIA J	115 S Adams St #201				\$277,710	\$111.09
35192.5903       3       STEWART JR, JAMES E / SIANO, JILL B       115 S Adams St #203       Residential       \$12,510       \$315,000       \$327,510       \$131.01         35192.5904       3       KOLVA-SULLIVAN LLC       115 S Adams St #204       Residential       \$12,500       \$161,200       \$173,700       \$110.00         35192.5905       3       ARCHIE BRAY FOUNDATION       115 S Adams St #5       Residential       \$12,500       \$123,900       \$136,400       \$110.00		3							\$110.00
35192.5904         3         KOLVA-SULLIVAN LLC         115 S Adams St #204         Residential         \$12,500         \$161,200         \$173,700         \$110.00           35192.5905         3         ARCHIE BRAY FOUNDATION         115 S Adams St #5         Residential         \$12,500         \$123,900         \$136,400         \$110.00		3	STEWART JR, JAMES E / SIANO, JILL B	115 S Adams St #203					
35192.5905 3 ARCHIE BRAY FOUNDATION 115 S Adams St #5 Residential \$12,500 \$123,900 \$136,400 \$110.00		3	KOLVA-SULLIVAN LLC	115 S Adams St #204					
	35192.5905	3			Residential				
	35192.5906	3		115 S Adams St #6	Residential	\$12,500	\$96,400	\$108,900	\$110.00



35192.5907	3	KOLVA-SULLIVAN LLC	115 S Adams St #A	Residential	\$14,600	\$29,900	\$44,500	\$110.00
35192.5908	3	KOLVA-SULLIVAN LLC	115 S Adams St #B	Residential	\$14,600	\$39,700	\$54,300	\$110.00
35192.6001	2	1016 RAILSIDE CENTER LLC	1016 W Railroad Ave #201	Residential	\$5,290	\$66,400	\$71,690	\$110.00
35192.6002	2	HOWARD, MARK A	1016 W Railroad Ave #201	Residential	\$3,820	\$279,700	\$283,520	\$170.12
35192.6003	2	LONGMEIER, BRUCE	1016 W Railroad Ave #202	Residential	\$3,820	\$306,200	\$310,020	\$186.02
35192.6004	2	KOZBINSKI, GREG W & CARA EVE	1016 W Railroad Ave #203	Residential	\$3,820	\$210,700	\$214,520	\$128.72
35192.6005	2	WILLIAMS, GARRETT M & D'ARIENZO, LAUREN	1016 W Railroad Ave #204	Residential	\$3,820	\$305,000	\$308,820	\$185.30
35192.6006	2	GEIGER, DEBRA/ZYBAS, MATTHEW	1016 W Railroad Ave #301	Residential	\$3,820	\$161,500	\$165,320	\$110.00
35192.6007	2	ELLIOTT, LESLIE Q	1016 W Railroad Ave #302	Residential	\$3,820	\$241,500	\$245,320	\$147.20
35192.6008	2	EVANS III, HENRY & DIANE	1016 W Railroad Ave #303	Residential	\$3,820	\$189,400	\$193,220	\$115.94
35192.6009	2	1016 RAILSIDE CENTER LLC	1016 W Railroad Ave #304	Residential	\$3,820	\$241,500	\$245,320	\$147.20
35192.6010	2	LOCKETT, MACK	1016 W Railroad Ave #401	Residential	\$3,820	\$190,600	\$194,420	\$116.66
35192.6011	2	STEELE, JEFF & CAROLINE	1016 W Railroad Ave #402	Residential	\$3,820	\$242,900	\$246,720	\$148.04
35192.6012	2	HANNIGAN, SARA (HORNOR)	1016 W Railroad Ave #403	Residential	\$3,820	\$191,000	\$194,820	\$116.90
35192.6013	2	SHIROMA, PAUL	1016 W Railroad Ave #404	Residential	\$3,820	\$244,300	\$248,120	\$148.88
35192.6014	2	PROF-2013-S3 LEGAL TITLE TRUST IV	1016 W Railroad Ave #501	Residential	\$3,820	\$522,300	\$526,120	\$215.00
35192.6015	2	HILLENBRAND, CATHERINE	1019 W Railroad Ave #502	Residential	\$3,820	\$523,800	\$527,620	\$215.00
								\$764.853.58



Zone	Business Name	Business/Property Add	dress	Туре	Units	Assessment
2	ALSC Architects	203 N Washington St	#400	Office Upper	14707	\$1,617.77
3	Jaime Johnson Events	335 W Sprague Ave	#121	Retail Ground	340	\$110.00
3	Umpqua Bank	111 W North River Dr	#206	Office Upper	5009	\$500.90
2	Ampco Parking	Spokane Falls Blvd & Stevens St		Commercial Parking	151	\$480.18
3	Diamond Parking	311 W Main Ave		Commercial Parking	101	\$257.55
2	KPFF Engineering	421 W Riverside Ave	#902	Office Upper	1218	\$133.98
3	Express Employment Professionals	331 W Main Ave		Office Upper	276	\$110.00
3	Express Employment Professionals	331 W Main Ave		Office Ground	1200	\$144.00
2	Auntie's Bookstore	402 W Main Ave	#1st Flr	Retail Ground	8159	\$1,305.44
3	Automotive Jobber Supply	125 S Walnut St		Retail Ground	900	\$117.00
3	Automotive Jobber Supply	125 S Walnut St		Office Ground	16000	\$1,920.00
2	Northwest Best Direct	107 S Howard St	#205	Office Upper	2688	\$295.68
2	BDO USA LLP	601 W Riverside Ave	#900	Office Upper	9446	\$1,039.06
1	Hi-Tek Nails	707 W Main Ave	#B7	Retail Skywalk	1921	\$537.88
2	Nudo	818 W Sprague Ave		Retail Ground	1887	\$301.92
3	Queen of Sheba	621 W Mallon Ave	#426	Retail Ground	1009	\$131.17
3	Occam Video Solutions LLC	107 S Cedar St		Retail Ground	2100	\$273.00
1	Bloem- Chocolates, Flowers, Paperie	808 W Main Ave	#237	Retail Skywalk	1843	\$516.04
3	Coast Property Management	621 W Mallon Ave	#509	Office Upper	2257	\$225.70
2	Daily Grind Downtown	421 W Riverside Ave	#207	Retail Skywalk	840	\$134.40
2	Nectar Catering and Events	120 N Stevens St		Retail Basement	2700	\$297.00
2	Nectar Catering and Events	120 N Stevens St		Retail Ground	2700	\$432.00
3	Buena Vista Apts	11 S Cedar St		Apartments	41	\$156.62
2	Trek Architecture	122 S Monroe St	#204	Office Upper	785	\$110.00
1	Anthropologie	811 W Main Ave		Retail Ground	12000	\$3,360.00
3	NW Investment Advisors	9 S Washington St	#210	Office Upper	1400	\$140.00
2	First Interstate Bank	421 W Riverside Ave	#1100	Office Upper	21366	\$2,350.26
2	Steven A. Meek Architects	421 W Riverside Ave	#412	Office Upper	2430	\$267.30
2	Levy Law Firm PLLC	421 W Riverside Ave	#381	Office Upper	305	\$110.00
3	Wishing Star	9 S Washington St	#420	Office Upper	980	\$110.00
2	Pacific Source	601 W Riverside Ave	#120	Office Ground	2420	\$363.00
2	Rainbow Connection Daycare	621 W Sprague Ave		Office Ground	6128	\$919.20
2	Satellite Diner and Lounge	425 W Sprague Ave		Retail Ground	4400	\$704.00
2	Spokane City Ramp LLC	430 W 1st Ave		Commercial Parking	225	\$715.50
3	Clinkerdagger	621 W Mallon Ave	#404	Retail Ground	8262	\$1,074.06
2	MW Consulting Engineers	601 W 1st Ave	#1300	Office Upper	10971	\$1,206.81



1	Coeur d'Alene Plaza Apartments	228 N Howard St	#300	Apartments	64	\$325.76
1	Washington Trust Bank Home Loans	601 W Main Ave	#1400	Office Upper	12059	\$1,447.08
3	Lions Lair	205 W Riverside Ave		Retail Ground	1400	\$182.00
2	Merrill Lynch, Pierce, Fenner & Smith Inc	601 W Riverside Ave	#300	Office Upper	18477	\$2,032.47
2	USA Heart Inc	10 N Post St	#642/644	Office Upper	1104	\$121.44
1	Nicholas Knapton PS	221 N Wall St	#644	Office Upper	1550	\$186.00
2	New York Life Insurance	601 W Riverside Ave	#1600	Office Upper	10308	\$1,133.88
3	XS Wholesale Jewelers	621 W Mallon Ave	#422	Retail Ground	600	\$110.00
2	Jacobs	999 W Riverside Ave	#500	Office Upper	6222	\$684.42
2	Terra Blanca Winery	926 W Sprague Ave	#100	Retail Ground	1737	\$277.92
3	Cowles Publishing Co	1103 W Sprague Ave		Office Ground	9715	\$1,165.80
2	Cowles Publishing Co - Parking	1010 W Sprague Ave		Commercial Parking	276	\$877.68
3	AristaPoint	621 W Mallon Ave	#301	Retail Upper	1279	\$127.90
3	Clinkerdagger	621 W Mallon Ave	#401	Retail Ground	707	\$110.00
2	Crickets Deli	601 W Riverside Ave	#210	Retail Skywalk	2465	\$394.40
3	Cruz Custom Boots	209 W Main Ave		Retail Ground	120	\$110.00
1	Moloney & O'Neill / Corkery & Jones Benefits	818 W Riverside Ave	#650	Office Upper	9844	\$1,181.28
1	Hieber Properties	530 W Main Ave	#3	Office Upper	5000	\$600.00
1	RBC Wealth Management	601 W Main Ave	#1215	Office Upper	5290	\$634.80
2	Gerl Law Office	7 S Howard St	#416	Office Upper	915	\$110.00
2	Action Coach	421 W Riverside Ave	#1015	Office Upper	714	\$110.00
3	Dania Furniture	319 W Riverside Ave		Retail Ground	55000	\$7,150.00
1	Wheatland Bank	222 N Wall St	#300	Office Upper	11714	\$1,405.68
2	Asset Planning & Management	422 W Riverside Ave	#722	Office Upper	2397	\$263.67
3	WIPFLI LLP	201 W North River Dr	#400	Office Upper	10080	\$1,008.00
1	Delay, Curran, Thompson & Pontarolo	601 W Main Ave	#1212	Office Upper	2936	\$352.32
2	GVD Commercial Properties	909 W 1st Ave	#B	Retail Upper	2000	\$220.00
3	Republic Parking	620 W Mallon Ave		Commercial Parking	211	\$538.05
3	Diamond Parking 2220	235 W Spokane Falls Blvd		Commercial Parking	190	\$484.50
3	NAC Architecture - Parking	1208 W Sprague Ave		Commercial Parking	42	\$110.00
2	Steam Plant Square - Parking	126 S Post St		Commercial Parking	150	\$477.00
3	Diamond Parking	709/711 N Lincoln St		Commercial Parking	130	\$331.50
1	Chronic Tacos	524 W Main Ave		Retail Ground	2048	\$573.44
1	Travelers Property Casualty	707 W Main Ave	#703	Office Upper	3094	\$371.28
1	Johnson's Custom Jewelry Inc.	516 W Riverside Ave		Retail Ground	3400	\$952.00
2	Domini Sandwiches Inc	703 W Sprague Ave		Retail Ground	1852	\$296.32
2	State of Washington	10 N Post St	#445	Exempt	1509	\$0.00
2	Gregory J Workland	421 W Riverside Ave	#673	Office Upper	451	\$110.00



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2	Donald Trail Architect	123 S Wall St		Office Ground	350	\$110.00
2	Johnson Law Firm	421 W Riverside Ave	#216	Office Upper	2400	\$264.00
2	Spokane Hoopfest Association	421 W Riverside Ave	#115	Office Ground	2695	\$404.25
2	Roen Associates Inc	121 S Wall St		Office Upper	3435	\$377.85
2	Mike Wren / Chris Brandkamp	422 W Riverside Ave	#909	Office Upper	883	\$110.00
2	Murraysmith Inc	421 W Riverside Ave	#762	Office Upper	1462	\$160.82
2	Lilac City Law PLLC	421 W Riverside Ave	#730	Office Upper	2793	\$307.23
2	NMC Franchising LLC	421 W Riverside Ave	#1050	Office Upper	340	\$110.00
2	Renegade By MonteScarlatto	822 W Sprague Ave		Retail Ground	1543	\$246.88
2	Downtown Dental	421 W Riverside Ave	#810	Office Upper	1725	\$189.75
2	Commerce Architects	421 W Riverside Ave	#524	Office Upper	2311	\$254.21
2	Rushall, Reital & Randall	421 W Riverside Ave	#864	Office Upper	378	\$110.00
3	Dresden Apartments	707 N Monroe St		Apartments	28	\$110.00
2	Patrick Downey Attorney at Law	421 W Riverside Ave	#275B	Office Upper	190	\$110.00
2	Madeleine's	415 W Main Ave	#103	Retail Ground	3046	\$487.36
3	STCU - Investment Services	9 S Washington St	#105	Office Upper	900	\$110.00
3	Myrtle Apartments	1214 W Sprague Ave		Apartments	18	\$110.00
3	Cedar Coffee	701 N Monroe St		Retail Ground	1208	\$157.04
1	John F Kapek	221 N Wall St	#438	Office Upper	853	\$110.00
2	The Mango Tree	401 W Main Ave		Retail Ground	5400	\$864.00
3	Anastasi Moore & Martin LLC	9 S Washington St	#600	Office Upper	8600	\$860.00
2	Cameron Sutherland, PLLC	421 W Riverside Ave	#660	Office Upper	1212	\$133.32
2	Erickson's Optical Labs Inc - Eye Clinic	422 W Riverside Ave	#730	Office Upper	1369	\$150.59
2	Law Office of Charles V. Carroll	421 W Riverside Ave	#960	Office Upper	3081	\$338.91
2	Feltman Ewing PS	421 W Riverside Ave	#1600	Office Upper	10438	\$1,148.18
2	Europa Restaurant & Bakery	125 S Wall St		Retail Ground	4006	\$640.96
1	Evans, Craven & Lackie PS	818 W Riverside Ave	#250	Office Upper	9613	\$1,153.56
3	WS Property Management - Parking	1218 W Sprague Ave		Commercial Parking	25	\$110.00
3	The Eye Care Team	126 N Washington St	#A	Retail Ground	4500	\$585.00
3	Bohrnsen Smith Stocker Luciani PLLC	312 W Sprague Ave		Office Upper	1675	\$167.50
2	INHS	601 W 1st Ave	#900	Exempt	1338	\$0.00
1	WorkWell	818 W Riverside Ave	#100	Office Ground	2700	\$432.00
2	Paulsen Center Management / West & Wheeler	421 W Riverside Ave	#204	Office Skywalk	1421	\$213.15
3	4 Degrees Realty	1209 W 1st Ave		Office Ground	3600	\$432.00
2	Gobel Law Office PLLC	421 W Riverside Ave	#906	Office Upper	380	\$110.00
2	Fernwell Executive Suites	505 W Riverside Ave	#500	Office Upper	7987	\$878.57
2	Hughes & Nelson	505 W Riverside Ave	#600	Office Upper	822	\$110.00
1	WEB Properties	522 W Riverside Ave	#6th Flr	Office Upper	3480	\$417.60



3	McGann Corp (Arby's)	201 W North River Dr	#360	Office Upper	1228	\$122.80
3	Rocket Bakery	1325 W 1st Ave	#101	Retail Ground	2500	\$325.00
3	Dellwo Roberts & Scanlon PS	1124 W Riverside Ave	#310	Office Upper	1870	\$187.00
1	Loran Graham Company	601 W Main Ave	#1015	Office Upper	1215	\$145.80
2	Spokane Symphony/Fox Theatre	1005 W Sprague Ave		Exempt	5000	\$0.00
3	McLean Immigration Law PLLC	201 W North River Dr	#370	Office Upper	605	\$110.00
1	Northwest Equity Solutions Inc	221 N Wall St	#615	Office Upper	1006	\$120.72
3	Glen Dow	311 W Riverside Ave		Retail Ground	1400	\$182.00
3	Glen Dow Hair Academy	309 W Riverside Ave		Retail Ground	5000	\$650.00
2	RW Baird	601 W Riverside Ave	#1940	Office Upper	6126	\$673.86
3	Golden Rule Brake Service	625 N Monroe St		Retail Ground	1856	\$241.28
3	Turner, Stoeve & Gagliardi PS	201 W North River Dr	#190	Office Ground	2431	\$291.72
3	Centennial Hotel	303 W North River Dr		Hotels & Motels	402	\$10,222.86
2	Goodyear Shoe Repair	414 W Sprague Ave		Retail Ground	840	\$134.40
2	Chase Youth Commission	10 N Post St	#649	Exempt	187	\$0.00
2	Fire Artisan Pizza	816 W Sprague Ave		Retail Ground	2000	\$320.00
2	Terrence Dunne CPA	421 W Riverside Ave	#610	Office Upper	1279	\$140.69
1	Goodale & Barbieri Company	818 W Riverside Ave	#300	Office Upper	5827	\$699.24
2	Chicken-N-Mo: Southern Style Cookin'	414 1/2 W Sprague Ave		Retail Ground	789	\$126.24
3	Carnegie Nail Design	1317 W 1st Ave		Retail Ground	501	\$110.00
2	Mikes Mobile Shoe Shine	421 W Riverside Ave	#203	Retail Skywalk	322	\$110.00
2	Echo Boutique	1033 W 1st Ave		Retail Ground	1940	\$310.40
2	Top Tier Co	501 W Sprague Ave		Retail Ground	2000	\$320.00
1	Heylman Martin Architects	101 N Stevens St		Office Ground	928	\$148.48
3	High Nooner	237 W Riverside Ave		Retail Ground	2500	\$325.00
3	The Chocolate Apothecary	621 W Mallon Ave	#419	Retail Ground	1088	\$141.44
2	Johnston Engineering	120 N Stevens St	#200	Office Upper	200	\$110.00
2	First Interstate Bank	421 W Riverside Ave	#113	Retail Ground	16672	\$2,667.52
3	Wilderness Medical Staffing	1124 W Riverside Ave	#400	Office Upper	3332	\$333.20
3	Integrus Architecture	10 S Cedar St		Office Upper	7510	\$751.00
3	Integrus Architecture	10 S Cedar St		Office Ground	8333	\$999.96
3	Interior Development East Ltd	921 W Broadway Ave	#100	Retail Ground	150	\$110.00
2	Northwest Open Access Network	422 W Riverside Ave	#408	Office Upper	10960	\$1,205.60
2	Legacy Capital Management Inc	421 W Riverside Ave	#330	Office Upper	884	\$110.00
3	CMC Tire Inc	9 S Washington St	#301	Office Upper	2937	\$293.70
2	Daley Management	421 W Riverside Ave	#470	Office Upper	700	\$110.00
3	Jensen Distribution Services	314 W Riverside Ave		Office Ground	17000	\$2,040.00
2	Jimmy Z's Gastropub & Red Room Lounge	521 W Sprague Ave		Retail Ground	5639	\$902.24



2	Hotel Lusso	808 W Sprague Ave		Hotels & Motels	48	\$1,220.64
3	Kelly Services Inc.	201 W North River Dr	#210	Office Upper	1451	\$145.10
2	Kershaw's Inc.	119 S Howard St		Office Upper	10000	\$1,100.00
2	Kershaw's Inc.	119 S Howard St		Office Ground	10000	\$1,500.00
1	Kiemle & Hagood Company	601 W Main Ave	#400	Office Upper	12059	\$1,447.08
2	United Tile	421 W Riverside Ave	#300	Office Upper	934	\$110.00
2	Charles T Conrad PS	421 W Riverside Ave	#725	Office Upper	927	\$110.00
2	Lucky's Irish Pub	408 W Sprague Ave		Retail Ground	1250	\$200.00
3	Break Through Inc	1124 W Riverside Ave	#200	Office Upper	1462	\$146.20
3	Savvy Design	1407 W 1st Ave		Retail Ground	1317	\$171.21
2	CliftonLarsonAllen LLP	601 W Riverside Ave	#700	Office Upper	16200	\$1,782.00
3	Indy's Barbershop	711 N Monroe St		Retail Ground	1200	\$156.00
1	Studio Capelli	707 W Main Ave	#B9	Retail Skywalk	1280	\$358.40
2	State Rep. Marcus Ricelli	421 W Riverside Ave	#317	Exempt	370	\$0.00
3	Italian Kitchen	113 N Bernard St		Retail Ground	2200	\$286.00
2	Lukins & Annis Law Offices	717 W Sprague Ave	#1600	Office Upper	11560	\$1,271.60
2	The Pin Entertainment	412 W Sprague Ave		Retail Ground	840	\$134.40
1	Rocket Bakery	207 N Wall St		Retail Upper	250	\$110.00
1	Rocket Bakery	207 N Wall St		Retail Ground	250	\$110.00
2	Yuppy Puppy	830 W Sprague Ave		Retail Ground	1895	\$303.20
3	Marguerite's Nail Boutique	621 W Mallon Ave	#417	Retail Ground	610	\$110.00
2	Essential Massage LLC	421 W Riverside Ave	#711	Office Upper	690	\$110.00
2	River Rock Taphouse	926 W Sprague Ave	#101	Retail Ground	3500	\$560.00
2	24 Taps	825 W Riverside Ave		Retail Ground	4775	\$764.00
2	Moss Adams LLP	601 W Riverside Ave	#1800	Office Upper	15132	\$1,664.52
3	Hart Capital Management	201 W North River Dr	#380	Office Upper	2812	\$281.20
3	Lutheran Community Services Northwest	1 N Browne St		Exempt	1800	\$0.00
2	Visit Spokane	601 W 1st Ave	#1000	Office Upper	11753	\$1,292.83
1	CollinsWoerman	502 W Riverside Ave	#200	Office Upper	2815	\$337.80
3	Mutual of Enumclaw	201 W North River Dr	#335	Office Upper	5945	\$594.50
2	Millman Jewelers-E-Z Loan Inc	407 W Main Ave		Retail Ground	4000	\$640.00
2	Transcend Executive Group	905 W Riverside Ave	#311	Office Upper	2187	\$240.57
3	Metro Eclectic	604 N Monroe St		Retail Ground	9000	\$1,170.00
1	Umpqua Bank	707 W Main Ave	#A2	Retail Ground	2856	\$799.68
3	Boom Creative	621 W Mallon Ave	#603	Office Upper	1156	\$115.60
3	Motion Auto Supply	120 S Cedar St		Retail Ground	1500	\$195.00
2	Scratch Restaurant and Lounge	1007 W 1st Ave		Retail Ground	1200	\$192.00
3	Maracas Mexican Grill	245 W Spokane Falls Blvd		Office Upper	2000	\$200.00



3	Maracas Mexican Grill	245 W Spokane Falls Blvd		Retail Ground	7200	\$936.00
3	Edwidge Apartments	1227 W Riverside Dr		Apartments	15	\$110.00
2	Osborn Consulting	429 W 1st Ave		Retail Ground	800	\$128.00
2	Neuroeducation	905 W Riverside Ave	#208	Office Upper	2645	\$290.95
3	West Riverside Apartments	221 W Riverside Ave		Apartments	24	\$110.00
2	Madison Apartments	1029 W 1st Ave		Apartments	68	\$302.60
1	Hill International	818 W Riverside Ave	#400	Office Upper	3680	\$441.60
2	Cochinito Taqueria	10 N Post St	#14	Retail Ground	4780	\$764.80
1	Nordstrom	828 W Main Ave		Retail Upper	43000	\$5,160.00
1	Nordstrom	828 W Main Ave		Retail Ground	43000	\$12,040.00
1	Nordstrom	828 W Main Ave		Retail Skywalk	43000	\$12,040.00
2	John O'Neil	7 S Howard St	#424	Office Upper	384	\$110.00
2	Body By Michelle	7 S Howard St	#200	Retail Upper	3393	\$373.23
3	NAC Architecture	1203 W Riverside Dr		Office Ground	2685	\$322.20
3	NAC Architecture	1203 W Riverside Dr		Office Upper	6704	\$670.40
2	Spokane Business Attorneys	421 W Riverside Ave	#1000	Office Upper	419	\$110.00
1	O'Doherty's Irish Grille	525 W Spokane Falls Blvd		Retail Ground	4000	\$1,120.00
3	Spokane Comedy Club	315 W Sprague Ave		Retail Ground	6000	\$780.00
2	Crave	401 W Riverside Ave	#101	Retail Ground	1965	\$314.40
3	IFIOC	621 W Mallon Ave	#600	Office Upper	3578	\$357.80
2	Ignitium	601 W Riverside Ave	#1700	Office Upper	6322	\$695.42
2	Paine Hamblen LLP	717 W Sprague Ave	#1200	Office Upper	7297	\$802.67
3	Park Tower Apartments	217 W Spokane Falls Blvd		Apartments	185	\$706.70
1	Parkade Inc	511 W Main Ave		Commercial Parking	944	\$3,606.08
1	Parkrite #1	Main Ave & Stevens St		Commercial Parking	144	\$550.08
3	Pass Word Inc	1303 W 1st Ave	#200	Office Upper	3000	\$300.00
1	Rite-Aid Drugs, Inc.	112 N Howard St	#115	Retail Ground	18821	\$5,269.88
1	Premier Business Centers	707 W Main Ave	#2nd Flr	Office Skywalk	13326	\$2,132.16
2	Payne Properties & Development	905 W Riverside Ave	#406	Office Upper	738	\$110.00
3	Evergreen Elder Law	621 W Mallon Ave	#306	Office Upper	1833	\$183.30
1	T-Mobile	707 W Main Ave	#A4	Retail Ground	2070	\$579.60
2	Patrick Day, AIF	421 W Riverside Ave	#717	Office Upper	791	\$110.00
1	Womer & Associates	221 N Wall St	#600	Office Upper	7655	\$918.60
2	Farmers Insurance Agency	239 W Main Ave	#100	Office Ground	2700	\$405.00
2	Northwest Pain Care	421 W Riverside Ave	#900	Office Upper	7184	\$790.24
3	Pier One Import Mart, #273	101 W North River Dr	#001	Retail Ground	9234	\$1,200.42
2	UBS	601 W Riverside Ave	#1200	Office Upper	9681	\$1,064.91
3	Spokane Bicycle Company	917 W Broadway Ave		Retail Ground	289	\$110.00



2	PM Jacoy	402 W Sprague Ave		Retail Ground	2000	\$320.00
3	Thinking Cap Communications and Design	9 S Washington St	#201	Office Upper	2600	\$260.00
3	The Kitchen Engine	621 W Mallon Ave	#416	Retail Ground	3046	\$395.98
2	Lee & Hayes PLLC	601 W Riverside Ave	#1400	Office Upper	15855	\$1,744.05
1	RiskLens	601 W Main Ave	#910	Office Upper	2366	\$283.92
2	Ellen M. Hendrick PLLC	905 W Riverside Ave	#601	Office Upper	1131	\$124.41
2	Randall Danskin PS	601 W Riverside Ave	#1500	Office Upper	13287	\$1,461.57
2	Greater Spokane Incorporated	801 W Riverside Ave	#200	Office Upper	8200	\$902.00
2	Richards, Merrill & Peterson Inc	422 W Riverside Ave	#101	Office Ground	4433	\$664.95
2	Rick Singer Photography	415 1/2 W Main Ave		Retail Upper	5600	\$616.00
3	Iron & Gold Tattoo	705 N Monroe St		Retail Ground	1482	\$192.66
3	Giant Nerd Books	709 N Monroe St		Retail Ground	1250	\$162.50
3	Riverfalls Tower Apartments	1224 W Riverside Ave		Apartments	99	\$378.18
1	Riverpark Square Parking Garage	814 W Main Ave		Commercial Parking	1350	\$5,157.00
2	Anchored Art	421 W Riverside Ave	#108A	Retail Ground	2757	\$441.12
3	Red Lion Hotels Corporation	201 W North River Dr	#305	Office Upper	2711	\$271.10
2	Sharp Appraisal	421 W Riverside Ave	#1009	Office Skywalk	721	\$110.00
2	Hayward Law	905 W Riverside Ave	#505	Office Upper	248	\$110.00
1	Moloney & O'Neill	818 W Riverside Ave	#700	Office Upper	11064	\$1,327.68
1	Rocky Rococo	520 W Main Ave		Retail Ground	4711	\$1,319.08
2	Neato Burrito	827 W 1st Ave	#100	Retail Ground	1555	\$248.80
3	Law Offices of D.C. Cronin	724 N Monroe St		Office Ground	2000	\$240.00
2	Coffman Engineers	10 N Post St	#601	Office Upper	3929	\$432.19
2	David J. Crouse & Associates	422 W Riverside Ave	#820	Office Upper	2438	\$268.18
3	San Marco Apartments	1229 W Riverside Dr		Apartments	40	\$152.80
2	Macauley & Associates LLC	421 W Riverside Ave	#1030	Office Upper	1325	\$145.75
2	Washington Capital Management - Compass Group	421 W Riverside Ave	#812	Office Upper	1029	\$113.19
2	Bank of America	601 W Riverside Ave		Office Ground	48404	\$7,260.60
1	Washington Trust Bank	601 W Main Ave	#1300	Office Upper	12059	\$1,447.08
2	Marken Law Group	905 W Riverside Ave	#603	Office Upper	265	\$110.00
3	Grand Coulee Apartments	106 S Cedar St		Apartments	20	\$110.00
2	The Monterey Café	9 N Washington St		Retail Ground	800	\$128.00
2	Ulrich Investment Consultants	421 W Riverside Ave	#972	Office Upper	1291	\$142.01
2	Chair Six Financial Planning PLLC	905 W Riverside Ave	#201	Office Upper	563	\$110.00
2	Spokane Reporting Service	421 W Riverside Ave	#1010	Office Upper	940	\$110.00
2	All You Can Ink Tattoo	9 S Howard St		Retail Ground	680	\$110.00
2	Prime Real Estate Group	417 W 1st Ave		Office Ground	1300	\$195.00
3	Regeneration Point	1319 W 1st Ave		Retail Ground	1850	\$240.50



1	Bahlr Media	530 W Main Ave	#201	Office Upper	2220	\$266.40
3	Metropolitan Apartments	111 N Bernard St		Apartments	31	\$118.42
3	Standard Printworks	256 W Riverside Ave		Office Ground	5000	\$600.00
2	Pure Salon & Spa	423 W 1st Ave	#100	Retail Ground	790	\$126.40
1	Homestreet Bank	818 W Riverside Ave	#120	Retail Ground	3400	\$952.00
1	Soulful Soups and Spirits	117 N Howard St	#100	Retail Ground	1200	\$336.00
3	Suki Yaki Inn Japanese Restaurant	119 N Bernard St		Retail Ground	4400	\$572.00
1	The Walking Company	808 W Main Ave	#209	Retail Skywalk	1458	\$408.24
2	Ruby2	123 S Post St		Hotels & Motels	44	\$1,118.92
3	Hale Apartments	227 W Riverside Ave		Apartments	12	\$110.00
1	Jos. A. Bank	706 W Main Ave	#125	Retail Ground	4482	\$1,254.96
3	Bird's Eye Tattoo	1325 W 1st Ave	#316	Retail Upper	235	\$110.00
2	The Missing Piece Tattoo Lounge	410 W Sprague Ave		Retail Ground	1250	\$200.00
3	The Onion Bar & Grill	302 W Riverside Ave		Retail Ground	4500	\$585.00
2	Conlin, Maloney & Miller	421 W Riverside Ave	#911	Office Upper	1152	\$126.72
2	Wells Fargo Corporate Properties	601 W 1st Ave	#800	Office Upper	10971	\$1,206.81
3	Tobacco World	621 W Mallon Ave	#406	Retail Ground	757	\$110.00
2	Hotel Ruby	901 W 1st Ave		Hotels & Motels	36	\$915.48
1	GenPrime	502 W Riverside Ave	#101	Office Ground	7431	\$1,188.96
2	Michael Building Apartments	826 W Sprague Ave		Apartments	18	\$110.00
1	RMB Holdings	510 W Riverside Ave	#100	Office Ground	3687	\$589.92
2	Brews Brothers Espresso Lounge	734 W Sprague Ave		Retail Ground	1026	\$164.16
3	Studio One Hair & Body Salon	1311 W Sprague Ave		Retail Ground	1500	\$195.00
2	US Bank of Washington	422 W Riverside Ave	#100	Office Ground	50925	\$7,638.75
1	CenturyLink	601 W Main Ave	#500	Office Upper	5147	\$617.64
1	Wells St. John	601 W Main Ave	#600	Office Upper	6957	\$834.84
3	Varela & Associates	601 W Mallon Ave	#A	Office Ground	1350	\$162.00
2	Vic B. Linden & Sons Sign Advertising Inc	122 S Lincoln St		Manufacturing	3201	\$352.11
2	Teachers Insurance and Annuity Association of America	601 W Riverside Ave	#940	Office Upper	4001	\$440.11
2	Mullin Cronin Casey & Blair PS	115 N Washington St	#2nd Flr	Office Upper	3752	\$412.72
1	JP Morgan Chase Bank	601 W Main Ave	#100	Office Ground	6408	\$1,025.28
2	Community Health Association of Spokane (CHAS)	203 N Washington St	#300	Exempt	14707	\$0.00
2	Physicians Insurance Group	421 W Riverside Ave	#1400	Office Upper	3000	\$330.00
2	Washington Trust Bank	717 W Sprague Ave	#104	Office Ground	573	\$110.00
2	Washington Trust Bank	717 W Sprague Ave	#S010-S045	Office Upper	1254	\$137.94
2	Washington Trust Bank	717 W Sprague Ave	#101	Office Ground	3917	\$587.55
2	Washington Trust Bank	717 W Sprague Ave	#100	Retail Ground	4379	\$700.64
2	Washington Trust Bank	717 W Sprague Ave	#102	Office Ground	7128	\$1,069.20



2	Washington Trust Bank	717 W Sprague Ave	#110	Office Ground	8069	\$1,210.35
2	Washington Trust Bank	717 W Sprague Ave	#109	Office Ground	10440	\$1,566.00
3	Waddell & Reed	201 W North River Dr	#500	Office Upper	2136	\$213.60
3	Blink Lash Boutique	310 W 1st Ave		Retail Ground	1000	\$130.00
3	Brick West Brewing Co	1318 W 1st Ave		Retail Ground	6600	\$858.00
3	WS Property Management	1325 W 1st Ave	#300	Office Upper	388	\$110.00
1	Thomas M Patrick CPA PS	601 W Main Ave	#820	Office Upper	1761	\$211.32
2	Ridpath Club Apartments	515 W Sprague Ave		Apartments	206	\$916.70
1	RenCorp Realty	502 W Riverside Ave	#103	Office Ground	2413	\$386.08
2	Tour Factory	505 W Riverside Ave	#300	Office Upper	5046	\$555.06
2	Winston & Cashatt PS	601 W Riverside Ave	#1900	Office Upper	12814	\$1,409.54
2	Witherspoon Kelley	422 W Riverside Ave	#1100	Office Upper	10967	\$1,206.37
2	Innovia Foundation	421 W Riverside Ave	#606	Exempt	3083	\$0.00
2	Joseph L. Schmitz	422 W Riverside Ave	#1407	Office Upper	2343	\$257.73
3	Wonders of the World	621 W Mallon Ave	#412	Retail Ground	3035	\$394.55
1	Workland & Witherspoon PLLC	601 W Main Ave	#714	Office Upper	7568	\$908.16
1	KBG Insurance	707 W Main Ave	#B8	Retail Skywalk	857	\$239.96
1	Wheatland Bank	222 N Wall St	#101	Office Ground	2743	\$438.88
2	Metro PCS (HK Telecom Inc)	701 W Riverside Ave	#A	Retail Ground	1740	\$278.40
2	Diamond Parking	416 W Riverside Ave		Commercial Parking	33	\$110.00
2	Diamond Parking	331 W Riverside Ave		Commercial Parking	119	\$378.42
2	Diamond Parking	422 W Sprague Ave		Commercial Parking	25	\$110.00
2	Mootsy's Tavern	406 W Sprague Ave		Retail Ground	1436	\$229.76
1	Dunn & Black PS	111 N Post St	#300	Office Upper	8595	\$1,031.40
2	Cutting Edge Communications	422 W Riverside Ave	#1508/1509	Office Upper	447	\$110.00
1	Mizuna Restaurant & Wine Bar	214 N Howard St		Retail Ground	4000	\$1,120.00
3	Decorum	126 N Washington St	#B	Retail Ground	3500	\$455.00
2	Joe's Mini Market	701 W Riverside Ave	#D	Retail Ground	772	\$123.52
1	Edwards Lalone Travel	502 W Riverside Ave	#203	Retail Skywalk	950	\$266.00
1	Carhartt	530 W Main Ave		Retail Ground	3600	\$1,008.00
3	The Bike Hub	1403 W 1st Ave		Retail Ground	2600	\$338.00
1	Spokane Exercise Equipment	511 W Main Ave		Retail Ground	8800	\$2,464.00
2	Subway	701 W Riverside Ave	#A1	Retail Ground	820	\$131.20
1	Henryk's	601 W Main Ave	#207	Retail Skywalk	755	\$211.40
2	Wells Fargo Corporate Properties	601 W 1st Ave	#100	Retail Ground	5666	\$906.56
3	Senator Guitars	618 N Monroe St		Retail Ground	1225	\$159.25
1	Urban Outfitters	702 W Main Ave	#100	Retail Ground	5088	\$1,424.64
2	Bruttles Gourmet Candy	828 W Sprague Ave		Retail Ground	1362	\$217.92



1	Smith	530 W Main Ave	#202	Office Upper	1900	\$228.00
1	Atticus Coffee and Gifts	222 N Howard St		Retail Ground	2950	\$826.00
3	Andy's Bar	1401 W 1st Ave		Retail Ground	1100	\$143.00
3	The Bike Hub	1405 W 1st Ave		Retail Ground	4077	\$530.01
1	Pho City	112 N Howard St		Retail Ground	1008	\$282.24
2	Argia North America / Group Argia	422 W Riverside Ave	#324	Office Upper	702	\$110.00
2	Verizon Communications	422 W Riverside Ave	#615	Office Upper	1234	\$135.74
2	Tierpoint	422 W Riverside Ave	#816	Office Upper	429	\$110.00
2	Neutron LLC	422 W Riverside Ave	#1401	Office Upper	988	\$110.00
2	CenturyLink	422 W Riverside Ave	#1503	Office Upper	662	\$110.00
2	Light Speed Networks	422 W Riverside Ave	#328	Office Upper	435	\$110.00
2	Verizon Wireless Corp Office	422 W Riverside Ave	#1513	Office Upper	564	\$110.00
2	The Cascade Team Real Estate	421 W Riverside Ave	#1555	Office Upper	1561	\$171.71
2	Paulsen Business Center (USPS)	421 W Riverside Ave	#103	Office Ground	653	\$110.00
2	Teneff Jewelery	421 W Riverside Ave	#280	Office Skywalk	2635	\$395.25
2	Peterson Investment Management	421 W Riverside Ave	#315	Office Upper	1241	\$136.51
2	Poplawski Law	421 W Riverside Ave	#461	Office Upper	1382	\$152.02
2	HSSA of Spokane County	421 W Riverside Ave	#661	Office Upper	610	\$110.00
2	Neil Humphries Law Office	421 W Riverside Ave	#704	Office Upper	1064	\$117.04
2	Law Office of Jacqueline Porter	421 W Riverside Ave	#707	Office Upper	746	\$110.00
2	Kayleen Islam-Zwart & Jonathan W Anderson	421 W Riverside Ave	#670	Office Upper	637	\$110.00
2	Patrick Kirby Attorney at Law PS	421 W Riverside Ave	#802	Office Upper	1057	\$116.27
2	Laboratory 424	421 W Riverside Ave	#450	Office Upper	2622	\$288.42
2	Miller and Prothero	421 W Riverside Ave	#868	Office Upper	1290	\$141.90
2	Gobel Law Office PLLC	421 W Riverside Ave	#908	Office Upper	1059	\$116.49
2	Stevens Clay PS	421 W Riverside Ave	#1575	Office Upper	3270	\$359.70
2	Finer & Winn, Attorneys at Law	421 W Riverside Ave	#1081	Office Upper	725	\$110.00
2	Premier 1031	421 W Riverside Ave	#407	Office Upper	467	\$110.00
2	Normandeau CPA	421 W Riverside Ave	#460	Office Upper	497	\$110.00
2	Shaw Contract	421 W Riverside Ave	#468	Office Upper	708	\$110.00
2	System Six Bookkeeping	421 W Riverside Ave	#512	Office Upper	658	\$110.00
2	Anchored Art	421 W Riverside Ave	#702	Retail Upper	877	\$110.00
2	Cynthia Schwartz PS	421 W Riverside Ave	#720	Office Upper	1246	\$137.06
2	Cascades Job Corps	421 W Riverside Ave	#763	Office Upper	867	\$110.00
2	Casey Law Office PS	421 W Riverside Ave	#308	Office Upper	1035	\$113.85
2	McAloon Law PLLC	421 W Riverside Ave	#515	Office Upper	1164	\$128.04
2	Sharp Appraisal	421 W Riverside Ave	#1002	Office Upper	390	\$110.00
2	Rey-Bear McLaughlin LLP	421 W Riverside Ave	#1004	Office Upper	638	\$110.00
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2	Vorpahl Wing Securities	421 W Riverside Ave	#1020	Office Upper	4373	\$481.03
2	Diamond Parking Services LLC	421 W Riverside Ave	#1250	Office Upper	2979	\$327.69
2	Desert Streams Counseling	7 S Howard St	#216	Office Upper	359	\$110.00
2	Family Services Spokane	7 S Howard St	#300	Exempt	7565	\$0.00
2	Family Services Spokane	7 S Howard St	#414	Exempt	1887	\$0.00
2	RR Donnelley	421 W Riverside Ave	#602	Office Upper	639	\$110.00
2	Barrett Scudder	7 S Howard St	#420	Office Upper	380	\$110.00
2	Kindnss	522 W 1st Ave		Office Upper	1385	\$152.35
2	Stone Creek Insurance Agency Inc	421 W Riverside Ave	#220	Office Upper	6299	\$692.89
3	Comcast Spotlight	621 W Mallon Ave	#200	Office Upper	5743	\$574.30
3	Steven Schneider PS	621 W Mallon Ave	#505	Office Upper	504	\$110.00
3	Stantec	621 W Mallon Ave	#309	Office Ground	8154	\$978.48
1	Spokane Youth for Christ	601 W Main Ave	#1017	Exempt	1693	\$0.00
1	RBC Wealth Management	601 W Main Ave	#1214	Office Upper	3296	\$395.52
2	Northwest Counseling Center	422 W Riverside Ave	#518	Office Upper	4654	\$511.94
2	James Spurgetis	422 W Riverside Ave	#620	Office Upper	3425	\$376.75
2	Richter Wimberley PS	422 W Riverside Ave	#1300	Office Upper	4204	\$462.44
2	Schoedel & Schoedel CPA's PLLC	422 W Riverside Ave	#1420	Office Upper	4752	\$522.72
2	Allstate	601 W Riverside Ave	#130	Office Ground	1355	\$203.25
2	Wells Fargo Corporate Properties	601 W 1st Ave	#700	Office Upper	10971	\$1,206.81
2	Clearwater Paper Corp	601 W Riverside Ave	#1000	Office Upper	15856	\$1,744.16
1	Kutak Rock LLP	510 W Riverside Ave	#800	Office Upper	4536	\$544.32
3	Palindrome Capital Management	9 S Washington St	#515	Office Upper	2500	\$250.00
2	Next Door Espresso	903 W Riverside Ave	#102	Retail Ground	978	\$156.48
2	Community Frameworks	905 W Riverside Ave	#103	Exempt	2715	\$0.00
2	Horizon Housing Alliance	905 W Riverside Ave	#202	Office Upper	483	\$110.00
2	Morning Star Foundation	905 W Riverside Ave	#316	Exempt	400	\$0.00
2	Communities in Schools	905 W Riverside Ave	#301	Exempt	595	\$0.00
2	PayNorthwest LLC	905 W Riverside Ave	#401	Office Upper	590	\$110.00
2	Medcurity Inc	905 W Riverside Ave	#416	Office Upper	892	\$110.00
2	Best Law, PLLC	905 W Riverside Ave	#409	Office Upper	1592	\$175.12
2	Montgomery, Anderson & Price	905 W Riverside Ave	#501	Office Upper	1291	\$142.01
2	OAC Services	905 W Riverside Ave	#510	Office Upper	2655	\$292.05
2	Design West Architects	905 W Riverside Ave	#605	Office Upper	1370	\$150.70
1	Robert E Kovacevick PLLC	818 W Riverside Ave	#525	Office Upper	1074	\$128.88
1	Stephen Dashiel PS	818 W Riverside Ave	#560	Office Upper	384	\$110.00
1	Clifford Enterprises	818 W Riverside Ave	#660	Office Upper	1160	\$139.20
3	HomeBridge	201 W North River Dr	#600	Office Upper	10711	\$1,071.10
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3	Corvel Healthcare Corp	201 W North River Dr	#375	Office Upper	923	\$110.00
3	Parkside Physical Therapy	201 W North River Dr	#510	Office Upper	2146	\$214.60
2	The Wave Island Sports Grill & Sushi Bar	523 W 1st Ave		Retail Ground	4872	\$779.52
2	Tamarack Public House	912 W Sprague Ave		Office Ground	3800	\$570.00
2	The Woodshop LLC	122 S Monroe St	#C	Office Ground	1835	\$275.25
2	Columbia Bank	505 W Riverside Ave	#450	Office Upper	4144	\$455.84
2	Inland Northwest Group LLC	120 N Stevens St	#3rd Flr	Office Upper	2025	\$222.75
2	Albrecht Law, PLLC	421 W Riverside Ave	#614	Retail Upper	1312	\$144.32
2	DA Davidson	601 W Riverside Ave	#800	Office Upper	11834	\$1,301.74
2	Uncle's Games	404 W Main Ave		Retail Ground	1802	\$288.32
2	Gander & Ryegrass	404 W Main Ave	#104	Retail Ground	2762	\$441.92
2	Liberty Building Office	203 N Washington St	#202	Office Upper	485	\$110.00
2	Pottery Place Plus	203 N Washington St	#1st Flr	Retail Ground	1490	\$238.40
1	Jimmy John's Gourmet Sandwiches	601 W Main Ave	#102	Retail Ground	1550	\$434.00
1	Brian P Knopf PC	221 N Wall St	#224	Office Skywalk	1804	\$288.64
1	Francis Myers	221 N Wall St	#611	Office Upper	287	\$110.00
2	Cozza Optical	421 W Riverside Ave	#102	Retail Ground	1331	\$212.96
2	Daily Grind Downtown (Office)	421 W Riverside Ave	#260	Office Upper	423	\$110.00
2	Gilbert Law Firm PS	421 W Riverside Ave	#353	Office Upper	1892	\$208.12
2	Eclipse Engineering	421 W Riverside Ave	#421	Office Upper	2797	\$307.67
2	Elizabeth Ziegler PhD	421 W Riverside Ave	#760	Office Upper	1127	\$123.97
2	Evergreen Business Capital	421 W Riverside Ave	#866	Office Upper	762	\$110.00
2	ReachBio Research Labs	421 W Riverside Ave	#1005	Office Upper	688	\$110.00
1	Numerica Credit Union	502 W Riverside Ave	#100	Office Ground	3028	\$484.48
1	Apple Inc	710 W Main Ave	#123	Retail Ground	7059	\$1,976.52
1	Umpqua Bank	707 W Main Ave	#502	Office Upper	2687	\$322.44
2	Northwest Vital Records Center Inc	124 S Wall St		Office Upper	13000	\$1,430.00
3	Medical Consultants Network	9 S Washington St	#315	Office Upper	2600	\$260.00
1	Boo Radley's	232 N Howard St		Retail Ground	1673	\$468.44
1	Steelhead Bar & Grille	218 N Howard St		Retail Ground	2800	\$784.00
2	Keyes Legal PLLC	421 W Riverside Ave	#1700	Office Upper	2320	\$255.20
2	Pistole Lifestyle & Skate	523 W Sprague Ave		Retail Ground	1090	\$174.40
2	Chronicle Building Apartments	926 W Sprague Ave		Apartments	40	\$178.00
3	Parks Medical Corporation	1325 W 1st Ave	#306	Office Upper	2494	\$249.40
3	Mayken	621 W Mallon Ave	#507	Office Upper	1366	\$136.60
1	Salon Nouveau	224 N Howard St		Retail Ground	2200	\$616.00
3	Masonry Industry Promotion Group	1325 W 1st Ave	#310	Office Upper	631	\$110.00
3	Roberts Freebourn PLLC	1325 W 1st Ave	#304	Office Upper	1780	\$178.00



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3	Women Helping Women Fund	1325 W 1st Ave	#318	Exempt	330	\$0.00
3	Spokane Regional Sports Commission	201 W North River Dr	#130	Office Ground	2876	\$345.12
3	180 Chiropractic Wellness LLC	201 W North River Dr	#170	Retail Ground	949	\$123.37
2	Emily Anne Interior Design	905 W Riverside Ave	#204	Office Upper	442	\$110.00
2	Dr Scott Mabee	905 W Riverside Ave	#610	Office Upper	1353	\$148.83
3	Gregory S Morrison Attorney	921 W Broadway Ave	#302	Office Upper	350	\$110.00
3	McGarry Law Office	921 W Broadway Ave	#205B	Office Upper	350	\$110.00
3	Law Offices of Christian J Phelps	921 W Broadway Ave	#201	Office Upper	498	\$110.00
3	Gamers Arcade Bar	321 W Sprague Ave		Office Ground	1094	\$131.28
3	Mark R Iverson PS	921 W Broadway Ave	#305	Office Upper	1150	\$115.00
3	USA - Army Recruiting Office	111 W North River Dr	#202	Exempt	1748	\$0.00
1	Brian Gosline	601 W Main Ave	#813	Office Upper	804	\$110.00
1	RiskLens	601 W Main Ave	#917	Office Upper	4929	\$591.48
2	Accountemps and Officeteam	601 W Riverside Ave	#960	Office Upper	2336	\$256.96
2	Career Path Services	10 N Post St	#200	Exempt	6301	\$0.00
2	Fusion Business Finance, Inc	10 N Post St	#214	Office Upper	750	\$110.00
2	Downtown Spokane Partnership	10 N Post St	#400	Office Upper	4021	\$442.31
2	Coffman Engineers	10 N Post St	#500	Office Upper	14296	\$1,572.56
2	Congresswoman Cathy McMorris	10 N Post St	#625	Exempt	2200	\$0.00
2	National Alliance on Mental Illness (NAMI Spokane)	10 N Post St	#638	Exempt	337	\$0.00
2	R E J Designs	10 N Post St	#646	Office Upper	180	\$110.00
2	Federal Defenders of Eastern Washington & Idaho	10 N Post St	#700	Exempt	11612	\$0.00
3	STCU Hutton Branch	9 S Washington St	#101	Retail Ground	2300	\$299.00
3	Allison Morgan Counseling	9 S Washington St	#310	Office Upper	1479	\$147.90
1	Mobius Children's Museum	808 W Main Ave	#LL	Exempt	16400	\$0.00
1	Davis' Watch-Clock-Jewelry Repair	511 W Main Ave	#203	Retail Skywalk	545	\$152.60
2	Hallett's Chocolates	1025 W 1st Ave		Retail Ground	710	\$113.60
2	Black Realty Management / Black Commercial	801 W Riverside Ave	#300	Office Upper	8200	\$902.00
2	Sushi.com	430 W Main Ave		Retail Ground	4700	\$752.00
1	Travelers Property Casualty	707 W Main Ave	#300	Office Upper	40000	\$4,800.00
3	Center for Reproductive Health	201 W North River Dr	#100	Office Ground	5557	\$666.84
3	Bonded Adjustment Co	1229 W 1st Ave		Retail Ground	4306	\$559.78
2	Markam Group Inc PS	421 W Riverside Ave	#1060	Office Upper	2791	\$307.01
2	Morgan Stanley	717 W Sprague Ave	#500	Office Upper	11048	\$1,215.28
2	Pocket Bar	1017 W 1st Ave		Retail Ground	650	\$110.00
3	Doubletree by Hilton Hotel	322 N Spokane Falls Ct		Hotels & Motels	367	\$9,332.81
3	Doubletree by Hilton Hotel - Parking	334 W Spokane Falls Blvd		Commercial Parking	285	\$726.75
3	Public Facilities District - Parking	334 W Spokane Falls Blvd		Commercial Parking	139	\$354.45



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2	Thai On First	411 W 1st Ave		Retail Ground	2250	\$360.00
2	Hutton Settlement Admin Office	422 W Riverside Ave	#931	Exempt	877	\$0.00
2	Northwest Counseling Center	422 W Riverside Ave	#500	Office Upper	1270	\$139.70
1	Burke Law Group PLLC	510 W Riverside Ave	#600	Office Upper	4535	\$544.20
1	Digatron LLC	120 N Wall St	#300	Office Upper	3400	\$408.00
3	On Broadway Salon & Spa	915 W Broadway Ave		Retail Ground	3000	\$390.00
3	Alexander York - The Salon & Barbershop	628 N Monroe St		Retail Ground	1000	\$130.00
2	Litho Art Printers Inc	118 S Lincoln St		Manufacturing	7000	\$770.00
2	INHS	601 W 1st Ave	#600	Exempt	11753	\$0.00
2	Visionary Communications Inc	118 N Stevens St		Office Ground	647	\$110.00
2	Visionary Communications Inc	118 N Stevens St		Office Basement	2007	\$220.77
2	Visionary Communications Inc	118 N Stevens St		Office Upper	4027	\$442.97
2	Bliss Hair Studio	421 W Riverside Ave	#106	Retail Ground	1139	\$182.24
2	Landau Associates Inc	10 N Post St	#218	Office Upper	1519	\$167.09
1	Ridler Piano Bar	718 W Riverside Ave		Retail Ground	3152	\$882.56
3	Shawn O'Donnell's American Grill	719 N Monroe St		Retail Ground	8000	\$1,040.00
1	Bruchi's	707 W Main Ave	#A1	Retail Ground	1803	\$504.84
1	International Raw Materials Ltd	221 N Wall St	#320	Office Upper	3450	\$414.00
2	Gardland Resale Boutique	11 S Howard St		Retail Ground	1208	\$193.28
2	Tony Roslund Photography + Motion	421 W Riverside Ave	#105	Retail Ground	1600	\$256.00
1	Starbuck's Coffee, #3269	721 W Main Ave		Retail Ground	1680	\$470.40
2	Washington Trust Bank	10 N Post St	#325	Office Upper	3882	\$427.02
3	North by Northwest Productions	903 W Broadway Ave		Office Ground	3000	\$360.00
3	Canopy Credit Union	601 W Mallon Ave		Office Ground	12828	\$1,539.36
2	Wiley's Downtown Bistro	115 N Washington St	#1st Flr	Retail Ground	2158	\$345.28
1	Chico's	808 W Main Ave	#101	Retail Ground	3729	\$1,044.12
1	Ben Bridge Jeweler	808 W Main Ave	#103	Retail Ground	1475	\$413.00
1	Tomato Street	808 W Main Ave	#106	Retail Ground	7088	\$1,984.64
1	Williams-Sonoma	818 W Main Ave	#110	Retail Ground	4699	\$1,315.72
1	Rocky Mountain Chocolate Factory	808 W Main Ave	#147	Retail Skywalk	345	\$110.00
1	Bath & Body Works	808 W Main Ave	#203	Retail Skywalk	2400	\$672.00
1	GAP/Gap Kids	808 W Main Ave	#231	Retail Skywalk	8790	\$2,461.20
1	AMC Theatres Riverpark Square 20	808 W Main Ave	#334	Theaters	1586	\$5,043.48
1	Anderson & Co	814 W Main Ave	#111	Retail Ground	3835	\$1,073.80
2	Inland Mortgage	910 W Sprague Ave		Office Ground	4000	\$600.00
2	Griffiths, Dreher & Evans PS CPAs	906 W Sprague Ave		Office Ground	4000	\$600.00
2	Cowles Production Facility	1 N Monroe St		Manufacturing	176905	\$19,459.55
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1	Umpqua Bank	707 W Main Ave	#500	Office Upper	12738	\$1,528.56
1	Umpqua Bank	707 W Main Ave	#600	Office Upper	24140	\$2,896.80
2	Steve Cote & Scot Pyle	421 W Riverside Ave	#904	Office Upper	704	\$110.00
2	Spokane Regional Transportation Council (SRTC)	421 W Riverside Ave	#500	Exempt	4200	\$0.00
2	Richter Wimberley PS	422 W Riverside Ave	#308	Office Upper	382	\$110.00
2	Zayo Bandwidth NW	422 W Riverside Ave	#317	Office Upper	396	\$110.00
2	Cutting Edge Communications	422 W Riverside Ave	#516	Office Upper	1380	\$151.80
1	James J. Workland	601 W Main Ave	#814	Office Upper	1059	\$127.08
1	Lincoln Parking Garage	818 W Riverside Ave		Commercial Parking	260	\$993.20
2	Brooklyn Deli & Lounge	1001 W 1st Ave		Retail Ground	3900	\$624.00
1	Sephora	808 W Main Ave	#233	Retail Skywalk	3788	\$1,060.64
1	Sushi Maru	808 W Main Ave	#105	Retail Ground	5600	\$1,568.00
1	Go Wireless	808 W Main Ave	#212	Retail Skywalk	2891	\$809.48
1	Banana Republic	722 W Main Ave	#115	Retail Ground	6519	\$1,825.32
1	Twigs Bistro & Martini Bar	808 W Main Ave	#322	Retail Skywalk	6563	\$1,837.64
1	Pottery Barn	718 W Main Ave	#119	Retail Ground	9625	\$2,695.00
1	The North Face	714 W Main Ave	#121	Retail Ground	7381	\$2,066.68
3	Central Parking	220 W Main Ave		Commercial Parking	52	\$132.60
3	Diamond Parking	225 W Main Ave		Commercial Parking	70	\$178.50
3	Diamond Parking	247 W Main Ave		Commercial Parking	48	\$122.40
2	Ampco Parking	418 W Main Ave		Commercial Parking	60	\$190.80
2	Diamond Parking	Sprague Ave & Washington St		Commercial Parking	121	\$384.78
3	STCU - Parking	333 W Sprague Ave		Commercial Parking	100	\$255.00
2	Berserk Bar	125 S Stevens St	#100	Retail Ground	2400	\$384.00
2	Barnett Properties	923 W 1st Ave		Commercial Parking	50	\$159.00
3	Chili's Bar & Grill	207 W Spokane Falls Blvd		Retail Ground	5417	\$704.21
2	HartCrowser	505 W Riverside Ave	#205	Office Upper	1449	\$159.39
3	Rogue Salon	108 S Cedar St		Retail Ground	523	\$110.00
2	Community Health Association of Spokane (CHAS)	203 N Washington St	#100	Exempt	1320	\$0.00
3	Luigi's Italian Restaurant and Deli	245 W Main Ave		Retail Ground	5700	\$741.00
2	Konica Minolta Business Solutions USA	601 W Riverside Ave	#431	Office Upper	1938	\$213.18
1	Engie Insight Services	111 N Wall St	#300	Office Upper	21400	\$2,568.00
2	CenturyLink	422 W Riverside Ave	#1510	Office Upper	215	\$110.00
2	Zayo Bandwidth NW	422 W Riverside Ave	#325	Office Upper	1565	\$172.15
2	Zayo Bandwidth NW	422 W Riverside Ave	#326	Office Upper	781	\$110.00
2	MCI Worldcom	422 W Riverside Ave	#1415	Office Upper	1334	\$146.74
2	Aviat Inc	422 W Riverside Ave	#1414	Office Upper	400	\$110.00
3	FedEx Office Print & Ship Center	259 W Spokane Falls Blvd		Retail Ground	4953	\$643.89



2	Greg Thomas Consulting	905 W Riverside Ave	#407	Office Upper	434	\$110.00
2	Craft3	10 N Post St	#220	Office Upper	1500	\$165.00
2	Michael J Delay PS	10 N Post St	#301	Office Upper	811	\$110.00
2	Standard Insurance Co	10 N Post St	#309	Office Upper	1590	\$174.90
2	Locust Cider & Brewing	421 W Main Ave	#100	Retail Ground	3500	\$560.00
1	Indaba Coffee Roasters	518 W Riverside Ave		Office Ground	1200	\$192.00
2	Mystery Lofts	820 W Sprague Ave		Apartments	4	\$110.00
1	Jigsaw	601 W Main Ave	#103	Retail Ground	2401	\$672.28
3	The Riff	215 W Main Ave		Retail Ground	300	\$110.00
1	Travelers Property Casualty	707 W Main Ave	#700	Office Upper	20424	\$2,450.88
1	Fan Suite	808 W Main Ave	#301	Retail Upper	1060	\$127.20
1	Panda Express	808 W Main Ave	#FC-4	Retail Upper	798	\$110.00
1	Aveda Environmental Lifestyle Store	808 W Main Ave	#211	Retail Skywalk	1000	\$280.00
1	Whim Wine Bar	808 W Main Ave	#108	Retail Ground	2452	\$686.56
2	Whistle Punk	122 S Monroe St	#A	Retail Ground	2278	\$364.48
3	J. Mikalson Antiques & Decorative Arts	1219 W 1st Ave		Office Ground	1000	\$120.00
2	Greater Spokane Incorporated	801 W Riverside Ave	#100	Office Ground	8200	\$1,230.00
2	Clearwater Paper Corp	601 W Riverside Ave	#1100	Office Upper	15856	\$1,744.16
2	Tour Factory	505 W Riverside Ave	#305	Office Upper	1364	\$150.04
1	Moloney & O'Neill	818 W Riverside Ave	#800	Office Upper	11064	\$1,327.68
1	White House Black Market	808 W Main Ave	#104	Retail Ground	3200	\$896.00
1	Thomas Hammer Coffee	601 W Main Ave	#101	Retail Ground	1333	\$373.24
2	Helix Tasting Room	824 W Sprague Ave		Retail Ground	800	\$128.00
3	The Well Nest Migraine Relief & Massage Therapy	621 W Mallon Ave	#609	Retail Upper	838	\$110.00
3	Hawkins Edwards	225 W Main Ave	#200	Office Upper	6000	\$600.00
3	McNeice Wheeler, Attorneys	221 W Main Ave	#100	Retail Ground	3000	\$390.00
3	Financial Management Inc	221 W Main Ave	#200	Office Upper	3000	\$300.00
2	Downtown Groceries	525 W Sprague Ave		Retail Ground	3130	\$500.80
3	KHQ Inc	1201 W Sprague Ave		Office Upper	21329	\$2,132.90
3	KHQ Inc	1201 W Sprague Ave		Office Ground	34245	\$4,109.40
3	Cowles Publishing Parking Garage	1102 W Sprague Ave		Commercial Parking	210	\$535.50
3	Oxford Suites Downtown	115 W North River Dr		Hotels & Motels	125	\$3,178.75
2	Black Commercial Inc	801 W Riverside Ave	#400	Office Upper	5200	\$572.00
3	Seven2 and 14Four	244 W Main Ave		Office Upper	9000	\$900.00
3	Seven2 and 14Four	244 W Main Ave		Office Ground	9000	\$1,080.00
2	Coram	122 S Monroe St	#201	Office Upper	1800	\$198.00
2	Heritage Bar & Kitchen	122 S Monroe St		Retail Ground	1775	\$284.00
2	Galactic Dungeon Studios LLC	7 S Stevens St		Retail Ground	1645	\$263.20



2	The Jewel Box Salon	827 W 1st Ave	#101	Retail Ground	1200	\$192.00
2	Davenport Historic Hotel	10 S Post St		Hotels & Motels	284	\$7,222.12
2	Gemelli's	418 W 1st Ave		Office Upper	1401	\$154.11
2	Gemelli's	418 W 1st Ave		Retail Ground	1401	\$224.16
2	Gilded Unicorn	110 S Monroe St		Retail Ground	2100	\$336.00
2	LPL Financial	111 S Post St	#2295	Office Upper	560	\$110.00
1	Leland's	808 W Main Ave	#243	Retail Upper	680	\$110.00
3	Fringe & Fray	1325 W 1st Ave	#102	Retail Ground	1800	\$234.00
2	Memories By Design	827 W 1st Ave	#301	Office Upper	1950	\$214.50
2	Worldwide Express	827 W 1st Ave	#308	Office Upper	783	\$110.00
2	Big Show Mobile	827 W 1st Ave	#309	Office Upper	250	\$110.00
2	Counter Balance Coaching	827 W 1st Ave	#315	Office Upper	620	\$110.00
2	Pacific NW Health	827 W 1st Ave	#317	Office Upper	250	\$110.00
1	Connect Wireless	808 W Main Ave	#307	Retail Upper	1827	\$219.24
2	Law Office of Robert Crick LLC	421 W Riverside Ave	#1560	Office Upper	466	\$110.00
2	Svennungsen Law Office	905 W Riverside Ave	#504	Office Upper	445	\$110.00
2	ACE Wholesale	905 W Riverside Ave	#203	Office Upper	195	\$110.00
2	Shop Around the Corner	10 N Post St	#102	Retail Ground	1353	\$216.48
2	Davenport Spa-Salon	10 S Post St		Exempt	5000	\$0.00
2	Pizza Rita	701 W Riverside Ave	#B	Retail Skywalk	907	\$145.12
2	Specialty Training	421 W Riverside Ave	#252	Retail Upper	4578	\$503.58
2	Fairway Independent Mortgage	421 W Riverside Ave	#319	Office Upper	2300	\$253.00
2	The Decal Factory	421 W Riverside Ave	#400	Office Upper	1861	\$204.71
2	Cougar Crest Estate Winery	8 N Post St	#6	Retail Ground	1260	\$201.60
1	TD Ameritrade	707 W Main Ave	#A3	Office Ground	1654	\$264.64
3	Cashmere	621 W Mallon Ave	#303/#304	Retail Upper	1851	\$185.10
3	Chateau Rive	621 W Mallon Ave	#100	Retail Ground	5215	\$677.95
2	Owen Vanderbrug	421 W Riverside Ave	#416B	Office Upper	921	\$110.00
2	Gabriel Mease	421 W Riverside Ave	#503	Office Upper	872	\$110.00
2	Law Office of Jacqueline Porter	421 W Riverside Ave	#709	Office Upper	768	\$110.00
1	Taco Del Mar	808 W Main Ave	#FC-8	Retail Upper	802	\$110.00
3	T's Lounge	703 N Monroe St	#A	Retail Ground	970	\$126.10
2	BlueJay Coffee	701 W Riverside Ave	#C	Retail Ground	682	\$110.00
1	Banner Bank	802 W Riverside Ave	#100	Retail Ground	14633	\$4,097.24
1	Associated Press	818 W Riverside Ave	#500	Office Upper	6627	\$795.24
1	Hope Outfitters	808 W Main Ave	#216	Retail Upper	1783	\$213.96
1	Subway	808 W Main Ave	#FC-2	Retail Upper	636	\$110.00
1	l llit f	808 W Main Ave	#107	Retail Ground	3000	\$840.00



1	Advanced Aesthetics	522 W Riverside Ave	#202	Office Upper	2045	\$245.40
1	Lincoln Barber Shop	601 W Main Ave	#209	Retail Skywalk	663	\$185.64
2	PUD Dist #1 of Pend Oreille County	422 W Riverside Ave	#1511	Office Upper	150	\$110.00
2	Schoedel & Schoedel CPA's PLLC	422 W Riverside Ave	#1524	Office Upper	1012	\$111.32
2	New American Mortgage	827 W 1st Ave	#225	Office Upper	1563	\$171.93
2	Every Woman Can	827 W 1st Ave	#320	Exempt	500	\$0.00
2	The BIG TABLE	827 W 1st Ave	#425	Exempt	1640	\$0.00
3	Belsby Engineering LLC	1325 W 1st Ave	#204	Office Upper	2783	\$278.30
3	DMC Properties	1325 W 1st Ave	#210	Office Upper	1173	\$117.30
2	Va Piano Winery	10 S Post St		Retail Ground	250	\$110.00
3	Sayre Sayre & Fossum	201 W North River Dr	#460	Office Upper	2989	\$298.90
3	Farmers Insurance Exchange	201 W North River Dr	#450	Office Upper	3286	\$328.60
2	Two Winey Bitches	107 S Madison St		Retail Ground	1305	\$208.80
1	Oil & Vinegar	808 W Main Ave	#201	Retail Upper	1193	\$143.16
1	BeYoutiful Bath Bombs & More	808 W Main Ave	#205	Retail Upper	1648	\$197.76
2	Satori Dance	122 S Monroe St	#103	Retail Ground	1400	\$224.00
3	Washington Policy Center	9 S Washington St	#212	Office Upper	800	\$110.00
1	Wholesale Floors, LLC	722 W Riverside Ave		Office Ground	3000	\$480.00
1	Bistango Martini Lounge	108 N Post St		Retail Ground	996	\$278.88
3	Imortel Spa and Agility Massage	227 W Riverside Ave	#A	Retail Ground	1200	\$156.00
2	Palm Court Grill	10 S Post St		Exempt	2000	\$0.00
2	Peacock Room Lounge	10 S Post St		Exempt	2000	\$0.00
2	Montvale Hotel	1005 W 1st Ave		Hotels & Motels	36	\$915.48
1	Ben & Jerry's Scoop Shop	808 W Main Ave	#FC-10	Retail Upper	326	\$110.00
3	Edward D. Jones & Co LP	201 W North River Dr	#440	Office Upper	991	\$110.00
3	Trackside Studio Ceramic Art Gallery	115 S Adams St	#B	Retail Ground	800	\$110.00
3	Julie Elaine	115 S Adams St	#6	Retail Ground	750	\$110.00
3	Sweet Frostings	9 S Washington St	#111/115	Retail Ground	3674	\$477.62
3	Paige Numata PhD	108 N Washington St	#421	Office Upper	537	\$110.00
1	STCU Downtown Branch	207 N Wall St	#101	Office Upper	1650	\$198.00
1	STCU Downtown Branch	207 N Wall St	#101	Retail Skywalk	750	\$210.00
3	Garageland	230 W Riverside Ave		Retail Ground	3234	\$420.42
3	The House of Pop	227 W Riverside Ave	#C	Retail Ground	800	\$110.00
2	The District Bar	916 W 1st Ave		Retail Ground	5775	\$924.00
3	Sherwood Apartments	123 N Bernard St		Apartments	33	\$126.06
1	Pendleton	808 W Main Ave	#218	Retail Skywalk	4000	\$1,120.00
3	Anthony's Homeport at Spokane Falls	510 N Lincoln St		Retail Upper	2038	\$203.80
3	Anthony's Homeport at Spokane Falls	510 N Lincoln St		Retail Ground	8632	\$1,122.16



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2	Coffee Cup Café	422 W Riverside Ave	#102	Retail Skywalk	294	\$110.00
2	Aimee Hauer LMP	827 W 1st Ave	#414	Office Upper	252	\$110.00
1	Polka Dot Pottery	808 W Main Ave	#225	Retail Skywalk	1768	\$495.04
1	Classic Burger	808 W Main Ave	#FC-5	Retail Upper	784	\$110.00
2	State of Washington	10 N Post St	#446	Exempt	185	\$0.00
3	Lutheran Community Services Northwest	210 W Sprague Ave		Exempt	22393	\$0.00
1	Miso Fresh Asian	808 W Main Ave	#FC-6	Retail Upper	571	\$110.00
3	Assured Home Health	111 W North River Dr	#204	Office Upper	4490	\$449.00
2	Noel Communications Inc	422 W Riverside Ave	#1504	Office Upper	1088	\$119.68
2	Witherspoon Kelley	422 W Riverside Ave	#1534	Office Upper	519	\$110.00
2	Zayo Bandwidth NW	422 W Riverside Ave	#616	Office Upper	506	\$110.00
3	Airpol LLC / KOA Ventures LLC	108 N Washington St	#415	Office Upper	2550	\$255.00
3	Vickerman & Driscoll Financial Advisors	108 N Washington St	#300	Office Upper	1756	\$175.60
2	Global Distribution	827 W 1st Ave	#416	Retail Upper	1250	\$137.50
2	NDM Technologies	827 W 1st Ave	#121	Retail Ground	2485	\$397.60
2	Mike Volz, House Republican	827 W 1st Ave	#423	Exempt	250	\$0.00
3	7 Storms Advertising	1325 W 1st Ave	#206	Office Upper	606	\$110.00
3	Chris Bradley	1325 W 1st Ave	#216	Office Upper	243	\$110.00
3	Erika Klossner Counseling	1325 W 1st Ave	#218	Office Upper	245	\$110.00
3	Associates for Health and Wellness	1325 W 1st Ave	#226	Office Upper	1375	\$137.50
3	Upper Glen Café	309 W Riverside Ave		Retail Ground	751	\$110.00
1	Lululemon	707 W Main Ave	#A6	Retail Ground	3812	\$1,067.36
3	Stifel, Nicolaus & Company Inc	201 W North River Dr	#200	Office Upper	13265	\$1,326.50
3	Imperial PFS	201 W North River Dr	#301	Office Upper	2396	\$239.60
3	Trans Canada	201 W North River Dr	#505	Office Upper	6822	\$682.20
2	Specialty Training	421 W Riverside Ave	#254	Retail Upper	1251	\$137.61
2	Parke Gordon LLC	421 W Riverside Ave	#256	Office Upper	800	\$110.00
3	Assisted Life Solutions LLC	308 W 1st Ave	#202	Office Upper	150	\$110.00
3	Aurora Natural Resources Group Inc	308 W 1st Ave	#203	Office Upper	100	\$110.00
3	Channel Dev LLC	308 W 1st Ave	#311	Office Upper	200	\$110.00
2	Philip Murphy - PLM Investment Advisors	421 W Riverside Ave	#1046	Office Upper	299	\$110.00
2	Maud Artistry	920 W 1st Ave		Retail Ground	980	\$156.80
2	General Services Administration	801 W Riverside Ave	#444	Exempt	3000	\$0.00
2	JT Tech Inc.	905 W Riverside Ave	#408	Office Upper	505	\$110.00
1	Armitage & Thompson PLLC	220 W Main Ave		Office Ground	1531	\$244.96
3	The Unforgiven Lounge	108 N Washington St	#101	Retail Upper	1348	\$134.80
3	The Unforgiven Lounge	108 N Washington St	#101	Retail Ground	2317	\$301.21
1	Chase Gallery	808 W Spokane Falls Blvd		Exempt	0	\$0.00



3	Leftbank Wine Bar	108 N Washington St	#105	Retail Ground	1113	\$144.69
3	Christy Branson, Artist	626 N Monroe St		Retail Ground	1225	\$159.25
	SDS Realty	108 N Washington St	#500	Office Upper	3048	\$304.80
3	Eowen S Rosentrater Law Office	108 N Washington St	#302	Office Upper	1776	\$177.60
3	Moss Immigration Law	628 1/2 N Monroe St	#201B	Office Upper	550	\$110.00
3	John Rovtar Design Studio	921 W Broadway Ave	#203	Office Upper	750	\$110.00
3	Law Offices of Cynthia Jordan	921 W Broadway Ave	#205A	Office Upper	500	\$110.00
3	Law Offices of Peter March	921 W Broadway Ave	#201	Office Upper	498	\$110.00
1	Francesca's Collections, Inc	808 W Main Ave	#245	Retail Skywalk	1208	\$338.24
3	MSI Engineers Inc	108 N Washington St	#505	Office Upper	3240	\$324.00
3	Integrated Balance	108 N Washington St	#407	Office Upper	434	\$110.00
2	The Knitting Factory	919 W Sprague Ave		Retail Ground	6573	\$1,051.68
2	Metropolitan Apartments	908 W 1st Ave		Apartments	18	\$110.00
2	Western United Life Assurance Company - Parking	926 W 1st Ave		Commercial Parking	60	\$190.80
2	Office of Chapter 13 Trustee	801 W Riverside Ave	#515	Office Upper	6291	\$692.01
2	Overland Wellness	421 W Riverside Ave	#335	Office Upper	1000	\$110.00
2	Wood Insurance Network Group	421 W Riverside Ave	#668	Office Upper	338	\$110.00
2	ZBA Architecture P.S.	421 W Riverside Ave	#860	Office Upper	2611	\$287.21
2	Law Offices of Maris Baltins	7 S Howard St	#220	Office Upper	1807	\$198.77
2	House of Healing PLLC	7 S Howard St	#210	Retail Upper	2228	\$245.08
2	Robert Rowley PS	7 S Howard St	#218	Office Upper	697	\$110.00
2	Spokane Legal Copy	7 S Howard St	#224	Office Upper	741	\$110.00
2	DiNenna & Associates	7 S Howard St	#425	Office Upper	1318	\$144.98
2	Full Moon Integrative Therapy	7 S Howard St	#428	Office Upper	698	\$110.00
2	KSBN Radio	7 S Howard St	#430	Office Upper	484	\$110.00
3	Lutheran Community Services Northwest	9 N Browne St		Exempt	2500	\$0.00
2	Star Touch Broadband Services	422 W Riverside Ave	#1521	Office Upper	317	\$110.00
2	Northwest Access Services	422 W Riverside Ave	#1520	Office Upper	285	\$110.00
2	Joseph L. Schmitz	422 W Riverside Ave	#1522	Office Upper	270	\$110.00
2	Witherspoon Kelley	422 W Riverside Ave	#1532	Office Upper	296	\$110.00
2	Gore Electric	827 W 1st Ave	#314	Office Upper	252	\$110.00
2	Tempus Cellars	8 N Post St	#8	Retail Ground	1344	\$215.04
3	Mountain Lakes Brewing Company	201 W Riverside Ave		Retail Ground	1400	\$182.00
3	nyne Bar & Bistro	232 W Sprague Ave		Retail Ground	4300	\$559.00
1	MacDaddy's	808 W Main Ave	#FC-3	Retail Upper	973	\$116.76
1	Umpqua Bank	707 W Main Ave	#450	Office Upper	21227	\$2,547.24
1	MUV Fitness	809 W Main Ave	#212	Retail Skywalk	20390	\$5,709.20
2	Weathers & Associates Consulting	105 S Madison St		Office Ground	1976	\$296.40



3	Evergreen Elder Law	621 W Mallon Ave	#300	Office Upper	664	\$110.00
3	HoHo Teriyaki Chicken	621 W Mallon Ave	#305	Retail Ground	678	\$110.00
3	Armstrong and O'Brien Therapy	621 W Mallon Ave	#503	Office Upper	389	\$110.00
2	Counter Column Accounting	827 W 1st Ave	#420	Office Upper	600	\$110.00
3	DH Communications	315 W Riverside Ave	#200	Office Upper	5484	\$548.40
1	P.F. Chang's China Bistro	801 W Main Ave		Retail Ground	8133	\$2,277.24
2	Sodemann Documents Services Inc	421 W Riverside Ave	#975	Office Upper	1484	\$163.24
1	Selkirk Investments Inc	222 N Wall St	#402	Office Upper	1671	\$200.52
2	Department of Services for the Blind	421 W Riverside Ave	#830	Exempt	2840	\$0.00
1	Travelers Property Casualty	707 W Main Ave	#702	Office Upper	4308	\$516.96
3	Dermatherapie Skin Spa	108 N Washington St	#419	Retail Upper	1185	\$118.50
1	Engel & Volkers Spokane	808 W Main Ave	#229	Retail Upper	920	\$110.40
1	Remitly	530 W Main Ave	#204	Office Upper	8000	\$960.00
2	Olin Bittner PsyD	905 W Riverside Ave	#506	Office Upper	508	\$110.00
1	CenturyLink	601 W Main Ave	#200	Office Upper	2485	\$298.20
1	Reflections Deli	618 W Riverside Ave	#200	Retail Skywalk	2427	\$679.56
2	INHS	601 W 1st Ave	#400	Exempt	11278	\$0.00
2	INHS	601 W 1st Ave	#500	Exempt	11128	\$0.00
2	Spokane Fusion LLC	107 S Howard St	#103	Retail Ground	800	\$128.00
1	Piskel Yahne Kovarik PLLC	522 W Riverside Ave	#700	Office Upper	4525	\$543.00
3	Better Directions Counseling	1124 W Riverside Ave	#LL2	Office Upper	1475	\$147.50
2	ABM Parking	601 W Riverside Ave	#420	Office Upper	1267	\$139.37
2	New York Life Insurance	601 W Riverside Ave	#801A	Office Upper	2236	\$245.96
2	Columbia Bank	505 W Riverside Ave	#100	Retail Ground	6888	\$1,102.08
2	AT&T	905 W Riverside Ave	#214B	Office Upper	386	\$110.00
2	Longwall Security	905 W Riverside Ave	#302	Office Upper	488	\$110.00
2	Jonathan Ryan PsyD	905 W Riverside Ave	#303	Office Upper	195	\$110.00
2	Spokane Consolidated Railways	905 W Riverside Ave	#304	Office Upper	445	\$110.00
2	Michael Love Law Firm PLLC	905 W Riverside Ave	#404	Office Upper	1151	\$126.61
2	Millianna Jewelry	905 W Riverside Ave	#608	Office Upper	713	\$110.00
3	cues	108 N Washington St	#104	Retail Ground	880	\$114.40
3	Threshold Fitness	108 N Washington St	#B10	Office Basement	1300	\$130.00
1	Empirical Wealth Management	818 W Riverside Ave	#450	Office Upper	1604	\$192.48
1	Sushi Sakai	818 W Riverside Ave	#A	Retail Ground	4040	\$1,131.20
1	Longbow Financial	818 W Riverside Ave	#200	Office Upper	1181	\$141.72
1	KSB Litigations PS	221 N Wall St	#210	Office Upper	3631	\$435.72
3	The House of Pop	227 W Riverside Ave	#B	Retail Ground	1200	\$156.00
2	Voya - Karla Greer	827 W 1st Ave	#322	Office Upper	250	\$110.00



2	AIA Spokane	827 W 1st Ave	#323	Office Upper	290	\$110.00
2	Clearwater Seed LLC	827 W 1st Ave	#325	Office Upper	1859	\$204.49
2	Rain Lounge	1009 W 1st Ave		Retail Ground	2280	\$364.80
2	Hanson Carlen Construction	112 S Monroe St		Office Ground	636	\$110.00
1	Healing Solutions	522 W Riverside Ave	#201	Office Upper	452	\$110.00
1	Paukert and Troppmann	522 W Riverside Ave	#560	Office Upper	4524	\$542.88
1	Etter, McMahon, Lamberson, Van Wert & Oreskovich PC	618 W Riverside Ave	#210	Office Upper	7751	\$930.12
1	Foster Pepper PLLC	618 W Riverside Ave	#300	Office Upper	15370	\$1,844.40
2	Richards, Merrill & Peterson Inc	422 W Riverside Ave	#1314	Office Upper	906	\$110.00
1	MOD Pizza	707 W Main Ave	#A12	Retail Ground	2376	\$665.28
2	Western United Life Assurance Company	929 W Sprague Ave		Office Basement	4950	\$544.50
2	Western United Life Assurance Company	929 W Sprague Ave		Office Upper	10878	\$1,196.58
2	Western United Life Assurance Company	929 W Sprague Ave		Office Ground	8824	\$1,323.60
2	Law Offices of Kenneth Coleman PS	421 W Riverside Ave	#618	Office Upper	1050	\$115.50
2	Potlatch Corporation	601 W 1st Ave	#1500	Office Upper	11365	\$1,250.15
1	The Melting Pot	707 W Main Ave	#C1	Retail Skywalk	5610	\$1,570.80
2	Senator Patty Murray Office	10 N Post St	#600	Exempt	820	\$0.00
2	Lakeside Capital Group	717 W Sprague Ave	#800	Office Upper	7062	\$776.82
1	Opes Advisors	618 W Riverside Ave	#302	Office Upper	4294	\$515.28
3	Shasta Hankins Makeup Artist	201 W Riverside Ave	#301	Retail Upper	1053	\$110.00
3	Benton Rock Real Estate	308 W 1st Ave	#308	Office Upper	120	\$110.00
3	Blitz Beauty	308 W 1st Ave	#211	Office Upper	200	\$110.00
2	Merriman Wealth Management	111 S Post St	#2250	Office Upper	1326	\$145.86
2	Brock Law Firm	111 S Post St	#2280	Office Upper	1883	\$207.13
2	Forster Financial	111 S Post St	#2285	Office Upper	1066	\$117.26
2	Altmeyer Financial Group	111 S Post St	#2240	Office Upper	1240	\$136.40
2	The Safari Room Fresh Grill & Bar	111 S Post St		Exempt	2000	\$0.00
2	Davidson, Backman, Medeiros PLLC & Resolvency LLC	601 W Riverside Ave	#1550	Office Upper	2569	\$282.59
3	Kavadias CPA	1124 W Riverside Ave	#215	Office Upper	1050	\$110.00
3	Merry Armstrong	621 W Mallon Ave	#501	Office Upper	381	\$110.00
3	Aspen Personnel	621 W Mallon Ave	#601	Office Upper	1546	\$154.60
3	Red Lion Hotels Corporation	201 W North River Dr	#515	Office Upper	1130	\$113.00
3	Psychiatric Clinic of Spokane PS	201 W North River Dr	#520	Office Upper	3518	\$351.80
2	Redstone Group	601 W Riverside Ave	#260	Office Upper	2364	\$260.04
2	Reidt Pharmacy Corporation	601 W Riverside Ave	#140	Retail Ground	2245	\$359.20
2	Elite Training & Wellness	601 W Riverside Ave	#B2	Retail Basement	2054	\$225.94
1	SRM Development LLC	111 N Post St	#200	Office Upper	7839	\$940.68
2	David J. Crouse & Associates	422 W Riverside Ave	#920	Office Upper	3082	\$339.02



1	High Tide Lobster Bar	502 W Riverside Ave	#204	Retail Upper	386	\$110.00
3	SpaBlue in the City	216 N Bernard St		Retail Ground	1789	\$232.57
3	Securitas	218 N Bernard St	#400	Office Upper	4670	\$467.00
3	John T McCarthy LLC	1124 W Riverside Ave	#305	Office Upper	520	\$110.00
1	BHW1	522 W Riverside Ave	#300	Office Upper	4524	\$542.88
2	Perof, Elzey & Starry	111 S Post St	#2270	Office Upper	1172	\$128.92
2	J-U-B Engineers Inc.	422 W Riverside Ave	#304	Office Upper	3997	\$439.67
3	Lucky Leaf Co	1111 W 1st Ave	#A	Retail Ground	1844	\$239.72
1	CO-Lab Technologies/initial.aec	601 W Main Ave	#315	Office Upper	1851	\$222.12
2	Viren and Associates Inc	111 S Post St	#2260	Office Upper	1974	\$217.14
1	Method Juice Café	718 W Riverside Ave	#A	Retail Ground	796	\$222.88
1	HMA CPA, PS	510 W Riverside Ave	#400	Office Upper	4536	\$544.32
2	Architecture All Forms	827 W 1st Ave	#415	Office Upper	250	\$110.00
3	Steady Flow Growler House	111 S Cedar St		Retail Ground	900	\$117.00
1	Umpqua Bank	111 N Wall St	(Skywalk)	Office Skywalk	18500	\$2,960.00
1	Chapter & Verse	111 N Post St	#400	Office Upper	5470	\$656.40
3	Egnyte Inc	245 W Main Ave		Office Upper	13000	\$1,300.00
2	Design for the PPL	905 W Riverside Ave	#214A	Office Upper	265	\$110.00
1	DJL Group (CPR Cell Phone Repair)	808 W Main Ave	#2F	Retail Skywalk	50	\$110.00
1	Mercer Health & Benefits	601 W Main Ave	#810	Office Upper	3519	\$422.28
3	Hannah's Prom & Dress Closet	218 N Bernard St	#LL1	Exempt	1200	\$0.00
3	Hannah's Prom & Dress Closet	218 N Bernard St	#LL2	Exempt	400	\$0.00
3	Lee Law Office PS	1124 W Riverside Ave	#300	Office Upper	1181	\$118.10
3	Josefine's Salon Concepts LLC	312 W 1st Ave		Retail Ground	1100	\$143.00
2	Sapphire Lounge	901 W 1st Ave		Exempt	1000	\$0.00
2	Shell Energy North America - Oil Company	601 W 1st Ave	#1700	Office Upper	10374	\$1,141.14
3	SmartRecruiters	108 N Washington St	#203	Office Upper	3256	\$325.60
3	Neighbor LLC	1325 W 1st Ave	#314	Office Upper	303	\$110.00
3	Strohmaier Construction	1325 W 1st Ave	#200	Office Upper	1094	\$110.00
3	Heather Henriksen Therapy	1325 W 1st Ave	#201A	Office Upper	116	\$110.00
1	Charles Schwab	818 W Riverside Ave	#150	Office Ground	3718	\$594.88
1	Spokane Symphony Administrative Offices	818 W Riverside Ave	#MEZ	Exempt	2632	\$0.00
2	The Advisors Insurance Agency	601 W Riverside Ave	#230	Office Upper	856	\$110.00
1	Wild Dawgs	102 N Howard St		Retail Ground	550	\$154.00
2	Douglas, Eden, Phillips, DeRuyter & Stanyer PS	717 W Sprague Ave	#1500	Office Upper	11130	\$1,224.30
2	Washington Trust Bank	717 W Sprague Ave	#1166	Office Upper	3701	\$407.11
3	T's Lounge	703 N Monroe St	#B	Retail Ground	430	\$110.00
2	Northwest Open Access Network	422 W Riverside Ave	#503	Office Upper	720	\$110.00



3	Adoption Services of Spokane	921 W Broadway Ave	#304	Office Upper	850	\$110.00
1	Kutak Rock LLP	510 W Riverside Ave	#700	Office Upper	4536	\$544.32
3	Veritas Guardianship	1325 W 1st Ave	#202	Office Upper	535	\$110.00
2	Labar Architecture	421 W Riverside Ave	#312	Office Upper	624	\$110.00
2	Commodities Plus Inc	427 W 1st Ave		Office Ground	2951	\$442.65
1	Ten Capital Wealth Advisors	601 W Main Ave	#210	Office Upper	5663	\$679.56
3	Zuri Skin Spa	201 W Riverside Ave	#202	Retail Upper	1200	\$120.00
1	ICM Asset Management	601 W Main Ave	#900	Office Upper	4046	\$485.52
1	Graham, Lundberg, Peschel	601 W Main Ave	#305	Office Upper	3474	\$416.88
1	Witherspoon, Brajcich & McPhee	601 W Main Ave	#712	Office Upper	931	\$111.72
1	Karel Capital Inc	601 W Main Ave	#818	Office Upper	1358	\$162.96
1	Capital Insurance Group	601 W Main Ave	#501	Office Upper	6247	\$749.64
2	Mr. Tux	904 W 1st Ave		Retail Ground	3568	\$570.88
2	Witherspoon Kelley	422 W Riverside Ave	#1000	Office Upper	10967	\$1,206.37
2	Davenport Tower	110 S Post St		Hotels & Motels	328	\$8,341.04
3	Dan Murphy Advisors	9 S Washington St	#211	Office Upper	700	\$110.00
3	GLR Engineers PLLC	9 S Washington St	#213	Office Upper	1926	\$192.60
3	STCU - Commercial Lending	9 S Washington St	#700	Office Upper	8600	\$860.00
3	The Brow Room	1325 W 1st Ave	#201B	Office Upper	314	\$110.00
3	Roche Accounting	1325 W 1st Ave	#201C	Office Upper	214	\$110.00
2	Clearwater Paper Corp	601 W Riverside Ave	#1210	Office Upper	6175	\$679.25
2	AON Service Corporation	601 W Riverside Ave	#1620	Office Upper	2683	\$295.13
3	Axtell Law Office PLLC	621 W Mallon Ave	#608	Office Upper	960	\$110.00
2	Community Health Association of Spokane (CHAS)	203 N Washington St	#204	Exempt	1666	\$0.00
2	Floyd & Kane PLLC	421 W Riverside Ave	#665	Office Upper	1965	\$216.15
2	Liberty Business Center	203 N Washington St	#200	Office Upper	3222	\$354.42
3	Jakava LLC	108 N Washington St	#403	Retail Ground	500	\$110.00
3	First Interstate Center for Arts	334 W Spokane Falls Blvd		Exempt	0	\$0.00
2	Shop Around the Other Corner	721 W Riverside Ave	#16	Retail Ground	1824	\$291.84
2	Thomas Hammer Coffee	717 W Sprague Ave		Retail Ground	270	\$110.00
1	Athleta	808 W Main Ave	#235	Retail Skywalk	3744	\$1,048.32
3	Albert Building Apartments	237 W Riverside Ave		Apartments	4	\$110.00
2	Night Fox Digital	421 W Riverside Ave	#820	Office Upper	1360	\$149.60
2	Arnold Financial Group	421 W Riverside Ave	#970	Office Upper	892	\$110.00
3	Edward D. Jones & Co	111 W North River Dr	#201	Office Ground	1544	\$185.28
2	The Fix	404 W Main Ave	#Mezzanine	Retail Upper	380	\$110.00
2	MMEC	1 N Monroe St	#200	Office Ground	3639	\$545.85
1	Chris Wright PLLC	522 W Riverside Ave	#611	Office Upper	115	\$110.00



3	Riverside Place	1110 W Riverside Ave		Retail Upper	21200	\$2,120.00
3	Riverside Place	1110 W Riverside Ave		Retail Upper	21200	\$2,120.00
3	Riverside Place	1110 W Riverside Ave		Retail Ground	21200	\$2,756.00
2	Jaazz Salon	421 W Main Ave	#102	Retail Ground	2629	\$420.64
2	Wanderlust Delicato	421 W Main Ave	#103	Retail Ground	2276	\$364.16
1	Whiz Kids	808 W Main Ave	#320	Retail Upper	4375	\$525.00
2	Coffman Engineers	10 N Post St	#422	Office Upper	3554	\$390.94
1	WSU Athletics	618 W Riverside Ave	#102	Retail Ground	5635	\$1,577.80
2	Regus	601 W 1st Ave	#1400	Office Upper	11753	\$1,292.83
1	Indaba Coffee	210 N Howard St		Retail Ground	900	\$252.00
1	Paint & Pints	718 W Riverside Ave	#B	Retail Ground	1689	\$472.92
3	Davenport Grand Hotel	333 W Spokane Falls Blvd		Hotels & Motels	716	\$18,207.88
2	Wellness Therapies LLC	421 W Riverside Ave	#340	Office Upper	1003	\$110.33
2	Barrister Winery Tasting Room	203 N Washington St	#100	Retail Ground	480	\$110.00
2	Lavish Salon	1021 W 1st Ave		Retail Ground	1857	\$297.12
2	Pyrotek Inc	705 W 1st Ave		Office Ground	13402	\$2,010.30
2	Pyrotek Inc	705 W 1st Ave		Office Upper	40206	\$4,422.66
3	Davenport Grand Hotel Parking Garage	334 W Main Ave	#1	Commercial Parking	570	\$1,453.50
2	The Volstead Act	12 N Post St		Retail Ground	1215	\$194.40
3	Public Facilities District - Parking	334 W Main Ave	#2	Commercial Parking	356	\$907.80
2	The Wolff Company	717 W Sprague Ave	#802	Office Upper	3861	\$424.71
3	Roberts Freebourn PLLC	1325 W 1st Ave	#303	Office Upper	2497	\$249.70
2	Incrediburger and Eggs	909 W 1st Ave	#A	Retail Ground	3000	\$480.00
2	Sweet Peaks Ice Cream	415 W Main Ave	#101	Retail Ground	942	\$150.72
3	Spaceman Coffee	228 W Sprague Ave	#A	Retail Ground	500	\$110.00
1	Spokane Public Library	906 W Main Ave		Exempt	48000	\$0.00
2	Eide Bailly LLP	999 W Riverside Ave	#200	Office Upper	16726	\$1,839.86
2	Montvale Event Center	1017 W 1st Ave		Retail Upper	3378	\$371.58
2	Montvale Event Center	1017 W 1st Ave		Retail Upper	5878	\$646.58
2	Montvale Event Center	1017 W 1st Ave		Retail Ground	5241	\$838.56
3	Pinot's Palette	319 W Sprague Ave		Retail Ground	3750	\$487.50
2	Fisher Construction Group	107 S Howard St	#420	Office Upper	1826	\$200.86
3	Workpointe	921 W Broadway Ave	#101	Office Upper	2500	\$250.00
3	Farrell Law Office	921 W Broadway Ave	#303	Office Upper	850	\$110.00
2	Lutgen & Crull PLLC	111 S Post St	#2282	Office Upper	1066	\$117.26
2	Northwest Planning Inc	1 N Monroe St	#202	Office Upper	1467	\$161.37
2	Cowles Company - Corporate	999 W Riverside Ave	#600	Office Upper	9538	\$1,049.18
2	Scorebook Live	999 W Riverside Ave	#7th Flr	Office Upper	5000	\$550.00



2	HUB International	999 W Riverside Ave	#510	Office Upper	4500	\$495.00
2	Northwest Farmer Stockman	999 W Riverside Ave	#6th Flr	Office Upper	3222	\$354.42
2	Centennial Real Estate Investments	999 W Riverside Ave	#6th Flr	Office Upper	7394	\$813.34
2	Commerce Architects	421 W Riverside Ave	#519	Office Upper	3127	\$343.97
1	GESA Credit Union	618 W Riverside Ave	#101	Retail Ground	7592	\$2,125.76
3	Scofflaws Book Club	108 N Washington St	#100	Retail Ground	1180	\$153.40
1	Free People	865 W Main Ave		Retail Ground	4504	\$1,261.12
2	One Tree Hard Cider	111 S Madison St		Retail Ground	2250	\$360.00
2	Codespeed	1024 W Railroad Alley		Office Ground	1810	\$271.50
2	Durkin's Liquor Bar	415 W Main Ave	#102	Retail Ground	3818	\$610.88
2	Law Office of Robert Crick LLC	421 W Riverside Ave	#507	Office Upper	364	\$110.00
2	GC Peters Law	421 W Riverside Ave	#511	Office Upper	376	\$110.00
3	EVR Premium Hemp	1119 W 1st Ave		Retail Ground	1000	\$130.00
3	Spokane Ballet Studio	112 S Adams St		Retail Ground	3000	\$390.00
3	Summerfield Management	1124 W Riverside Ave	#325	Office Upper	1000	\$110.00
2	West Coast Entertainment	421 W Main Ave	#200	Office Upper	3262	\$358.82
3	The Bickett	225 W Riverside Ave		Apartments	8	\$110.00
3	The Space	201 W Riverside Ave	#302	Retail Upper	900	\$110.00
2	Eide Bailly LLP	999 W Riverside Ave	#101	Office Ground	7510	\$1,126.50
3	Spokane Sports and Physical Therapy	111 W North River Dr	#203	Office Ground	2512	\$301.44
3	Aspen Personnel	621 W Mallon Ave	#601A	Office Upper	900	\$110.00
2	Mark Whittaker CPA	120 N Stevens St	#300	Office Upper	2250	\$247.50
2	Purpose Financial Advisors	421 W Riverside Ave	#1450	Office Upper	800	\$110.00
2	AHBL Engineers	827 W 1st Ave	#220	Office Upper	2882	\$317.02
2	Ciseaux Salon	827 W 1st Ave	#207	Retail Upper	250	\$110.00
2	Grace Media Films	827 W 1st Ave	#212	Office Upper	250	\$110.00
2	Austin's Live Fire Barbecue	421 W Main Ave	#104	Retail Ground	2276	\$364.16
2	Maplewood Software	421 W Main Ave	#201	Office Upper	5485	\$603.35
2	1st Ave Coffee	1011 W 1st Ave		Retail Ground	3000	\$480.00
2	Begona Coffee	601 W Riverside Ave	#A	Retail Skywalk	300	\$110.00
1	Urban Outfitters	702 W Main Ave	#200	Retail Upper	4011	\$481.32
1	River Park Square Management	809 W Main Ave	#100	Office Ground	5448	\$871.68
3	Revive Esthetics	108 N Washington St	#202	Retail Upper	1000	\$110.00
2	Primum Healthcare Solutions LLC	905 W Riverside Ave	#607	Office Upper	1179	\$129.69
1	Powers Stromberg Pension Consulting	111 N Post St	#201	Office Upper	1745	\$209.40
2	Winston & Cashatt PS	601 W Riverside Ave	#2000	Office Upper	6631	\$729.41
2	Lee & Hayes PLLC	601 W Riverside Ave	#1300	Office Upper	11275	\$1,240.25
2	Moss Adams LLP	601 W Riverside Ave	#1770	Office Upper	1367	\$150.37



2	Revival Tea House	415 W Main Ave	#100	Retail Basement	2000	\$220.00
2	Roscoe Holiday LLC	827 W 1st Ave	#109	Retail Ground	722	\$115.52
2	Breeze Kenny	601 W Riverside Ave	#B2	Retail Basement	2054	\$225.94
2	Intentional Hypnosis LLC	827 W 1st Ave	#203	Retail Upper	250	\$110.00
1	312 Productions	510 W Riverside Ave	#500	Office Upper	4536	\$544.32
3	River City Brewing	121 S Cedar St		Retail Ground	3204	\$416.52
3	NW Cryobank	201 W North River Dr	#110	Office Ground	3851	\$462.12
2	Lush Salon	122 S Monroe St	#202	Retail Upper	1470	\$161.70
2	Anthony Stalker	905 W Riverside Ave	#305	Office Upper	240	\$110.00
1	Umpqua Bank	707 W Main Ave	#550	Office Upper	12395	\$1,487.40
1	Travelers Property Casualty	707 W Main Ave	#400	Office Upper	11942	\$1,433.04
2	Community Health Association of Spokane (CHAS)	203 N Washington St	#203	Exempt	1033	\$0.00
1	KSB Litigations PS	221 N Wall St	#238	Office Upper	1299	\$155.88
1	Burke Law Group PLLC	221 N Wall St	#624	Office Upper	5241	\$628.92
3	Clinkerdagger	621 W Mallon Ave	#201	Retail Ground	407	\$110.00
3	House Representative Jeff Holy	9 S Washington St	#302	Exempt	500	\$0.00
3	Mass Mutual	9 S Washington St	#415	Office Upper	3346	\$334.60
3	Vista Title & Escrow	201 W North River Dr	#205	Office Upper	7316	\$731.60
2	CloudEngage	421 W Riverside Ave	#1555B	Office Upper	1795	\$197.45
2	Downtown Dental	421 W Riverside Ave	#880	Office Upper	295	\$110.00
1	Willamette Valley Bank	110 N Post St		Retail Ground	6000	\$1,680.00
2	Gold Reserve Inc	999 W Riverside Ave	#401	Office Upper	5100	\$561.00
2	Cowles Publishing - Accounting	999 W Riverside Ave	#6th Flr	Office Upper	3222	\$354.42
2	US Volleyball Association - Evergreen Association	7 S Howard St	#418	Office Upper	1081	\$118.91
1	M Apartments	612 W Main Ave		Apartments	84	\$427.56
1	Nike Factory Store - Spokane	618 W Main Ave		Retail Ground	17743	\$4,968.04
1	Stay Alfred	612 W Main Ave	#300	Hotels & Motels	15	\$381.45
2	Zayo Bandwidth NW	422 W Riverside Ave	#1501	Office Upper	975	\$110.00
2	Hutton Settlement	422 W Riverside Ave	#618	Exempt	136	\$0.00
2	Witherspoon Kelley	422 W Riverside Ave	#900	Office Upper	3053	\$335.83
2	US Bank of Washington	422 W Riverside Ave	#101B	Office Ground	6294	\$944.10
2	US Bank of Washington	422 W Riverside Ave	#200	Office Upper	14940	\$1,643.40
2	US Bank of Washington	422 W Riverside Ave	#1200	Office Upper	11973	\$1,317.03
1	Wheatland Bank	222 N Wall St		Retail Ground	3852	\$1,078.56
2	Paine Hamblen LLP	717 W Sprague Ave	#1400	Office Upper	11130	\$1,224.30
2	Lee Frame Shop & Custom Framing Gallery	421 W 1st Ave		Retail Ground	1300	\$208.00
2	Washington Trust Bank	717 W Sprague Ave	#200	Office Upper	323	\$110.00
2	Washington Trust Bank	717 W Sprague Ave	#400	Office Upper	2289	\$251.79



2	Washington Trust Bank	717 W Sprague Ave	#600	Office Upper	11255	\$1,238.05
2	Washington Trust Bank	717 W Sprague Ave	#700	Office Upper	11130	\$1,224.30
2	Washington Trust Bank	717 W Sprague Ave	#900	Office Upper	10308	\$1,133.88
2	Washington Trust Bank	717 W Sprague Ave	#1000	Office Upper	10202	\$1,122.22
2	Washington Trust Bank	717 W Sprague Ave	#1100	Office Upper	7412	\$815.32
2	Bennett, Bigelow & Leedom PS	717 W Sprague Ave	#1202	Office Upper	4088	\$449.68
2	Potlatch Corporation	601 W 1st Ave	#1600	Office Upper	11365	\$1,250.15
2	Bing Crosby Theater	901 W Sprague Ave		Theaters	756	\$1,829.52
2	Davenport Hotel Parking Garage	813 W 1st Ave		Commercial Parking	700	\$2,226.00
2	Bank of America Parking Garage	601 W Riverside Ave		Commercial Parking	392	\$1,246.56
1	Signia Capital	111 N Post St	#202	Office Upper	2408	\$288.96
2	Core 4 Collective	125 S Stevens St	#103	Retail Upper	1000	\$110.00
1	Bend & Sway	518 W Riverside Ave	#150	Office Upper	1000	\$120.00
2	Law Offices of J. Scott Miller	115 N Washington St	#201	Office Upper	1175	\$129.25
3	Barrister Winery	1213 W Railroad Ave		Manufacturing	25000	\$1,250.00
3	University of Washington Spokane Center	201 W Main Ave		Office Ground	2595	\$311.40
3	Empire Health Foundation Philanthropy Center	1020 W Riverside Ave		Exempt	7900	\$0.00
3	The Spokane Club	1002 W Riverside Ave		Office Ground	43160	\$5,179.20
3	Richmond Art Collective	228 W Sprague Ave	#4	Exempt	3400	\$0.00
3	Cathedral of Our Lady of Lourdes	1115 W Riverside Ave		Exempt	26992	\$0.00
2	Baby Bar	827 W 1st Ave	#100	Exempt	100	\$0.00
3	Kolva-Sullivan Gallery	115 S Adams St	#A	Retail Ground	654	\$110.00
1	Arevo Health LLC	518 W Riverside Ave	#225	Office Ground	200	\$110.00
1	Newmark Realty Capital, Inc	518 W Riverside Ave	#205	Office Upper	300	\$110.00
2	INHS	601 W 1st Ave	#901	Exempt	5634	\$0.00
3	STCU - Community Relations	9 S Washington St	#401	Office Upper	1250	\$125.00
1	From Here	808 W Main Ave	#251	Retail Upper	4178	\$501.36
1	Flatstick Pub Spokane	618 W Main Ave	#101	Retail Ground	9971	\$2,791.88
2	INHS	601 W 1st Ave	#200	Exempt	9065	\$0.00
3	London's Ultimate Catering	1110 W Riverside Ave		Exempt	0	\$0.00
3	Parametrix	835 N Post St	#201	Office Upper	8151	\$815.10
3	HDR Engineering	835 N Post St	#101	Office Ground	10354	\$1,242.48
3	A Place for Rover	835 N Post St	#301	Office Upper	18566	\$1,856.60
3	Katerra	835 N Post St	#102	Office Ground	12049	\$1,445.88
3	HUB International	835 N Post St	#203	Office Upper	14540	\$1,454.00
3	S&J Engines	817 N Lincoln St		Office Ground	10000	\$1,200.00
3	uWorkSpace	804 N Monroe St		Office Ground	2000	\$240.00
3	Diamond Parking Services LLC	967 W Mallon Ave		Commercial Parking	31	\$110.00



3	Diamond Parking Services LLC	908 W Broadway Ave		Commercial Parking	51	\$130.05
2	Kartchner Engineering	101 S Stevens St	#201	Office Upper	2000	\$220.00
3	Chili's Bar & Grill - Parking	207 W Spokane Falls Blvd		Commercial Parking	50	\$127.50
3	KHQ Inc - Parking	1201 W Sprague Ave		Commercial Parking	78	\$198.90
3	Evans Brothers Coffee	835 N Post St		Retail Ground	500	\$110.00
3	High Tide Lobster Bar 2	835 N Post St		Retail Ground	500	\$110.00
						\$634,931.54

SPOKANE Agenda Sheet	<b>Date Rec'd</b>	10/28/2019	
11/11/2019	Clerk's File #	ORD C35838	
		Renews #	
Submitting Dept	PLANNING	Cross Ref #	
<b>Contact Name/Phone</b>	KEVIN 625-6184	Project #	
Contact E-Mail KFREIBOTT@SPOKANECITY.ORG		<u>Bid #</u>	
Agenda Item Type First Reading Ordinance		Requisition #	
Agenda Item Name	1ENT – WALTON AVEI	NUE	

#### **Agenda Wording**

An Ordinance relating to application Z18-882COMP by HA Tombari, LLC, amending the Comprehensive Plan Land Use Plan Map from Residential 15-30 to General Commercial for 0.12 acres & a change to the Zoning Map from RMF to GC-70.

#### **Summary (Background)**

The subject property is legally described as Lot 15, Block 57 of the Lidgerwood Addition. This Application is being considered concurrently through the annual Comprehensive Plan Amendment cycle as required by the Growth Management Act. The application has fulfilled public participation and notification requirements. The Plan Commission held a Public Hearing on September 11, 2019 to consider this amendment and has recommended approval of the amendment.

Fiscal Impact	Grant related?	NO	<b>Budget Account</b>		
	Public Works?	NO			
Neutral \$			#		
Select \$			#		
Select \$			#		
Select \$			#		
Approvals		Council Notifications		<u>s</u>	
Dept Head	TRAUTN	IAN, HEATHER	Study Session	10/10/19	
<b>Division Director</b>	DUVALL	, MEGAN	<u>Other</u>		
Finance ORLOB, KIMBERLY		<u>Distribution List</u>			
Legal RICHMAN, JAMES		tblack@spokanecity.org			
For the Mayor	ORMSB	, MICHAEL	ngwinn@spokanecity.org		
Additional Approvals		dhume@spokane-landuse.	com		
<u>Purchasing</u>			jrichman@spokanecity.org		
			sbishop@spokanecity.org		
			htrautman@spokanecity.o	rg	
			tsanders@spokanecity.org		

#### ORDINANCE NO. C35838

AN ORDINANCE RELATING TO APPLICATION PLANNING FILE Z18-882COMP AMENDING MAP LU 1, LAND USE PLAN MAP, OF THE CITY'S COMPREHENSIVE PLAN FROM "RESIDENTIAL 15-30" TO "GENERAL COMMERCIAL" FOR APPROXIMATELY 0.12 ACRES DESCRIBED AS LOT 15, BLOCK 57 OF THE LIDGERWOOD ADDITION AND AMENDING THE ZONING MAP FROM "RESIDENTIAL MULTIFAMILY" (RMF) TO "GENERAL COMMERCIAL" (GC-70).

WHEREAS, the Washington State Legislature passed the Growth Management Act (GMA) in 1990, requiring among other things, the development of a Comprehensive Plan (RCW 36.70A); and

WHEREAS, the City of Spokane adopted a Comprehensive Plan in May of 2001 that complies with the requirements of the Growth Management Act; and

WHEREAS, the Growth Management Act requires continuing review and evaluation of the Comprehensive Plan and contemplates an annual amendment process for incorporating necessary and appropriate revisions to the Comprehensive Plan; and

WHEREAS, land use amendment application Z18-882COMP was timely submitted to the City for consideration during the City's 2018/2019 Comprehensive Plan amendment cycle; and

WHEREAS, Application Z18-882COMP seeks to amend the Land Use Plan Map of the City's Comprehensive Plan for a change from "Residential 15-30" to "General Commercial" for 0.12 acres. If approved, the implementing zoning designation requested is "General Commercial (GC-70)"; and

WHEREAS, staff requested comments from agencies and departments on April 5, 2019, and a public comment period ran from May 28, 2019 to July 29, 2019; and

WHEREAS, the Washington State Department of Commerce and appropriate state agencies were given the required 60-day notice before adoption of proposed changes to the Comprehensive Plan on August 29, 2019; and

WHEREAS, the Spokane Plan Commission held a substantive workshop regarding the proposed Comprehensive Plan amendment on June 12, 2019; and

WHEREAS, a State Environmental Policy Act (SEPA) Determination of Non-Significance was issued on August 27, 2019 for the Comprehensive Land Use Plan Map and Zoning Map changes ("DNS"). The public comment period for the SEPA determination ended on September 10, 2019; and

WHEREAS, notice of the SEPA Checklist and Determination, the Land Use Plan Map changes, and the Zoning Map changes, and announcement of the September 11, 2019 Plan Commission Public Hearing was published on August 28, 2019 and September 4, 2019; and

WHEREAS, Notice of Plan Commission Public Hearing and SEPA Determination was posted on the property and mailed to all property owners and taxpayers of record, as shown by the most recent Spokane County Assessor's record, and occupants of addresses of property located within a four hundred foot radius of any portion of the boundary of the subject property on August 28, 2019; and

WHEREAS, the staff report for Application Z18-882COMP reviewed all the criteria relevant to consideration of the application; and

WHEREAS, the Spokane Plan Commission conducted a public hearing and deliberated on September 11, 2019 for Application Z18-882COMP and other proposed amendments; and

WHEREAS, the Spokane Plan Commission found that Application Z18-882COMP is consistent with and implements the Comprehensive Plan; and

WHEREAS, the Plan Commission voted 7 to 0 to recommend approval of Application Z18-882COMP; and

WHEREAS, the City Council adopts the recitals set forth herein as its findings and conclusions in support of its adoption of this ordinance and further adopts the findings, conclusions, and recommendations from the Planning & Development Services Staff Report and the City of Spokane Plan Commission for the same purposes; --

NOW, THEREFORE, THE CITY OF SPOKANE DOES ORDAIN:

- 1. <u>Approval of the Application</u>. Application Z18-882COMP is approved.
- 2. <u>Amendment of the Land Use Map.</u> The Spokane Comprehensive Plan Map LU 1, Land Use Plan Map, is amended from "Residential 15-30" to "General Commercial" for 0.12 acres, as shown in Exhibit A.
- 3. <u>Amendment of the Zoning Map.</u> The City of Spokane Zoning Map is amended from "Residential Multifamily (RMF)" to "General Commercial (GC-70)," as shown in Exhibit B.

- A - O - E - D) / TI I E - O   TI / O - O   I   O   O   O   O   O   O   O   O	0040
PASSED BY THE CITY COUNCIL ON	. 2019

	Council President
Attest:	Approved as to form:
City Clerk	Assistant City Attorney
Mayor	Date
	Effective Date

#### STAFF REPORT ON COMPREHENSIVE PLAN LAND USE AMENDMENT APPLICATION 0.12 acre at 15 East Walton Avenue; File Z18-882COMP

#### I. SUMMARY OF REQUEST AND RECOMMENDATIONS:

#### **DESCRIPTION OF PROPOSAL:**

Change parcel 35052.2920 from "Residential 15-30 Land Use" and RMF zoning to "General Commercial Land Use" and GC-70 zoning (same as adjacent parcel to the west and north). The subject parcel is approximately 5,100 square feet (0.12 acre). No specific development proposal is being approved at this time.

#### II. GENERAL INFORMATION

Agent:	Dwight Hume, Land Use Solutions and Entitlement
Applicant/Property Owner(s):	H A Tombari LLC
Location of Proposal:	The subject site is one parcel located on the north side of East Walton Avenue, approximately 150 feet east of Division Street (15 E Walton Ave / parcel 35052.2920). The concerned property totals approximately 5,100 square feet (0.12 acre).
Legal Description:	Lot 15, Block 57 Lidgerwood Park
Existing Land Use Plan Designation:	"Residential 15-30"
Proposed Land Use Plan Designation:	"General Commercial"
Existing Zoning:	RMF (Residential Multifamily)
Proposed Zoning:	GC-70 (General Commercial with 70-foot height limit)
SEPA Status:	A SEPA threshold Determination of Non-Significance (DNS) was made on August 27, 2019. The appeal deadline is 5 p.m. on September 10, 2019.
Enabling Code Section:	SMC 17G.020, Comprehensive Plan Amendment Procedure.
Plan Commission Hearing Date:	September 11, 2019
Staff Contact:	Nathan Gwinn, Assistant Planner; ngwinn@spokanecity.org
Recommendation:	Approve

#### III. BACKGROUND INFORMATION



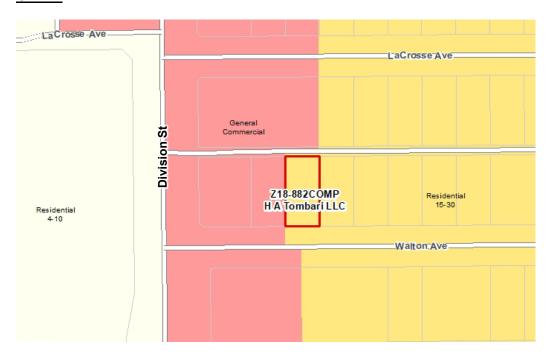
A. Site Description: The subject parcel (Tax Parcel 35052.2920) for the proposal contains approximately 5,100 square feet (0.12 acre), situated at 15 E Walton Ave. The site is presently vacant, but was formerly the site of a house built in 1942 and demolished in 2018. The property fronts the north side of East Walton Avenue, a local access street, and is also served at the rear by an unimproved alley. The applicant owns two adjacent parcels to the west.

The property is 125 feet east of the intersection of Walton Avenue and Division Street. The subject parcel shares a block with two retail buildings that face Division Street. Several single-family homes comprise the remainder of the block.

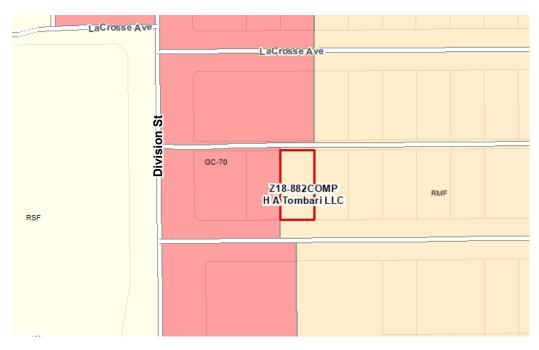
B. Proposal Description: Pursuant to the procedures provided in <a href="chapter 17G.060">chapter 17G.060</a>
Spokane Municipal Code, "Comprehensive Plan Amendment Procedure," the applicant is requesting a Comprehensive Plan Land Use Plan Map designation change from "Residential 15-30" to "General Commercial." If approved, the zoning would be changed from RMF (Residential Multifamily – 35 feet) to GC-70 (General Commercial – 70 feet). The proposed designation and zoning would match the applicant's property on the two adjacent parcels to the west. Although the applicant's project description indicates that the change in designation would better accommodate development standards for retail purposes on this parcel combined with that adjacent property, the applicant's proposal does not include any specific plans for development or improvement to the property. Development and improvement of the site would be subject to all relevant provisions of the

City's Unified Development Code, including without limitation, <u>chapter 17D.010</u> SMC relating to concurrency.

## C. Existing Land Use Plan Map Designations with Subject Property in Bold Red Outline



### D. Existing Zoning Map with Subject Property in Bold Red Outline



E. Land Use History: The subject property was platted as Lot 15, Block 57 of the Lidgerwood Park Addition in 1889. While people built houses on the subject and neighboring lots, the former single-family dwelling on the subject site built in 1942

was sometimes also occupied for retail use, according to City permit records and County Assessor records. A previous property owner, Frank Duval, built an addition to the home for a portrait studio, following an associated zone change with an effective date of September 24, 1953.

By 1975, the subject property was zoned Multifamily Residence (R3), similar to the current designation adopted in 2006. Adjacent property to the west was zoned Community Business (B2) by 1975. On adjacent property to the north, the zoning changed from R3 to B2 in 1985, at the time of a restaurant expansion there. When the City adopted its Comprehensive Plan in 2001 under newly adopted requirements of the Growth Management Act, the site and properties on the block to the east were designated "Residential 15-30," consistent with the longstanding multifamily residential zoning of the property. Adjacent commercially zoned property north and west of the site was designated "General Commercial."

The applicant submitted an application for Comprehensive Plan amendment on this property in 2007, then withdrew the application in 2009 (File Z07-077-LU). As noted above, the house on this site was demolished in 2018.

### F. Adjacent Land Uses and Improvements:

North: across alley	Split-designated General Commercial and Residential		
	15-30; restaurant parking lot (KFC/Long John Silver's)		
South: across E	Split-designated General Commercial and Residential		
Walton Ave	15-30; Auto and RV sales and parking lot		
East	Residential 15-30; Single-family residence		
West General Commercial; now vacant, adjacent to retail			
	structure fronting on Division, formerly a service station,		
	in same ownership with subject property		

G. Street Designations: The subject property, 50 feet in width, lies 125 feet east of North Division Street, a State highway (US Routes 2 and 395). The Proposed Arterial Network Map TR 12, in Chapter 4 of the Comprehensive Plan, classifies Division Street as an **Urban Principal Arterial**. The property fronts on E Walton Ave, a local access street.

### H. Application Process:

- Application was submitted on October 29, 2018.
- City Council established the Annual Comprehensive Plan Amendment Work Program for 2019 by resolution (RES 2019-0011) on February 25, 2019;
- Applicant was provided Notice of Application on May 15, 2019;
- Notice of Application was posted, published, and mailed on May 28, 2019, which began a 60-day public comment period, ending on July 29, 2019;
- A SEPA Determination of Non Significance was issued on August 27, 2019;
- Notice of Public Hearing was posted and mailed by August 28, 2019;
- Notice of Public Hearing was published on August 28 and September 4, 2019;
- Hearing date is scheduled with the Plan Commission for September 11, 2019.

### IV. AGENCY, INTERESTED DEPARTMENT, & PUBLIC COMMENT

Notice of this proposal was sent to City departments and outside agencies for their review. Department and outside agency comments are included in this report as Exhibit 5. One agency/city department comments was received regarding this application:

City of Spokane, Development Services

Notice of this proposal was also sent to the Nevada Heights Neighborhood Council and all property owners within the notification area. Notice was posted on the subject property and in the local library branch, and published in the Spokesman Review. No comments were received from property owners in the vicinity, or members of the public at large prior to the comment deadline.

### V. COMPREHENSIVE PLAN AMENDMENT PROCESS GUIDING PRINCIPLES

SMC <u>17G.020.010</u> provides the following guiding principles for the annual comprehensive plan amendment process:

- 1. Keep the comprehensive plan alive and responsive to the community.
- 2. Provide for simultaneous review of proposals to allow for cumulative impact analysis of all applications on a City-wide basis and in conjunction with budget decisions.
- 3. Make map adjustments based on a foundation in policy language, consistently applying those concepts citywide.
- 4. Honor the community's long-term investment in the comprehensive plan, through public participation and neighborhood planning processes, by not making changes lightly.
- 5. Encourage development that will enable our whole community to prosper and reinforce our sense of place and feeling of community, in an ecologically, economically and socially sustainable manner.
- 6. Amendments to the comprehensive plan must result in a net benefit to the general public.

### VI. REVIEW CRITERIA

SMC Section <u>17G.020.030</u> establishes the approval criteria for Comprehensive Plan amendments, including Land Use Plan Map amendments. In order to approve a Comprehensive Plan Land Use Plan Map amendment request, the decision-making authority shall make findings of fact based on evidence provided by the applicant that demonstrates satisfaction of all the applicable criteria. The applicable criteria are shown below in *bold italic* print. Following each criterion is staff analysis relative to the amendment requested.

### A. Regulatory Changes.

Amendments to the comprehensive plan must be consistent with any recent state or federal legislative actions, or changes to state or federal regulations, such as changes to the Growth Management Act, or new environmental regulations.

**Staff Analysis:** Staff reviewed and processed the proposed amendment under the most current regulations contained in the Growth Management Act, the Washington State Environmental Policy Act (SEPA), and the Spokane Municipal Code. Staff is unaware of any recent federal, state, or legislative actions with which the proposal would be in conflict, and no comments were received to this effect from any applicable agencies receiving notice of the proposal. The proposal meets this criterion.

### B. GMA.

The change must be consistent with the goals and purposes of the state Growth Management Act.

**Staff Analysis:** The Growth Management Act (GMA) details 13 goals to guide the development and adoption of the comprehensive plans and development regulations (RCW 36.70A.020, "Planning Goals"), and these goals guided the City's development of its comprehensive plan and development regulations. No comments received or other evidence in the record indicates inconsistency between the proposed plan map amendment and the goals and purposes of the GMA. The proposal meets this criterion.

### C. Financing.

In keeping with the GMA's requirement for plans to be supported by financing commitments, infrastructure implications of approved comprehensive plan amendments must be reflected in the relevant six-year capital improvement plan(s) approved in the same budget cycle.

**Staff Analysis:** The City did not require, nor did any Agency comment request or require a traffic impact analysis for the proposal. The subject property is already served by water, sewer, and nearby transit service and lies immediately adjacent to E Walton Ave, a local access street. Under State and local laws, any subsequent development of the site will be subject to a concurrency determination pursuant to SMC <u>17D.010.020</u>. Staff finds that the proposal meets this criterion.

### D. Funding Shortfall.

If funding shortfalls suggest the need to scale back on land use objectives and/or service level standards, those decisions must be made with public input as part of this process for amending the comprehensive plan and capital facilities program.

**Staff Analysis:** The subject property is centrally located within the city in an area well-served by urban facilities and services, and the proposal itself does not involve a specific development project. Implementation of the concurrency requirement, as well as applicable development regulations and transportation impact fees, will ensure that development is consistent with adopted comprehensive plan and capital facilities standards, or that sufficient funding is available to mitigate any impacts to existing infrastructure networks. The proposal meets this criterion.

### E. Internal Consistency.

1. The requirement for internal consistency pertains to the comprehensive plan as it relates to all of its supporting documents, such as the development regulations, capital facilities program, shoreline master program, downtown plan, critical area regulations, and any neighborhood planning documents adopted after 2001. In addition, amendments should strive to be consistent with the parks plan, and vice versa. For example, changes to the development regulations must be reflected in consistent adjustments to the goals or policies in the comprehensive plan. As appropriate, changes to the map or text of the comprehensive plan must also result in corresponding adjustments to the zoning map and implementation regulations in the Spokane Municipal Code.

**Staff Analysis:** The proposal is internally consistent with applicable supporting documents of the Comprehensive Plan as follows:

<u>Development Regulations.</u> As a non-project proposal, there are no specific plans for development of this site. Additionally, any future development on this site will be required to be consistent with the current development regulations at the time an application is submitted. The proposal does not result in any non-conforming uses or development and staff finds no reason to indicate that the proposed Comprehensive Plan Land Use Plan Map and zone change would result in a property that cannot be reasonably developed in compliance with applicable regulations.

<u>Capital Facilities Program.</u> As described in the staff analysis of Criterion C above, no additional infrastructure or capital expenditures by the City are anticipated for this non-project action, and it is not anticipated that the City's integrated Capital Facilities Program would be affected by the proposal.

Neighborhood Planning Documents Adopted after 2001. The area surrounding the subject site was part of the Nevada Lidgerwood Neighborhood Council before September 2016, when the Spokane City Council divided the northern and southern portions along Francis Ave. into two neighborhood councils—Shiloh Hills and Nevada Heights, respectively—under RES 2016-0074. Nevada Lidgerwood previously began a planning process in 2009, utilizing funding allocated by the City Council in 2007. In January, 2012, the City Council adopted RES 2012-0009, recognizing the Nevada Lidgerwood Neighborhood Planning Phase 2 Needs Assessment and Action Plans as a vision for future neighborhood-based improvement planning activities for the neighborhood. The

Action Plans focused on strategies to address four identified issue areas, including neighborhood communication; neighborhood identity; non-motorized travel safety; and traffic patterns, volume and speed. The plans did not identify any strategies relating to the future use or development of the subject parcel, nor were any priority projects identified within or adjacent to the subject parcel. Therefore, the proposal to change the land use designation and zoning for the subject property is internally consistent with applicable neighborhood planning documents.

Miscellaneous Comprehensive Plan Goals and Policies. Staff have compiled a group of Comprehensive Plan Goals and Policies excerpted from the Comprehensive Plan and contained in Exhibit 1 of this report. Further discussion of Comprehensive Plan Policy LU 1.8 General Commercial Uses is included under the staff analysis of Criterion K.2 below.

2. If a proposed amendment is significantly inconsistent with current policy within the comprehensive plan, an amendment proposal must also include wording that would realign the relevant parts of the comprehensive plan and its other supporting documents with the full range of changes implied by the proposal.

**Staff Analysis:** The proposal is generally consistent with current Comprehensive Plan policies, as described in further detail in the staff analysis of Criterion K.2 below and other criteria in this report. Therefore, no amendment to policy wording is necessary and this criterion does not apply to the subject proposal.

### F. Regional Consistency.

All changes to the comprehensive plan must be consistent with the countywide planning policies (CWPP), the comprehensive plans of neighboring jurisdictions, applicable capital facilities or special district plans, the regional transportation improvement plan, and official population growth forecasts.

**Staff Analysis:** The proposed change in land use designations affects a relatively small (approximately 0.12-acre) area near the center of the urbanized area, with no foreseeable implications to regional or interjurisdictional policy issues. No comments have been received from any agency, City department, or neighboring jurisdiction which would indicate that this proposal is not regionally consistent. The proposal meets this criterion.

### G. Cumulative Effect.

All amendments must be considered concurrently in order to evaluate their cumulative effect on the comprehensive plan text and map, development regulations, capital facilities program, neighborhood planning documents, adopted environmental policies and other relevant implementation measures.

### 1. Land Use Impacts.

In addition, applications should be reviewed for their cumulative land use impacts. Where adverse environmental impacts are identified, mitigation requirements may be imposed as a part of the approval action.

### 2. Grouping.

Proposals for area-wide rezones and/or site-specific land use plan map amendments may be evaluated by geographic sector and/or land use type in order to facilitate the assessment of their cumulative impacts.

**Staff Analysis:** The City is concurrently reviewing this application and four other applications for Comprehensive Plan amendments, as part of an annual plan amendment cycle.

The three map amendment proposals, including the subject proposal, are spread throughout the city and concern properties distant from and unconnected to any of the others under consideration. Each of the three map amendment proposals is separated from the others by large swaths of pre-existing urban development. The conditions and exact modification(s) of land use and zoning are not likely to affect each other in any cumulative amount.

Both proposed text amendments are citywide in nature and significantly larger in the amount of property potentially impacted than the subject application. A proposed new policy (LU 4.6, Transit Supported Development, File <a href="Z18-958COMP">Z18-958COMP</a>) would encourage mixed-use development and high density residential development in areas such as this in close proximity to Division Street, where high-performance transit facilities are planned. The other text amendment is a proposed amendment to existing Policy LU 1.8, General Commercial Uses (File <a href="Z19-002COMP">Z19-002COMP</a>). Policy LU 1.8 has been subject to previous interpretation in evaluation of Land Use Plan Map amendments in the 2017/2018 cycle under <a href="QRD C35690">QRD C35690</a> and <a href="QRD C35689">QRD C35689</a>. However, any changes to land-use designations resulting from the pending policy change would be required in a future annual application cycle, with no Land Use Plan Map changes occurring concurrently with this application. As such, it appears that no cumulative effects are possible, nor do the potential for such effects need to be analyzed. The proposal meets this criterion.

#### H. SEPA.

SEPA review must be completed on all amendment proposals and is described in chapter 17E.050.

### 1. Grouping.

When possible, the SEPA review process should be combined for related land use types or affected geographic sectors in order to better evaluate the proposals' cumulative impacts. This combined review

process results in a single threshold determination for those related proposals.

### 2. DS.

If a determination of significance (DS) is made regarding any proposal, that application will be deferred for further consideration until the next applicable review cycle in order to allow adequate time for generating and processing the required environmental impact statement (EIS).

**Staff Analysis:** The application is under review in accordance with the State Environmental Policy Act (SEPA), which requires that the potential for adverse environmental impacts resulting from a proposal be evaluated during the decision-making process. On the basis of the information contained in the environmental checklist, written comments from local and State departments and agencies concerned with land development within the City, and a review of other information available to the Director of Planning Services, a Determination of Non-Significance was issued on August 27, 2019. The proposal meets this criterion.

### I. Adequate Public Facilities

The amendment must not adversely affect the City's ability to provide the full range of urban public facilities and services (as described in CFU 2.1 and CFU 2.2) citywide at the planned level of service, or consume public resources otherwise needed to support comprehensive plan implementation strategies.

**Staff Analysis:** The proposal would change the land-use designation of an area totaling 0.12 acre, within a built-up area of the city served by the public facilities and services described in CFU 2.1. The proposed change in land-use designations affects a relatively small area, does not include a development proposal, and does not measurably alter demand for public facilities and services in the vicinity of the site or on a citywide basis. Any subsequent development of the site will be subject to a concurrency determination pursuant to SMC 17D.010.020, thereby implementing the policy set forth in CFU 2.2. Staff finds that the proposal meets this criterion.

#### J. UGA.

Amendments to the urban growth area boundary may only be proposed by the city council or the mayor of Spokane and shall follow the procedures of the countywide planning policies for Spokane County.

**Staff Analysis:** The application does not propose an amendment to the urban growth area boundary. This criterion does not apply.

### K. Demonstration of Need.

### 1. Policy Adjustments.

Proposed policy adjustments that are intended to be consistent with the comprehensive plan should be designed to provide correction or additional guidance so the community's original visions and values can better be achieved. [...]

**Staff Analysis:** The proposal is for a map change only and does not include any proposed policy adjustments. Therefore, this subsection does not apply.

### 2. Map Changes.

Changes to the land use plan map (and by extension, the zoning map) may only be approved if the proponent has demonstrated that all of the following are true:

a. The designation is in conformance with the appropriate location criteria identified in the comprehensive plan (e.g., compatibility with neighboring land uses, proximity to arterials, etc.);

**Staff Analysis:** Comprehensive Plan Policy LU 1.8, General Commercial Uses, sets forth the locational criteria for the General Commercial land-use designation. It provides, "Contain General Commercial areas within the boundaries occupied by existing business designations and within the boundaries of designated Centers and Corridors." With respect to appropriate location criteria, the discussion section of Policy LU 1.8 provides that "...site development standards should be adopted to minimize a detrimental impacts on the residential area." The text also describes locations near principal arterial streets and discourages further extension of existing commercial strips along arterials.

The proposal would expand the General Commercial designation eastward 50 feet from the existing General Commercial district along Division Street, to a total depth of about 175 feet from the edge of the nearby property directly adjacent Division Street, an urban principal arterial. This distance would match the existing depth from Division of the General Commercial district on the north half of this block, which was established prior to the 2001 adoption of the Comprehensive Plan, on the property across the alley from the subject site. As such, the proposal would conform to the depth already established on the adjacent property to the north.

With respect to size, the adjacent General Commercial district extends at varying depths more than two miles along Division both north and south of E Walton Ave. The proposed Land Use Plan Map change of 0.12 acre (5,100 square feet) represents an insignificant increase in the size of the existing General Commercial area.

The application refers several times to the proposed alignment with the current General Commercial boundary both north and south of the subject site, effectively containing the General Commercial area within the boundaries occupied by existing business designations. In this explanation provided in the application and matching the existing General Commercial designation to the north, parallel with Division Street at a distance of 175 feet, the proponent has demonstrated the designation is in conformance with the appropriate location criteria identified in the Comprehensive Plan, and the application meets subsection (a).

## b. The map amendment or site is suitable for the proposed designation;

**Staff Analysis:** As described in the staff analysis under subsection (a) above, the neighboring General Commercial designation meets the locational characteristics adjacent to an arterial street, as set forth in Comprehensive Plan Policy LU 1.8. Application materials point out that the applicant owns the General Commercial designated properties to the west, forming a combined development area comprised of two parcels that fronts directly on Division Street. The materials maintain that the proposal would result in a small extension of the existing General Commercial properties, supporting redevelopment for a range of allowed uses because of the additional room for parking, circulation, and stormwater treatment. The proposal meets subsection (b).

c. The map amendment implements applicable comprehensive plan policies and subarea plans better than the current map designation.

Staff Analysis: The current Residential 15-30 Land Use Plan Map designation recognizes multifamily zoning that predates the City's 2001 Comprehensive Plan. Under the discussion of Policy LU 1.4 Higher Density Residential Uses, in locations outside Centers, the Comprehensive Plan applies this designation "where the existing use of land is predominately higher density residential." As described above in this report in III.E Land Use History, the site was developed as a single-family lot and portrait studio before its demolition in 2018. Adjacent properties on three sides of the subject parcel—to the north, west, and south have been either partially or totally designated General Commercial for many years, while other nearby properties on the block remain developed as singlefamily homes, despite several decades of multifamily zoning. The proposal would align the eastern boundary of the General Commercial district with these existing business designations, consistent with the area surrounding the subject site. Regarding subarea plan implementation, as noted above in the staff analysis for Criterion E.1 Internal Consistency, above, no improvements to nearby facilities or use of the subject parcel are identified specifically in any subarea plan.

The application materials state that the extension of General Commercial designation to this site would enhance the usability of both the subject site and adjacent property designated General Commercial because it would bring the common ownership into one Land Use Plan Map designation. Assessor's records and the applicant's SEPA checklist show that the two adjacent GC-designated lots in common ownership are a combined 13,360 square feet (0.31 acre) in size. By making the subject site the same land-use designation, the proposal would increase the amount of this commonly owned and contiguous GC-designated area to a total of 18,460 square feet (0.42 acre). The application

materials maintain that rather than being developed independently as a Residential 15-30 site, the subject site "...is better served as a common development with the remaining GC designated ownership." The proposal meets subsection (c).

### 3. Rezones, Land Use Plan Map Amendment.

Corresponding rezones will be adopted concurrently with land use plan map amendments as a legislative action of the city council. If policy language changes have map implications, changes to the land use plan map and zoning map will be made accordingly for all affected sites upon adoption of the new policy language. This is done to ensure that the comprehensive plan remains internally consistent and to preserve consistency between the comprehensive plan and supporting development regulations.

**Staff Analysis:** If the Land Use Plan Map amendment is approved as proposed, the zoning designation of the subject property will change from RMF (Residential Multifamily) to GC-70 (General Commercial with 70-foot height limit). The GC-70 zone implements the "General Commercial" land use designation proposed by the applicant. No policy language changes have been identified as necessary to support the proposed Land Use Plan Map amendment. The proposal meets this criterion.

### VII. CONCLUSION:

Based on the facts and findings presented herein, staff concludes that the requested amendment to the Land Use Plan Map of the City's Comprehensive Plan satisfies the applicable criteria for approval as set forth in SMC Section <u>17G.020.030</u>.

### VIII. STAFF RECOMMENDATION:

Following the close of public testimony and deliberations regarding conclusions with respect to the review criteria and decision criteria detailed in SMC Chapter 17G.020, Plan Commission will need to make a recommendation to City Council for approval or denial of the requested amendment to the Land Use Plan map of the City's Comprehensive Plan.

Staff recommends that the Plan Commission adopt the facts and findings of the staff report and recommends approval of the requested amendment to the Land Use Plan Map of the City's Comprehensive Plan for the subject property approximately 0.12 acre in size and located at 15 E Walton Ave (parcel 35052.2920).

### IX. LIST OF EXHIBITS

- 1 Relevant Comprehensive Plan policies
- 2 Application Materials
- 3 SEPA CHECKLIST
- 4 SEPA Determination of Non-Significance
- 5 Department Comment Development Services

### **EXHIBIT 1 – RELEVANT COMPREHENSIVE PLAN POLICIES**

City of Spokane Comprehensive Plan

### **Land Use Element**

### **LU 1.8 General Commercial Uses**

Contain General Commercial areas within the boundaries occupied by existing business designations and within the boundaries of designated Centers and Corridors.

**Discussion:** General Commercial areas provide locations for a wide range of commercial uses. Typical development in these areas includes freestanding business sites and larger grouped businesses (shopping centers). Commercial uses that are auto-oriented and include outdoor sales and warehousing are also allowed in this designation. Land designated for General Commercial use is usually located at the intersection of or in strips along principal arterial streets. In many areas such as along Northwest Boulevard, this designation is located near residential neighborhoods.

To address conflicts that may occur in these areas, zoning categories should be implemented that limit the range of uses, and site development standards should be adopted to minimize detrimental impacts on the residential area. Existing commercial strips should be contained within their current boundaries with no further extension along arterial streets allowed.

Recognizing existing investments by both the City of Spokane and private parties, and given deference to existing land use patterns, an exception to the containment policy may be allowed by means of a comprehensive plan amendment to expand an existing commercial designation, (Neighborhood Retail, Neighborhood Mini-Center, or General Commercial) at the intersection of two principal arterial streets or onto properties which are not designated for residential use at a signalized intersection of at least one principal arterial street which as of September 2, 2003, has traffic at volumes greater than 20,000 vehicular trips a day. Expansion of the commercial designation under this exception shall be limited to property immediately adjacent to the arterial street and the subject intersection and may not extend more than 250 feet from the center of the intersection unless a single lot, immediately adjacent to the subject intersection and in existence at the time this comprehensive plan was initially adopted, extends beyond 250 feet from the center of the intersection. In this case the commercial designation may extend the length of that lot but in no event should it extend farther than 500 feet or have an area greater than three acres. City of Spokane Comprehensive Plan 3-12

If a commercial designation (Neighborhood Retail, Neighborhood Mini-Center, or General Commercial) exists at the intersection of two principal arterials, a zone change to allow the commercial use to be extended to the next street that runs parallel to the principal arterial street may be allowed. If there is not a street that runs parallel to the principal arterial, the maximum depth of commercial development extending from the arterial street shall not exceed 250 feet.

Areas designated General Commercial within Centers and Corridors are encouraged to be developed in accordance with the policies for Centers and Corridors. Through a neighborhood planning process for the Center, these General Commercial areas will be designated in a land use category that is appropriate in the context of a Center and to meet the needs of the neighborhood.

Residential uses are permitted in these areas. Residences may be in the form of single-family homes on individual lots, upper-floor apartments above business establishments, or other higher density residential uses.

### **CFU 2.1 Available Public Facilities**

Consider that the requirement for concurrent availability of public facilities and utility services is met when adequate services and facilities are in existence at the time the development is ready for occupancy and use, in the case of water, wastewater and solid waste, and at least a financial commitment is in place at the time of development approval to provide all other public services within six years.

**Discussion:** Public facilities are those public lands, improvements, and equipment necessary to provide public services and allow for the delivery of services. They include, but are not limited to, streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, solid waste disposal and recycling, fire and police facilities, parks and recreational facilities, schools and libraries. It must be shown that adequate facilities and services are available before new development can be approved. While occupancy and use imply an immediate need for water, wastewater and solid waste services, other public services may make more sense to provide as the demand arises. For example, a certain threshold of critical mass is often needed before construction of a new fire station, school, library, or park is justified. If these facilities and services do not currently exist, commitments for services may be made from either the public or the private sector.

### **CFU 2.2 Concurrency Management System**

Maintain a concurrency management system for all capital facilities.

Discussion: A concurrency management system is defined as an adopted procedure or method designed to ensure that adequate public facilities and services needed to support development and protect the environment are available when the service demands of development occur. The following facilities must meet adopted level of service standards and be consistent with the concurrency management system: fire protection, police protection, parks and recreation, libraries, public wastewater (sewer and stormwater), public water, solid waste, transportation, and schools. The procedure for concurrency management includes annual evaluation of adopted service levels and land use trends in order to anticipate demand for service and determine needed improvements. Findings from this review will then be addressed in the Six-Year Capital Improvement Plans, Annual Capital Budget, and all associated capital facilities documents to ensure that financial planning remains sufficiently ahead of the present for concurrency to be evaluated. The City of Spokane must ensure that adequate facilities are available to support development or prohibit development approval when such development would cause service levels to decline below standards currently established in the Capital Facilities Program. In the event that reduced funding threatens to halt development, it is much more appropriate to scale back land use objectives than to merely reduce level of service standards as a way of allowing development to continue. This approach is necessary in order to perpetuate a high quality of life. All adjustments to land use objectives and service level standards will fall within the public review process for annual amendment of the Comprehensive Plan and Capital Facilities Program.

# **Land Use Solutions**& Entitlement

Land Use Planning Services 9101 N. MT. VIEW LANE Spokane, WA 99218

509-435-3108 (V)

10-28-18

Tirrell Black, AICP City of Spokane Planning Services W 801 Spokane Falls Blvd, 3<sup>rd</sup> Floor Spokane WA 99201

Ref: Jim Tombari Annual Map Amendment

Tirrell:

On behalf of Jim Tombari, please find its application for a Comprehensive Plan Amendment and rezone from R-15-30 to GC and RMF to GC-70. Specifically, enclosed are:

- 1) General Application
- 2) Early Threshold Review Supplement
- 3) Comprehensive Plan Annual Amendment Pre-Application
- 4) SEPA Checklist
- 5) Project Narrative
- 6) Site Plan
- 7) Summary of Neighborhood Council Outreach, and

8) \$500.00 application fee.

Respectfully Submitted

Dwight J Hume, agent

Land Use Solutions and Entitlement

OCT 2 9 2018

Services

# City of Spokane





# General Application

### **DESCRIPTION OF PROPOSAL:**

A map amendment from Residential 15-30 to General Commercial and a corresponding zone change from RMF to GC-70.

ADDRESS OF SITE OF PROPOSAL: (if not assigned yet, obtain address from Public Works before submitting application) 15 E Walton

APPLICANT:

Name:

H A Tombari LLC

Address:

2510 E 37<sup>th</sup> Avenue Spokane WA 99223

838-5637

Phone (home):

**Email address:** 

PROPERTY OWNER:

Name:

H A Tombari LLC

Address:

2510 E 37th Avenue Spokane WA 99223

Phone (home):

Phone (work):

Phone (work):

same

**Email address:** 

AGENT:

Name:

Dwight Hume dba Land Use Solutions & Entitlement

Address:

9101 N Mt. View Lane Spokane WA 99218

Phone (home):

Phone (work):

509-435-3108

**Email address:** 

dhume@spokane-landuse.com

### **ASSESSOR'S PARCEL NUMBERS:**

35052.2920

### **LEGAL DESCRIPTION OF SITE:**

Lot 15, Block 57 Lidgerwood Park

### SIZE OF PROPERTY:

5100 sf. (.12 acres)

### LIST SPECIFIC PERMITS REQUESTED IN THIS APPLICATION:

Land Use Map Amendment and corresponding zone change

rative, hearing examiner, landmarks commission ty owner, the owner must provide the following escribed property do hereby authorize
regarding this application.
before me, the undersigned, a Notary Public in a
sworn, personally appeared
the foregoing instrument and acknowledged the
intary act and deed, for the uses and purposes th
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d the day and year first above written.
( ) sight ( star
Daniel Organi
Notary Public in and for the State of Washing
residing at Spohane
Dr.
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No: 2 9 2018
Neighborhood and Planning Services
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# Early Threshold Review

**H A Tombari Map Amendment** 

**Description of Proposed Amendment:** Land Use Map change from Res 15-30 to General Commercial and a zone change from RMF to GC-70 on .12 acres (5100sf) to be included in the common ownership of the adjacent westerly .31 acres of GC-70. The subject site is located at 15 E Walton Avenue.

### SMC 17G.025.010

1. Describe how the proposed amendment is appropriately addressed as a Unified Development Code Amendment.

The UDC allows for private sector request on individual ownerships, in-lieu-of a city-wide update to the comprehensive plan or a sub-area plan. Neither of these options are available, leaving the private sector request as the only reasonable option.

2. The proposed amendment does not raise policy or land use issues that are more appropriately addressed by an ongoing work program approved by the City council or by a neighborhood or subarea planning process.

As stated above, neither a Citywide update nor a sub-area plan are available to this area and request.

3. The proposed amendment can be reasonably reviewed within the resources and time frame of the Annual Comprehensive Plan Amendment Work Program.

The request is for one platted lot of 5100 sf to be added to the applicant's current GC ownership. No significant workload is created by this request.

4. Describe how the proposed amendment is consistent with current general policies in the comprehensive plan for site-specific amendment proposals. The proposed amendment must be consistent with policy implementation in the Countywide Planning policies, the GMA, or other state or federal law, and the WAC.

The annual process for amending the Comprehensive Plan is to keep the Comprehensive Plan alive and responsive to the community. The subject

Neighborhood and



property is part of a common ownership split between the GC-70 and RMF zones. Moreover, the commercial uses both north and south of the subject extend easterly of the proposed change. The requested amendment is therefore, consistent with the adjacent land use classification and zones and will implement many applicable Comprehensive Plan policies. The site has a full range of public services available and can accommodate any potential commercial use of the common site.

The request is consistent with the CWPP. The CWPP encourages growth in urban areas where services and utilities already exist. When the site is further developed, the applicant or developer will be required to demonstrate that levels of service are maintained, as required by the CWPP. The CWPP also encourages the use of public transit and development where public transit is available. It is important to note that the city has adopted development regulations and policies to implement the CWPP at the City level. Thus, consistency with the CWPP is achieved.

The application is consistent with the goals and policies of the Growth Management Act. The GMA encourages densification, in-fill and urban development and redevelopment in areas designated for urban growth and within existing city limits. The property is within the UGA and the city limits of Spokane. It also adjoins a significant designation of Residential 15-30 that extends to Mayfair and runs North to Wellesley and South to a point 3 blocks south of Bridgeport.

The proposed change is consistent with the following goals of the Comprehensive Plan:

### Land Use 1.8

The intent of LU 1.8 is to contain existing commercial designations within existing boundaries and yet in this case, the intent fails to recognize common ownerships which existed at the time of adopting the plan and left a portion of the ownership in another zone. Moreover, it fails to create a uniform depth along the same arterial of Division Street and allows adjacent retail uses and zones to extend farther than what is asked for in this amendment. Even LU 1.5 prescribes a uniform depth to create some consistency for adjacent uses. This request would even up the line or depth to approximate the depth of zoning immediately south of the subject site and not extend beyond that depth. In recent decisions, the Planning Commission ignored the literal requirements of the policy language of LU 1.8 but adhered to the intent of containing the designation, thus allowing uniformity of zoning and better compatibility.

OCT 2 9 2018

Neighborhood and Planning Services The proposed map change is consistent with LU 1.12. Existing public facilities and services are adequately available to the subject property.

### Land Use 3.1

The proposed map change is consistent with LU 3.1, which encourages the efficient use of land. Under Policy LU 3.1 future growth should be directed to locations where adequate services and facilities are available.

### Land Use 5.3

The Off -Site impacts are mitigated by the development standards of the city and the subject property is adjacent to future medium density apartment uses not single-family. This further ensures compatibility and includes on-site parking within the same commercial zone rather than a special permit within a residential zone as is the case adjacent on the KFC property.

### Transportation 3.1

Transportation and development patterns are important to support desired land uses. In this instance, all of the block from existing GC designated and zoned property, easterly to the end of the block at Mayfair, is now zoned for medium density residential use. Therefore, the availability of retail services within walking distance supports that future use. As stated before, this adjustment ensures a future retail use with adequate space for on site parking etc.

### **Economic Development Goal 3**

The proposed map change is consistent with this goal because it allows a reasonably sized GC site for retail services adjacent to a future medium density residential area, thus fostering a range of business and employment opportunities.

### **Economic Development Goal 6**

The proposed map change is consistent with Goal ED 6, which recommends that development be located where infrastructure capacity already exist before extending infrastructure into new areas. In this case, all services are readily available.

5. The proposed amendment is not the same as or substantially similar to a proposal that was considered in the previous year's threshold review process but was not included in the Annual Comprehensive Plan Amendment Work Program, unless additional supporting information has been generated. N/A, the proposal has not been submitted in the past.

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6. If this change is directed by state law or a decision of a court or administrative agency, please describe. N/A

**End of Form** 





# Comprehensive Plan or Land Use Code Amendment

Pre-Application

### **DESCRIPTION OF THE PROPOSED AMENDMENT:**

(Please check the appropriate box(es)

Comprehensive Plan Text Change
Regulatory Code Text Change

**x** Land Use Designation Change

☐ Area-Wide Rezone



Please respond to these questions on a separate piece of paper. Incomplete answers may jeopardize your application's chances of being reviewed during this amendment cycle.

### 1. General Questions (for all proposals):

- a. Summarize the general nature of the proposed amendment.
   A map amendment from Residential 15-30 to General Commercial and a corresponding zone change from RMF to GC-70
- b. Why do you feel this change is needed?

  The remainder of the applicant's property is GC and the subject parcel is needed to provide sufficient parking for the aforementioned GC portion and commercial use.
- c. In what way(s) is your proposal similar to or different from the fundamental concepts contained in the comprehensive plan?
  - The subject lot is flanked by GC zoning and use. KFC is located to the north of the subject and has parking by special permit directly north and northeast of the subject parcel. A GC zoned parcel exist south of the subject and is currently leased for RV sales. This would make the applicant's parcel the same depth as the parcel to the south for GC zoning and would not significantly sacrifice RMF zoning remaining to the east. (5100 sf).
- d. For text amendments: What goals, policies, regulations or other documents might be changed by your proposal? N/A
- e. For map amendments:
  - 1. What is the current Land Use designation and zoning for each affected parcel? Res 15-30
  - 2. What is the requested Land Use designation and zoning for each affected parcel? GC-70
  - Describe the land uses surrounding the proposed amendment site(s); e.g. land use type, vacant/occupied, etc.
    - North: KFC Fast Food; South: RV Sales Lot; West: Vacant Commercial; East: Residential SF
- f. Do you know of any existing studies, plans or other documents that specifically relate to or support your proposal? *Unknown*
- g. Why did you decide to pursue a comprehensive plan amendment rather than address your concern through some other aspect of the Development Services department's work program (e.g. neighborhood planning, public input on new regulations, etc.)?

There are no pending sub-area plans for this property. A private sector annual map amendment is the most efficient option that enables the subject property to become part of a normal sized commercial site in

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- h. Has there been a previous attempt to address this concern through a comprehensive plan amendment?

  ☐ Yes X No
- i. If yes, please answer the following questions:
  - 1. When was the amendment proposal submitted?
  - 2. Was it submitted as a consistent amendment or an inconsistent amendment?
  - 3. What were the Plan Commission recommendation and City Council decision at that time?
  - 4. Describe any ways that this amendment proposal varies from the previously considered version.

Development Services Center 808 West Spokane Falls Boulevard, Spokane, WA 99201-3336 <a href="mailto:my.spokanecity.org">my.spokanecity.org</a> | Phone: 509.625.6300 | Fax: 509.625.6822

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### **Project Narrative Summary**

Jim Tombari Map Amendment

Jim Tombari request a map amendment from R 15-30 to GC and a corresponding zone change from RMH to GC-70 to match the remaining property located adjacent and west of the subject property. The subject property is located at 15 E Walton Avenue and is 5100 sf or .12 acre in size. If approved, it would be combined with the westerly common ownership and consist of a total of 18460 sf or .42 acres.

The subject property was recently cleared of a dwelling unit because the rental market of this location was not cost effective to sustain the use. Now it is cleared and leveled for future expansion of the GC-70 zone that Mr. Tombari has on the remainder.

It is also important to note that the inclusion of this lot into the GC-70 zone does not extend as far as the adjoining northerly improvement for KFC, which includes a previous special permit for associated parking for the KFC. In other words, this extension easterly of the GC designation is insignificant and approximates what has been granted for commercial use both north and south of the subject property.

Finally, it is worth mentioning that the removal of 5200 sf of RMF zoning is insignificant to the amount of RMF zoning remaining after the change. In fact, a close inspection of the common zoning boundary between GC and RMF shows the subject property as a westerly extension of 5200 sf and virtually unusable to the remaining RMF.

The revision cleans up a zoning border and enhances the GC zone for a better accommodation of retail use next to RMF.



### dhume@spokane-landuse.com

From:

dhume@spokane-landuse.com

Sent:

Monday, October 29, 2018 10:38 AM

To:

'nevadaheightsnc@gmail.com'

Subject:

Proposed Annual Amendments attached

**Attachments:** 

Francis Nevada Partnership General Application.doc; Jim Tombari General Application

15 E Walton.doc

Mindy Muglia, Chair: I am sending you this email to advise you of two proposed map amendments being filed with the City of Spokane. I represent two separate clients located within your neighborhood boundaries, one located at the NE corner of Walton and Division across from Clarke Park and the other located at the NE corner of Decatur and Nevada. I have attached the General Application for further information. The City requires that we meet to discuss the details of the proposals and I would be available for your December 12<sup>th</sup> meeting. Unfortunately I have a conflict for the November 14 meeting. Please advise if the December date is available, or if we in fact have to schedule it for your January meeting due to the holiday schedules.

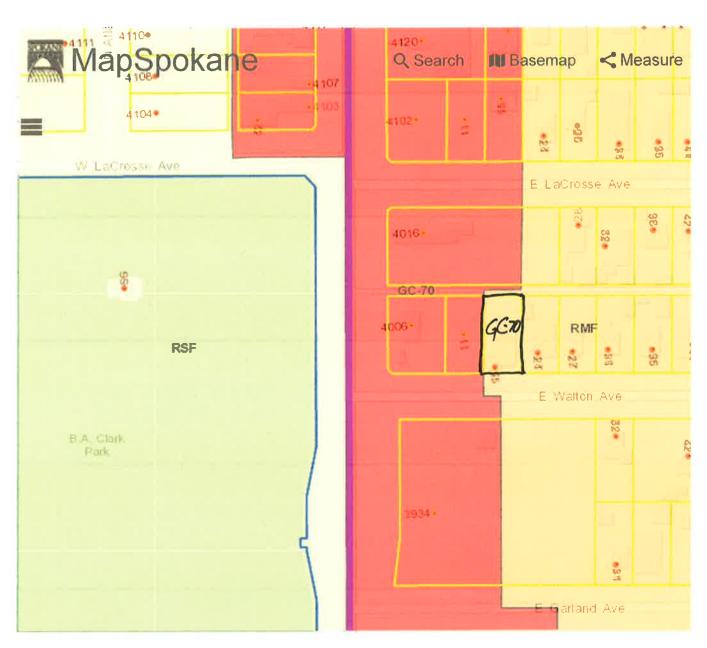
I am available by phone or email.

Regards

Dwight J Hume

Land Use Solutions and Entitlement 9101 N Mt. View Lane Spokane WA 99218 509-435-3108

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Neighborhood and Planning Services



PROPOSED ZONE GC-70



OCT 2 9 2013

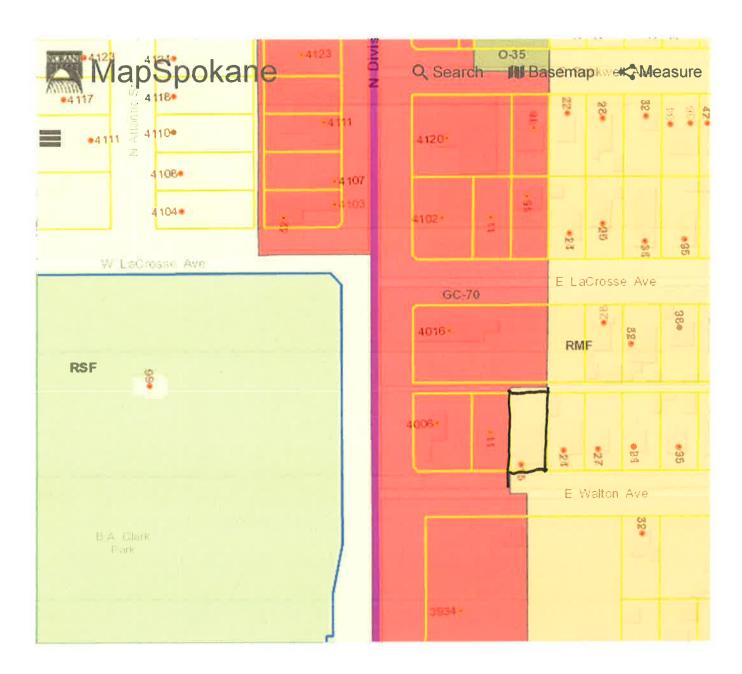
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Map Use Disclaimer

MapSpokane Page 1 of 1



EXISTING ZONE



50 100ft Map Use Disclaimer



### Comprehensive Plan Amendments

**Full Review** 

REGELVED

### Z18-882COMP (Tombari)

### Full Review & Fees for Applications approved for Annual Amendment Work Program:

MAR 1 1 2019

This "Full Review" application and full payment of fees is required to be completed and filed with City of Spokane within 15 days of council action by all applicants when proposals have been added to the "Annual Comprehensive Plan Amendment Work Program" by City Council Resolution.

Please respond to these questions on a separate piece of paper. Incomplete answers may jeopardize your applications chances of being reviewed during this amendment cycle. Answers to these questions will assist in review of the criteria in SMC 17G.020.030.

- 1. Describe the nature of the proposed amendment and explain if there is any change from the early threshold review application. A map change of category from Residential 15-30 to General Commercial. This brings the remaining 5100 sf of the applicant's ownership into the adjoining General Commercial category, thus making the site more spacious and attractive to use while not encroaching any further than the adjacent GC designation.
- 2. How will the proposed change provide a substantial benefit to the public? The property is only 5100 sf in size. It's current zone of RMF would accommodate 3.5 units of density if included in other adjacent RMF property. As a stand-alone parcel, it cannot be used due to size, shape and development requirements for that zone. In contrast, the same square footage can improve the usability of existing GC-70 zoning owned by the applicant and become a better tax revenue for the city.
- 3. Is this application consistent or inconsistent with the Comprehensive Plan goals, objectives and policies? Describe and attach a copy of any study, report or data, which has been developed that supports the proposed change and any relevant conclusions. If inconsistent please discuss how the analysis demonstrates that changed conditions have occurred which will necessitate a shift in goals and policies. The proposal is consistent with the intent of the adopted land use plan in so far as the current GC designation extends to the same boundary as the proposed request. Clearly, there was no intent to carve this lot out of the GC designation and render it useless as stated above.
- 4. Is this application consistent or inconsistent with the goals and policies of state and federal legislation, such as the Growth Management Act (GMA) or environmental regulations? If inconsistent, describe the changed community needs or priorities that justify such an amendment and provide supporting documents, reports or studies. The proposal is consistent with GMA and other applicable state and federal guidelines.

- 5. Is this application consistent with the Countywide Planning Policies (CWPP), the comprehensive plans of neighboring jurisdictions, applicable capital facilities or special district plans, the Regional Transportation Improvement District, and official population growth forecasts? If inconsistent please describe the changed regional needs or priorities that justify such an amendment and provide supporting documents, reports or studies. The proposal is consistent with CWPP and existing adopted land use policies.
- 6. Are there any infrastructure implications that will require financial commitments reflected in the Six-Year Capital Improvement Plan? Are there other infrastructure implications that may be relevant given the review criteria in SMC 17G.020.030(C)? No
- 7. Will this proposal require an amendment to any supporting documents, such as development regulations, Capital Facilities Program, Shoreline Master Program, Downtown Plan, critical areas regulations, any neighborhood planning documents adopted after 2001, or the Parks Plan? If yes, please describe and reference the specific portion of the affected plan, policy or regulation.

MAR 1 1 2019

Neighborhood and Planning Services



# Project Description

Z18-882COMP Tombari

MAR 1 1 2019

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This is a map amendment request to incorporate the remainder of the applicant's ownership into the General Commercial category and a zone change from RMF to GC-70 identical to the rest of the ownership.

The subject property is located at E 15 Walton and was formerly a single-family rental house. Due to the condition of the house and the neighborhood, it was no longer cost effective to continue that use. Consequently, the applicant/owner removed the structure and is now seeking to include the property with his adjacent GC-70 property.

This would enhance the usability of the current GC-70 property by adding an additional 5100 sf and better accommodate all development standards for retail purposes.

As stated throughout the application, the inclusion of this parcel is consistent with the current commercial designations adjacent and does not expand beyond the current intended depth from Division of other GC property.

**End of Description** 



### Section 17G.020.030

### Final Review Criteria

MAR 1 1 2019

### Z18-882COMP (HA Tombari LLC)

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### A. Regulatory Changes.

Amendments to the comprehensive plan must be consistent with any recent state or federal legislative actions, or changes to state or federal regulations, such as changes to the Growth Management Act, or new environmental regulations.

No changes to GMA or environmental regulations are known to affect the proposed amendment. Accordingly, the proposed amendment is consistent with applicable GMA and environmental regulations.

### B. GMA.

The change must be consistent with the goals and purposes of the state Growth Management Act.

The proposal is consistent with the adopted goals and policies of the Comprehensive Plan. That document has the same internal compliance requirement. Therefore, this meets the GMA requirements.

### C. Financing.

In keeping with the GMA's requirement for plans to be supported by financing commitments, infrastructure implications of approved comprehensive plan amendments must be reflected in the relevant six-year capital improvement plan(s) approved in the same budget cycle.

No new infrastructure improvements will be triggered by this proposal. All expenses associated with this proposal are on site and privately funded.

### D. Funding Shortfall.

If funding shortfalls suggest the need to scale back on land use objectives and/or service level standards, those decisions must be made with public input as part of this process for amending the comprehensive plan and capital facilities program.

No impacts will occur to require a shortfall to service levels from this proposed amendment.

### E. Internal Consistency.

1). The requirement for internal consistency pertains to the comprehensive plan as it relates to all of its supporting documents, such as the development regulations, capital facilities program, shoreline master program, downtown plan, critical area regulations, and any neighborhood planning documents adopted after 2001. In addition, amendments should strive to be consistent with the parks plan, and vice versa. For

example, changes to the development regulations must be reflected in consistent adjustments to the goals or policies in the comprehensive plan. As appropriate, changes to the map or text of the comprehensive plan must also result in corresponding adjustments to the zoning map and implementation regulations in the Spokane Municipal Code.

The proposed expansion of the existing General Commercial designation is inconsequential to the internal and applicable plans and programs of the City of Spokane.

2). If a proposed amendment is significantly inconsistent with current policy within the comprehensive plan, an amendment proposal must also include wording that would realign the relevant parts of the comprehensive plan and its other supporting documents with the full range of changes implied by the proposal.

Not Applicable

### F. Regional Consistency.

All changes to the comprehensive plan must be consistent with the countywide planning policies (CWPP), the comprehensive plans of neighboring jurisdictions, applicable capital facilities or special district plans, the regional transportation improvement plan, and official population growth forecasts

The expansion of the existing GC designation is not consequential to Regional Consistency.

### G. Cumulative Effect.

All amendments must be considered concurrently in order to evaluate their cumulative effect on the comprehensive plan text and map, development regulations, capital facilities program, neighborhood planning documents, adopted environmental policies and other relevant implementation measures

1) Land Use Impacts.

In addition, applications should be reviewed for their cumulative land use impacts. Where adverse environmental impacts are identified, mitigation requirements may be imposed as a part of the approval action

The proposed amendment has no accumulative impacts

2) Grouping.

Proposals for area-wide rezones and/or site-specific land use plan map amendments may be evaluated by geographic sector and/or land use type in order to facilitate the assessment of their cumulative impacts.

This proposal has no effects on land use type or geographic area.



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H. SEPA.

Neighborhood and SEPA review must be completed on all amendment proposals and is despring Services

1. Grouping.

chapter 17E.050

When possible, the SEPA review process should be combined for related land use types or affected geographic sectors in order to better evaluate the proposals' cumulative impacts. This combined review process results in a single threshold determination for those related proposals.

The applicant is unaware of other pending applications. Notwithstanding, this expansion of an existing GC designation has insignificant cumulative impacts

2. DS.

If a determination of significance (DS) is made regarding any proposal, that application will be deferred for further consideration until the next applicable review cycle in order to allow adequate time for generating and processing the required environmental impact statement (EIS) Not Applicable

### I. Adequate Public Facilities

The amendment must not adversely affect the City's ability to provide the full range of urban public facilities and services (as described in CFU 2.1 and CFU 2.2) citywide at the planned level of service, or consume public resources otherwise needed to support comprehensive plan implementation strategies

The proposal has no impacts upon citywide services.

### J. UGA.

Amendments to the urban growth area boundary may only be proposed by the city council or the mayor of Spokane and shall follow the procedures of the countywide planning policies for Spokane County: Not Applicable

### K. Demonstration of Need.

1) Map Changes.

Changes to the land use plan map (and by extension, the zoning map) may only be approved if the proponent has demonstrated that all of the following are true:

a. The designation is in conformance with the appropriate location criteria identified in the comprehensive plan (e.g., compatibility with neighboring land uses, proximity to arterials, etc.);

The subject site extends the land use category 50' easterly in alignment with the current GC border located both north and south of the proposal, rendering it consistent.

b. The map amendment or site is suitable for the proposed designation;

The applicant owns the westerly GC designated property out to Division Street. The current designation of the subject is Residential 15-30 and is only 5100 sf in size. As an RMF zoned site, it only generates 3.5 units of multi-family if combined with other adjacent RMF property. As an independent site, it is unusable for apartments due to other parking and development requirements. Accordingly, it is better served as a common development with the remaining GC designated ownership.

c. The map amendment implements applicable comprehensive plan policies and subarea plans better than the current map designation.

As stated above, the site is more usable for commercial purposes since it can be combined with the applicants adjacent GC-70 property, thereby expanding that site into a more usable size.

2) Rezones Land Use Plan Map Amendments

The extension of the existing GC-70 zone does not impact other areas or zones citywide.

MAR 1 1 2019

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#### **Environmental Checklist**

File No. Z18-882COMP

### **Purpose of Checklist:**

The State Environmental Policy Act (SEPA) chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An Environmental Impact Statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

### Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

### Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply."

IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (Part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

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### A. BACKGROUND

1.	Name of proposed project, if applicable: Non-project action
2.	Name of applicant: H A Tombari LLC
	Address and phone number of applicant or contact person: Dwight Hume, agent; 9101 N Mt. View Lane Spokane WA 99218 509-435-3108
4.	Date checklist prepared: October, 2018
5.	Agency requesting checklist: Planning Services
6.	Proposed timing or schedule (including phasing, if applicable): N/A
7.	a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. Yes, if approved, it will become part of the adjacent westerly GC-70 zone.
	*
	b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain. As stated above, the applicant owns the adjacent 13360 sf.
8.	List any environmental information you know about that has been prepared, or will be prepared, directly related to his proposal. <b>Unknown</b>
9.	Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. <b>No</b>
	,
10.	List any government approvals or permits that will be needed for your proposal, if known. Map and zone change; building permit, landscape plan approval; storm drainage plan approval.



11.	Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.  Non-project action. To be determined at time of building permit.
12.	Location of the proposal. Give sufficient information to a person to understand the precise location of your proposed project, including a street address, if any, and section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit application related to this checklist. Approximately 150' east of Division on the north side of Walton Avenue in the vicinity of Clark Park.
13.	Does the proposed action lie within the Aquifer Sensitive Area (ASA)? The General Sewer Service Area? The Priority Sewer Service Area? The City of Spokane? (See: Spokane County's ASA Overlay Zone Atlas for boundaries.)  City of Spokane
14.	The following questions supplement Part A.
	a. Critical Aquifer Recharge Area (CARA) / Aquifer Sensitive Area (ASA)
rvices	(1) Describe any systems, other than those designed for the disposal of sanitary waste, installed for the purpose of discharging fluids below the ground surface (includes systems such as those for the disposal of stormwater or drainage from floor drains). Describe the type of system, the amount of material to be disposed of through the system and the types of material likely to be disposed of (including materials which may enter the system inadvertently through spills or as a result of firefighting activities).  Non-project action. To be determined at time of building permit.



	(2)	Will any chemicals (especially organic solvents or petroleum fuels) in aboveground or underground storage tanks? If so, what ty quantities of material will be stored?  Non-project action. To be determined at time of building permit	pes and		
	(3)	What protective measures will be taken to insure that leaks or spi chemicals stored or used on site will not be allowed to per groundwater. This includes measures to keep chemicals out of systems.  Non-project action. To be determined at time of building permit	colate to disposal		<b>-</b> :
	(4)	Will any chemicals be stored, handled or used on the site in a local where a spill or leak will drain to surface or groundwater or stormwater disposal system discharging to surface or groundwater?  Non-project action. To be determined at time of building permit	to a		-
	b.	Stormwater			=
	(1)	What are the depths on the site to groundwater and to bedrock (if kr			
	(2)	Will stormwater be discharged into the ground? If so, describe any impacts?  Non-project action. To be determined at time of building permit			
TO BE	COM	PLETED BY APPLICANT			
B. EN	IVIR Ea	CONMENTAL ELEMENTS		aluatio gency Only	Use
	а.	General description of the site (circle one): flat, rolling, hilly, steep slopes, mountains, other:			יט ס
	b.	What is the steepest slope on the site (approximate percent slope)? <u>N/A</u>	HGEIN	OCT 2 9 2	ghborhood an

	c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland. Non-project action. To be determined at time of building permit.
d.	Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. No
e.	Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill:  Non-project action. To be determined at time of building permit.
f.	Could erosion occur as a result of clearing, construction, or use? If so, generally describe.  Unlikely
g.	About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?  Non-project action. To be determined at time of building permit.
h.	Proposed measures to reduce or control erosion or other impacts to the earth, if any: Non-project action. To be determined at time of building permit.
2. A	r
а.	What type of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial, wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.  Non-project action. To be determined at time of building permit.

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b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **No** 

Evaluation for Agency Use Only

	C.	Proposed measures to reduce or control emissions or other impacts to air, if any:  Non-project action. To be determined at time of building permit.	_	Only
3.	Wa	iter		
	a.	SURFACE:		
	(1)	Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.  No		
	(2)	Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.  No		
	(3)	Estimate the amount of fill and dredge material that would be placed in or removed from the surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.  N/A		
	(4)	Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.  No	**************************************	od and
	(5)	Does the proposal lie within a 100-year floodplain? If so, not location on the site plan.  No	OCT 2 9 2018	Neighborhood and Planning Services

Evaluation for Agency Use Only

(6)	Does the proposal involve any discharge of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.  Non-project action. To be determined at time of building permit.		gency Only	
b.	GROUND:			
(1)	Will groundwater be withdrawn, or will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.  Non-project action. To be determined at time of building permit.			
(2)	Describe waste material that will be discharged into the ground from septic tanks or other sanitary waste treatment facility. Describe the general size of the system, the number of houses to be served (if applicable) or the number of persons the system(s) are expected to serve.  Non-project action. To be determined at time of building permit.			
C.	WATER RUNOFF (INCLUDING STORMWATER):			
(1)	Describe the source of runoff (including stormwater) and method of collection and disposal if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.  Non-project action. To be determined at time of building permit.		<b>8</b>	
			2 9 20	thoo Se
(2)	Could waste materials enter ground or surface waters? If so, generally describe.  Non-project action. To be determined at time of building permit.	REGIE	OCT 2 9 2018	Neighborhood and Planning Services

	O	ground, and runoff water impacts, if any.  Non-project action. To be determined at time of building permit.	
4.	Pla	nnts	Evaluation for Agency Use Only
	a.	Check or circle type of vegetation found on the site:	·
		Deciduous tree: alder, maple, aspen, other.	
		Evergreen tree: fir, cedar, pine, other.	
		Shrubs	
		Grass	
		Pasture	
		Crop or grain	
		Wet soil plants, cattail, buttercup, bullrush, skunk cab	bage,
		other.	
		Water plants: water lilly, eelgrass, milfoil, other.	
		Other types of vegetation.	
		What kind and amount of vegetation will be removed or altered? Non-project action. To be determined at time of building permit.  List threatened or endangered species known to be on or near the site. Unknown	
	d.	Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: Non-project action. To be determined at time of building permit.	and general to a
			<b>P 2 3</b>
Ę	5. A	nimals	2018 Sod ar
	а	Circle any birds and animals which have been observed on or near the site are known to be on or near the site: birds: hawk, heron, eagle, songbirds, other. mammals: deer, bear, elk, beaver, other. fish: bass, salmon, trout, herring, shellfish, other. other:	图用信用[[]]] Suff

Evaluation for Agency Use Only

	b.	on or near the site.  None
	C.	Is the site part of a migration route? If so, explain. No
	d.	Proposed measures to preserve or enhance wildlife, if any:  None
6.	En	ergy and natural resources
	a.	What kinds or energy (electric, natural gas, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. Non-project action. To be determined at time of building permit.
	b.	Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. No
	C.	What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:  Non-project action. To be determined at time of building permit.
7.	En	vironmental health
	a.	Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of



this proposal? If so, describe. Non-project action. To

be determined at time of building permit.

Evaluation for
Agency Use
Only

(1)	Describe special emergency services that might be required.  Non-project action. To be determined at time of building permit.	Ag	gency U Only	Jse
(2)	Proposed measures to reduce or control environmental health hazards, if any:  Non-project action. To be determined at time of building permit.			
b.	NOISE:			
(1)	What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?  Division St Traffic			
(2)	What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.  Short Term: Construction Long Term: Customer traffic and delivery			
(3)	Proposed measure to reduce or control noise impacts, if any:  None anticipated			
Lar	nd and shoreline use			and
a.	What is the current use of the site and adjacent properties?  Site: Vacant; West Retail; North: Retail; South: Retail;  East Residential	BIRCHIVE	OCT 2 9 2018	Neighborhood ar
b.	Has the site been used for agriculture? If so, describe. No			

8.

Evaluation for
Agency Use
Only

Describe any structures on the site. None
Will any structures be demolished? If so, which? <u>The nouse has been removed</u>
What is the current zoning classification of the site? RMH_
What is the current comprehensive plan designation of the site? Res 15-30
f applicable, what is the current shoreline master program lesignation of the site?  N/A
Has any part of the site been classified as a critical area? If so, specify. No
Approximately how many people would reside or work in he completed project?
Non-project action. To be determined at time of
building permit.
Approximately how many people would the completed project displace? <b>None</b>



Neighborhood and Planning Services

Ĩ.	Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:  Compliance with applicable development regulations	
		Evaluation for Agency Use Only
9.	Housing	•
a.	Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing. N/A	
b.	Approximately how many units, if any, would be eliminated? Indicate whether high-, middle- or low-income housing.  None	•
c.	Proposed measures to reduce or control housing impacts, if any: None	
	esthetics  What is the tallest height of any proposed structure(s), not	
u.	including antennas; what is the principal exterior building material(s) proposed?  Non-project action. To be determined at time of building permit.	e si
b.	What views in the immediate vicinity would be altered or obstructed? <b>None</b>	
		14671 _
C.	Proposed measures to reduce or control aesthetic impacts, if any: Non-project action. To be determined at time of building permit.	· 100d and



# 11.Light and Glare

a.	What type of light or glare will the proposal produce? What time of day would it mainly occur? Outdoor lighting	-
		Evaluation for Agency Use Only
k	n.Could light or glare from the finished project be a safety hazard or interfere with views? No	•
C.	What existing off-site sources of light or glare may affect your proposal? None	=: =:
d.	Proposed measures to reduce or control light and glare impacts, if any: Downcast of outdoor lights	_0 _0
	What designated and informal recreational opportunities are in the immediate vicinity? Clarke Park across Division from the subject ownership and Byrnes Park one block east.	—: —::
b.	Would the proposed project displace any existing recreational uses? If so, describe. No	
C.	Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: None	and vices
		TT 2 9 2011 borhood

# 13. Historic and cultural preservation

	a.	Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.  No	= - -		
	b.	Generally describe any landmarks or evidence of historic archaeological, scientific or cultural importance known to be on or next to the site.  N/A	- - F	valuati	on for
	C.	Proposed measures to reduce or control impacts, if any:  None		Agency Onl	Use
14.		Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any. Division St and Walton	_		
	b.	Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? Yes	_		
	C.	How many parking spaces would the completed project have? How many would the project eliminate? Non-project action. To be determined at time of building permit.	_		
	d.	Will the proposal require any new roads or streets, or improvements to existing roads or streets not including driveways? If so, generally describe (indicate whether public or private). No	- - - 翩	a proposition	and ces
	e.	Will the project use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe.	SEGETANT	OCT 2 9 2018	Neighborhood and Planning Services
			-		

f.	How many vehicular trips per day would be generated by the completed project? If known, indicate when peak would occur. Non-project action. To be determined at time of building permit.	_	
	(Note: to assist in review and if known indicate vehicle trips during PM peak,     AM Peak and Weekday (24 hours).)	_	
g.	Proposed measures to reduce or control transportation impacts, if any: Non-project action. To be determined at time of building permit.		
15. Pu	blic services		Evaluation for Agency Use Only
a.	Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe. Non-project action. To be determined at time of building permit.	— : — : — :	
b.	Proposed measures to reduce or control direct impacts on public services, if any: Non-project action. To be determined at time of building permit.		
16. Uti	lities		
a.	Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:	<u> </u>	
b.	Describe the utilities that are proposed for the project, the utility providing the service and the general construction activities on the site or in the immediate vicinity which might be needed. Non-project action. To be determined at time of building permit.		0CT 2 9 2018 sighborhood and anning Services
			-≚ ≅

# C. SIGNATURE

I, the undersigned, swear under penalty of perjury that the above responses are made truthfully and to the best of my knowledge. I also understand that, should there be any willful misrepresentation or willful lack of full disclosure on my part, the agency must withdraw any determination of Nonsignificance that it might issue in reliance upon this checklist.  Date:				
Please Print or Type:				
Proponent: Dwight Hume agent Address: 9101 N Mt. View Lane				
Phone: <u>509-435-3108</u> <u>Spokane WA 99218</u>				
Person completing form (if different from proponent): Same as above Address:				
Phone:				
FOR STAFF USE ONLY				
Staff member(s) reviewing checklist:				
Based on this staff review of the environmental checklist and other pertinent information, the staff concludes that:				
A. there are no probable significant adverse impacts and recommends a Determination of Nonsignificance.				
B. probable significant adverse environmental impacts do exist for the current proposal and recommends a Mitigated Determination of Nonsignificance with conditions.				
C. there are probable significant adverse environmental impacts and recommends a Determination of Significance.				



# D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (Do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1.	How would the proposal be likely to increase discharge to water; emissions to air; production, storage or release of toxic or hazardous substances; or production of noise?  Non-project action. To be determined at time of building permit.	6
	Proposed measures to avoid or reduce such increases are:  Non-project action. To be determined at time of building permit.	
2.	How would the proposal be likely to affect plants, animals, fish or marine life?  Non-project action. To be determined at time of building permit.	
	Proposed measures to protect or conserve plants, animals, fish or marine life are:  Non-project action. To be determined at time of building permit.	
3.	How would the proposal be likely to deplete energy or natural resources?  Non-project action. To be determined at time of building permit.	· ·
	Proposed measures to protect or conserve energy and natural resources are:  Non-project action. To be determined at time of building permit.	
	17 OF 19	Neighborhood and

	How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, flood plains or prime farmlands?  None, no impacts
	Proposed measures to protect such resources or to avoid or reduce impacts are:  None
٠.	How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?  It should enable a retail site to be better used next to RMH zoned property
	Proposed measures to avoid or reduce shoreline and land use impacts are:  Compliance with applicable development standards.
	How would the proposal be likely to increase demands on transportation or public services and utilities?  Non-project action. To be determined at time of building permit.
	Proposed measures to reduce or respond to such demand(s) are:  Non-project action. To be determined at time of building permit.
	Identify, if possible, whether the proposal may conflict with local, state or federal laws or requirements for the protection of the environment.  N/A



#### C. SIGNATURE

willful misrepresentation or willful lack of full disclosure on my part, the agency may withdraw any Determination of Nonsignificance that it might issue in reliance upon this checklist. /<mark>%\_\_</mark> Signature: \_ Date: Please Print or Type: Proponent: Dwight Hume Address: 9101 N Mt. View Lane Spokane WA 99218 Phone: **509-435-3108** Person completing form (if different from proponent): SAME AS ABOVE Address: Phone: FOR STAFF USE ONLY Staff member(s) reviewing checklist: Based on this staff review of the environmental checklist and other pertinent information, the staff concludes that: A. there are no probable significant adverse impacts and recommends a Determination of Nonsignificance. B. \_\_ probable significant adverse impacts do exist for the current proposal and recommends a Mitigated Determination of Nonsignificance with conditions. C. \_ there are probable significant adverse environmental impacts and recommends a Determination of Significance.

I, the undersigned, swear under penalty of perjury that the above responses are made truthfully and to the best of my knowledge. I also understand that, should there be any



## NONPROJECT DETERMINATION OF NONSIGNIFICANCE

**FILE NO(S): Z18-882COMP** 

PROPONENT: H A Tombari, LLC (Agent: Dwight Hume, Land Use Solutions and Entitlement)

**DESCRIPTION OF PROPOSAL:** This proposal is to change parcel 35052.2920 from "Residential 15-30 Land Use" and RMF zoning to "General Commercial Land Use" and GC-70 zoning (same as adjacent parcel to the west and north). The subject parcel is approximately 5,100 square feet (0.12 acre). No specific development proposal is being approved at this time.

#### LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY:

The subject site is one parcel located on the north side of East Walton Avenue, approximately 150 feet east of Division Street (15 E Walton Ave / parcel 35052.2920). The concerned property totals approximately 5,100 square feet (0.12 acre).

Legal Description: Lot 15, Block 57, Lidgerwood Park Addition in the City of Spokane, County of Spokane, Washington State

**LEAD AGENCY**: City of Spokane

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

[ ]	There is no comment period for this DNS.
[ ]	This DNS is issued after using the optional DNS process in section 197-11-355 WAC. There is no further comment period on the DNS.
[X]	This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for at least 14 days from the date of issuance (below). Comments regarding this DNS must be submitted no later than <u>5 p.m.</u> on September 10, 2019 if they are intended to alter the DNS.
*****	*************************
Respon	sible Official: Heather Trautman
Positio	n/Title: Director, Planning Services Phone: (509) 625-6300
Addres	s: 808 W. Spokane Falls Blvd., Spokane, WA 99201
Date Is:	sued: August 27, 2019 Signature:
*****	*********************

**APPEAL OF THIS DETERMINATION**, after it has become final, may be made to the City of Spokane Hearing Examiner, 808 West Spokane Falls Blvd., Spokane WA 99201. The appeal deadline is Noon on September 18, 2019 (21 days from the date of the signing of this DNS). This appeal must be on forms provided by the Responsible Official, make specific factual objections, and be accompanied by the appeal fee. Contact the Responsible Official for assistance with the specifics of a SEPA appeal.

From: Johnson, Erik D.
To: Gwinn, Nathan

 Subject:
 RE: Z18-884COMP 4502-4508 N Madison St

 Date:
 Wednesday, May 1, 2019 8:03:18 AM

Attachments: image002.png

image003.png image004.png

## No issues for Engineering on these.

From: Eliason, Joelie < jeliason@spokanecity.org>

**Sent:** Tuesday, April 30, 2019 7:48 AM

**To:** Gwinn, Nathan <ngwinn@spokanecity.org> **Cc:** Johnson, Erik D. <edjohnson@spokanecity.org> **Subject:** RE: Z18-884COMP 4502-4508 N Madison St

Thank you, Nathan. Erik is reviewing those two.



**Joelie Eliason** | City of Spokane | Engineering Technician IV Development Services Center 509.625-6385 | fax 509.625.6822 <u>jeliason@spokanecity.org</u>| <u>spokanecity.org</u>



**From:** Gwinn, Nathan < ngwinn@spokanecity.org>

**Sent:** Monday, April 29, 2019 2:13 PM

To: Eliason, Joelie < <a href="mailto:jeliason@spokanecity.org">jeliason@spokanecity.org</a>

**Subject:** RE: Z18-884COMP 4502-4508 N Madison St

Hi Joelie,

Thank you for sending the comments. In order to provide similar documentation, would your department want to provide any comments on the other two proposed map amendments this year, Z18-882COMP and Z18-883COMP?

For reference, I attached the agency requests for comments for those applications.

# Nathan Gwinn | Assistant Planner | Planning & Development

509.625.6893 | ngwinn@spokanecity.org | www.spokanecity.org

**From:** Eliason, Joelie < <u>jeliason@spokanecity.org</u>>

**Sent:** Wednesday, April 24, 2019 8:38 AM **To:** Gwinn, Nathan < ngwinn@spokanecity.org>

**Cc:** Becker, Kris <<u>kbecker@spokanecity.org</u>>; Nilsson, Mike <<u>mnilsson@spokanecity.org</u>>; Brown,

Eldon <<u>ebrown@spokanecity.org</u>>; Kells, Patty <<u>pkells@spokanecity.org</u>>

**Subject:** Z18-884COMP 4502-4508 N Madison St

Nathan,

Please see the attached comments regarding Z18-884COMP.

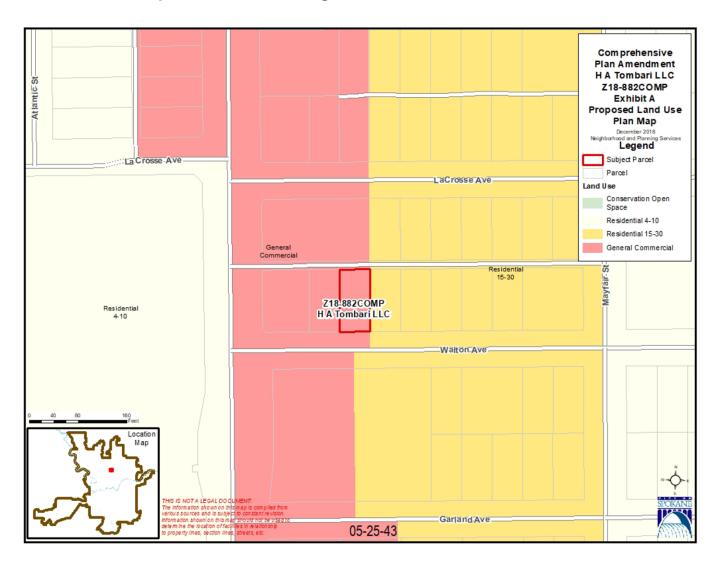
Thank you, Joelie Eliason



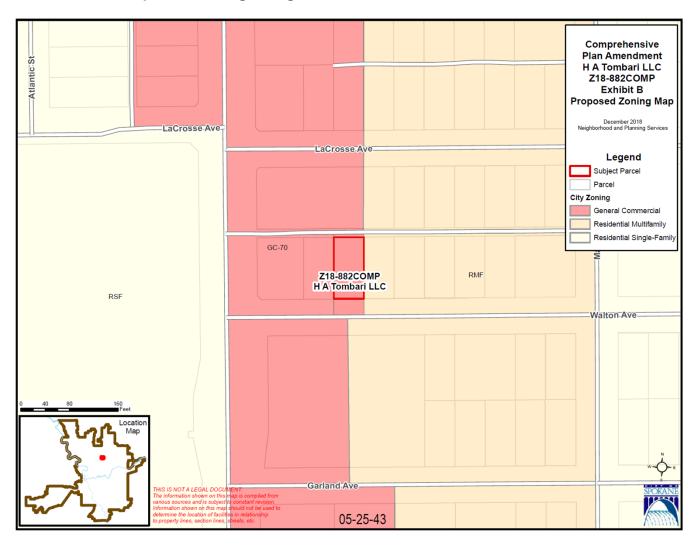
Joelie Eliason | City of Spokane | Engineering Technician IV Development Services Center 509.625-6385 | 808 W Spokane Falls Blvd, Spokane, WA 99201 | jeliason@spokanecity.org | my.spokanecity.org



**Exhibit A: Proposed Land Use Designation** 



**Exhibit B: Proposed Zoning Designation** 



# Spokane Plan Commission Findings of Fact, Conclusions, and Recommendations on the Comprehensive Plan Land Use

# Plan Map Amendment File No. Z18-882COMP (HA TOMBARI LLC)

A Recommendation of the Spokane Plan Commission to the City Council to APPROVE the Comprehensive Plan Amendment application seeking to amend the land use plan map designation from "Residential 15-30" to "General Commercial" for a 0.12 acre area located at 15 East Walton Avenue. The implementing zoning designation requested is to change to General Commercial with 70-foot height limit (GC-70).

## FINDINGS OF FACT:

- A. The City of Spokane adopted a Comprehensive Plan in May of 2001 that complies with the requirements of the Growth Management Act (GMA).
- B. Under GMA, comprehensive plans generally may be amended no more frequently than once a year, and all amendment proposals must be considered concurrently in order to evaluate for their cumulative effect.
- C. Amendment application Z18-882COMP (the "Application") was submitted in a timely manner for review during the City's 2018/2019 amendment cycle.
- D. The Application seeks to amend the land use designation for a 0.12-acre area located near Division Street at 15 East Walton Avenue from "Residential 15-30" to "General Commercial" with a corresponding change in zoning from Residential Multifamily (RMF) to General Commercial with a 70-foot height limit (GC-70). The owner of the Property also owns the two parcels immediately to the west of the Property resulting in common ownership holding that spans the area between the Property and Division Street.
- E. Annual amendment applications are subject to a threshold review process to determine whether the applications will be included in the City's Annual Comprehensive Plan Amendment Work Program.
- F. On January 15, 2019, an Ad Hoc City Council Committee reviewed the applications that had been timely submitted, and forwarded its recommendation to City Council regarding the applications.
- G. On February 25, 2019, the City Council adopted Resolution RES 2019-0011 establishing the 2019 Comprehensive Plan Amendment Work Program, and including the Application in the Work Program.
- H. Thereafter, on April 5, 2019, staff requested comments from agencies and departments. No adverse comments were received from agencies or departments regarding the Application.

- I. A public comment period ran from May 28, 2019 to July 29, 2019 which provided a 60-day public comment period. The City did not receive any negative comments regarding the Application.
- J. On June 6, 2019, the Community Assembly received a presentation regarding the 2019 Comprehensive Plan Amendment Work Program and the Application, and has been provided with information regarding the dates of Plan Commission workshops and hearings.
- K. On June 12, 2019, the Spokane City Plan Commission held a workshop to study the Application.
- L. On August 27, 2019, a State Environmental Policy Act (SEPA) Checklist and Determination of Non-Significance were issued for the Comprehensive Land Use Plan Map and Zoning Map changes, including the Application. The deadline to appeal the SEPA determination was September 10, 2019. No comments on the SEPA determination were received.
- M. On August 29, 2019, the Washington State Department of Commerce and appropriate state agencies were given the required 60-day notice of intent to adopt before adoption of any proposed changes to the Comprehensive Plan.
- N. On August 28 and September 4, 2019, the City caused notice to be published in the Spokesman Review providing notice of the SEPA Checklist and Determination of Non-Significance, the Comprehensive Plan Land Use Map amendment, and announcing the September 11, 2019 Plan Commission Public Hearing.
- O. On August 28, 2019, Notice of Public Hearing and SEPA Determination was posted on the property and mailed to all property owners and taxpayers of record, as shown by the most recent Spokane County Assessor's record, and occupants of addresses of property located within a four-hundred-foot radius of any portion of the boundary of the subject property.
- P. Prior to the Plan Commission hearing, staff prepared a report addressing SEPA and providing staff's analysis of the merits of the Application, copies of which were circulated as prescribed by SMC 17G.020.060B.8. Staff's analysis of the Application recommended approval of the application.
- Q. On September 11, 2019, the Plan Commission held a public hearing on the Application, and concluded its deliberations.
- R. Nobody testified in opposition to the Application and the City did not receive any adverse comments from the public or otherwise regarding the Application.
- S. As a result of the City's efforts, pursuant to the requirements of SMC 17G.020.070, the public has had extensive opportunities to participate throughout the process and persons desiring to comment were given an opportunity to comment.

- T. Except as otherwise indicated herein, the Plan Commission adopts the findings and analysis set forth in the Staff Report prepared for the Application (the "Staff Report").
- U. Comprehensive Plan Chapter 2, Implementation, Section 2.3 provides:

This section establishes a process to ensure the Plan functions as a living document, advancing the long range vision for the community, while also being responsive to changing conditions. The intended outcomes of these matrices are:

. . . .

Ensure the Plan is a living document, capable of responding to changing conditions and expanding information.

- V. The Plan Commission finds that the proposal meets the intent and requirements of the Comprehensive Plan, most specifically policy Land Use LU 1.8 concerning the establishment of General Commercial land uses in the City and that the subject property is within the 250-foot extension limit described in that policy.
- W. The Plan Commission finds that the proposal meets the decision criteria established by SMC 17G.020.030, as described in the Staff Report.

## CONCLUSIONS:

Based upon the application materials, technical studies, staff analysis (which is hereby incorporated into these findings, conclusions, and recommendation), SEPA review, agency and public comments received, and public testimony presented regarding the Application File No. Z18-882COMP, the Plan Commission makes the following conclusions with respect to the review criteria outlined in SMC 17G.020.030:

- 1. The Application was submitted in a timely manner and added to the 2019 Annual Comprehensive Plan Amendment Work Program, and the final review application was submitted as provided in SMC 17G.020.050(D).
- 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. The Application is consistent with the goals and purposes of GMA.
- 4. Any potential infrastructure implications associated with the Application will either be mitigated through projects reflected in the City's relevant

- six-year capital improvement plans or through enforcement of the City's development regulations at time of development.
- 5. As outlined in above in the Findings of Fact, the Application is internally consistent within the meaning of SMC 17G.020.030E.
- 6. The Application is consistent with the Countywide Planning Policies for Spokane County, the comprehensive plans of neighboring jurisdictions, applicable capital facilities plans, the regional transportation plan, and official population growth forecasts.
- 7. The Application has been considered simultaneously with the other proposals included in the 2019 Annual Comprehensive Plan Amendment Work Program in order to evaluate the cumulative effect of all the proposals.
- 8. SEPA review was completed for the Application, and pursuant to SEPA, any adverse environmental impacts associated with the Application will be mitigated by enforcement of the City's development regulations.
- 9. The Application will not adversely affect the City's ability to provide the full range of urban public facilities and services citywide at the planned level of service, or consume public resources otherwise needed to support comprehensive plan implementation strategies.
- 10. The Application proposes a land use designation that is in conformance with the appropriate location criteria identified in the comprehensive plan (e.g., compatibility with neighboring land uses, proximity to arterials, etc.).
- 11. The proposed map amendment and site is suitable for the proposed designation.
- 12. The map amendment would implement applicable comprehensive plan policies better than the current map designation.

# **RECOMMENDATIONS:**

In the matter of Z18-882COMP, a request by Dwight Hume, Land Use Solutions and Entitlement on behalf of HA Tombari LLC to change the land use plan designation on 0.12 acre of land from "Residential 15-30" to "General Commercial" with a corresponding change of the implementing zoning to GC (General Commercial), as based upon the above listed findings and conclusions, by a vote of 7 to 0, the Plan Commissions recommends to City Council the APPROVAL of the requested amendment to the Land Use Plan Map of the City's Comprehensive Plan with corresponding amendment to the City's Zoning Map, and authorized 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 Application.

—Docusigned by: Gregory F Francis

Greg Francis, Vice President in lieu of

**Todd Beyreuther, President** 

**Spokane Plan Commission** 

SPOKANE Agenda Sheet	<b>Date Rec'd</b>	10/28/2019	
11/11/2019		Clerk's File #	ORD C35839
		Renews #	
Submitting Dept	PLANNING	Cross Ref #	
<b>Contact Name/Phone</b>	KEVIN 625-6184	Project #	
Contact E-Mail	KFREIBOTT@SPOKANECITY.ORG	<u>Bid #</u>	
Agenda Item Type	First Reading Ordinance	Requisition #	
Agenda Item Name	0650 – LAND USE PLAN MAP AMENDMENT – SHERMAN ST		

# **Agenda Wording**

An Ordinance relating to application Z18-883COMP by Acceleration Physical Therapy amending the Comprehensive Plan Land Use Plan Map from Residential 15-30 to Office for 0.29 acres and a change to the Zoning Map from RMF to 0-35.

# **Summary (Background)**

The subject properties are legally described as Lots 1 and 2 of the Subdivision of Lot 5 of GH Morgan's Addition. This Application is being considered concurrently through the annual Comprehensive Plan Amendment cycle as required by the Growth Management Act. The application has fulfilled public participation and notification requirements. The Plan Commission held a Public Hearing on September 11, 2019 to consider this amendment and has recommended approval of the amendment.

Fiscal Impact	Grant related?	NO	<b>Budget Account</b>	
	Public Works?	NO		
Neutral \$			#	
Select \$			#	
Select \$			#	
Select \$			#	
<u>Approvals</u>			<b>Council Notification</b>	<u>s</u>
<u>Dept Head</u>	TRAUTM	AN, HEATHER	Study Session	10/10/19
<b>Division Director</b> DUVA		MEGAN	<u>Other</u>	
Finance ORLOB, KIMBERLY		KIMBERLY	<u>Distribution List</u>	
<u>Legal</u>	RICHMA	N, JAMES	tblack@spokanecity.org	
For the Mayor ORMSBY, MICHAEL		, MICHAEL	ngwinn@spokanecity.org	
Additional Approvals		dhume@spokane-landuse.com		
Purchasing			jrichman@spokanecity.org	
			sbishop@spokanecity.org	
			htrautman@spokanecity.o	rg
			tsanders@spokanecity.org	

#### ORDINANCE NO. C35839

AN ORDINANCE RELATING TO APPLICATION PLANNING FILE Z18-883COMP AND AMENDING MAP LU 1, LAND USE PLAN MAP, OF THE CITY'S COMPREHENSIVE PLAN FROM "RESIDENTIAL 15-30" TO "OFFICE" FOR APPROXIMATELY 0.29 ACRES DESCRIBED AS LOTS 1 AND 2 OF THE SUBDIVISION OF LOT 5 OF GH MORGAN'S ADDITION AND AMENDING THE ZONING MAP FROM "RESIDENTIAL MULTIFAMILY (RMF)" TO "OFFICE (O-35)".

WHEREAS, the Washington State Legislature passed the Growth Management Act (GMA) in 1990, requiring among other things, the development of a Comprehensive Plan (RCW 36.70A); and

WHEREAS, the City of Spokane adopted a Comprehensive Plan in May of 2001 that complies with the requirements of the Growth Management Act; and

WHEREAS, the Growth Management Act requires continuing review and evaluation of the Comprehensive Plan and contemplates an annual amendment process for incorporating necessary and appropriate revisions to the Comprehensive Plan; and

WHEREAS, land use amendment application Z18-883COMP was timely submitted to the City for consideration during the City's 2018/2019 Comprehensive Plan amendment cycle; and

WHEREAS, Application Z18-883COMP seeks to amend the Land Use Plan Map of the City's Comprehensive Plan for a change from "Residential 15-30" to "Office" for 0.29 acres. If approved, the implementing zoning designation requested is "Office (O-35)"; and

WHEREAS, staff requested comments from agencies and departments on April 5, 2019, and a public comment period ran from May 28, 2019 to July 29, 2019; and

WHEREAS, the Washington State Department of Commerce and appropriate state agencies were given the required 60-day notice before adoption of proposed changes to the Comprehensive Plan on August 29, 2019; and

WHEREAS, the Spokane Plan Commission held a substantive workshop regarding the proposed Comprehensive Plan amendment on July 10, 2019; and

WHEREAS, a State Environmental Policy Act (SEPA) Determination of Non-Significance was issued on August 27, 2019 for the Comprehensive Land Use Plan Map and Zoning Map changes ("DNS"). The public comment period for the SEPA determination ended on September 10, 2019; and

WHEREAS, notice of the SEPA Checklist and Determination, the Land Use Plan Map changes, and the Zoning Map changes, and announcement of the September 11, 2019 Plan Commission Public Hearing was published on August 28, 2019 and September 4, 2019; and

WHEREAS, Notice of Plan Commission Public Hearing and SEPA Determination was posted on the property and mailed to all property owners and taxpayers of record, as shown by the most recent Spokane County Assessor's record, and occupants of addresses of property located within a four hundred foot radius of any portion of the boundary of the subject property on August 28, 2019; and

WHEREAS, the staff report for Application Z18-883COMP reviewed all the criteria relevant to consideration of the application; and

WHEREAS, the Spokane Plan Commission conducted a public hearing and deliberated on September 11, 2019 for Application Z18-883COMP and other proposed amendments; and

WHEREAS, the Spokane Plan Commission found that Application Z18-883COMP is consistent with and implements the Comprehensive Plan; and

WHEREAS, the Plan Commission voted 6 to 1 to recommend approval of Application Z18-883COMP; and

WHEREAS, the City Council adopts the recitals set forth herein as its findings and conclusions in support of its adoption of this ordinance and further adopts the findings, conclusions, and recommendations from the Planning & Development Services Staff Report and the City of Spokane Plan Commission for the same purposes; --

NOW, THEREFORE, THE CITY OF SPOKANE DOES ORDAIN:

- 1. <u>Approval of the Application</u>. Application Z18-883COMP is approved.
- 2. <u>Amendment of the Land Use Map.</u> The Spokane Comprehensive Plan Map LU 1, Land Use Plan Map, is amended from "Residential 15-30" to "Office" for 0.29 acres, as shown in Exhibit A.
- 3. <u>Amendment of the Zoning Map.</u> The City of Spokane Zoning Map is amended from "Residential Multifamily (RMF)" to "Office (O-35)" as shown in Exhibit B.

PASSED BY THE CITY COUNCIL ON	, 2019

	Council President
Attest:	Approved as to form:
City Clerk	Assistant City Attorney
Mayor	Date
	Effective Date

# STAFF REPORT ON COMPREHENSIVE PLAN LAND USE AMENDMENT APPLICATION 0.29 acre at 701 and 707 South Sherman Street; File Z18-883COMP

# I. SUMMARY OF REQUEST AND RECOMMENDATIONS:

## **DESCRIPTION OF PROPOSAL:**

Change parcels 35203.0101 and 35203.0102 from "Residential 15-30 Land Use" and RMF zoning to "Office Land Use" and O-35 zoning (same as adjacent parcel to the north). The subject parcels are approximately 13,000 square feet (0.29 acre) total. No specific development proposal is being approved at this time.

# II. GENERAL INFORMATION

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Agent:	Dwight Hume, Land Use Solutions and Entitlement
Applicant/Property Owner(s):	David Jeter, MPT, COMT, Acceleration Physical Therapy/Carl Upton and Patricia Upton aka Patricia Reilly
Location of Proposal:	The subject site is two parcels located on the southeast corner of South Sherman Street and East Hartson Avenue, (701 and 707 S Sherman St / parcels 35203.0101 and 35203.0102). The concerned property totals approx. 13,000 square feet (0.29 acre).
Legal Description:	Lots 1 and 2 of Subdivision of Lot 5, GH Morgan's Addition
Existing Land Use Plan Designation:	"Residential 15-30"
Proposed Land Use Plan Designation:	"Office"
Existing Zoning:	RMF (Residential Multifamily)
Proposed Zoning:	O-35 (Office with 35-foot height limit)
SEPA Status:	A SEPA threshold Determination of Non-Significance (DNS) was made on August 27, 2019. The appeal deadline is 5 p.m. on September 10, 2019.
Enabling Code Section:	SMC 17G.020, Comprehensive Plan Amendment Procedure.
Plan Commission Hearing Date:	September 11, 2019
Staff Contact:	Nathan Gwinn, Assistant Planner; ngwinn@spokanecity.org
Recommendation:	Approve, if the Plan Commission finds the application conforms with appropriate location criteria

# III. BACKGROUND INFORMATION



A. Site Description: The subject parcels (tax parcels 35203.0101 and 35203.0102) for the proposal contain approximately 13,000 square feet (0.29 acre), situated at 701 & 707 S Sherman St. The site is improved with a single-family dwelling built in 1895 on the southern lot. Situated at the southeast corner of S Sherman St and E Hartson Ave, the property fronts the east side of Sherman, a minor arterial, and the south side of Hartson, a local access street.

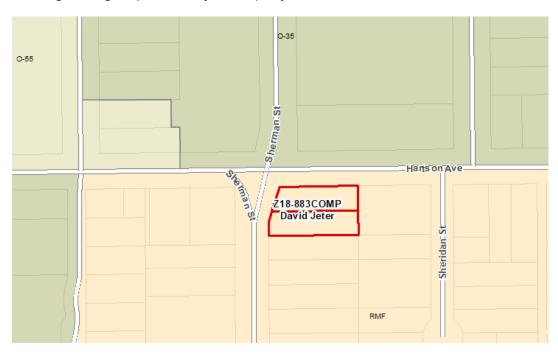
The subject parcels share a block with several other single-family dwellings and some duplexes.

B. Proposal Description: Pursuant to the procedures provided in <a href="chapter 17G.060">chapter 17G.060</a>
Spokane Municipal Code, "Comprehensive Plan Amendment Procedure," the applicant is requesting a Comprehensive Plan Land Use Plan Map designation change from "Residential 15-30" to "Office." If approved, the zoning would be changed from RMF (Residential Multifamily – 35 feet) to O-35 (Office – 35 feet). Although the project description submitted by the applicant indicates that the site would be improved for an office and off-street parking, the applicant's proposal does not include any specific plans for development or improvement to the property. Development and improvement of the site would be subject to all relevant provisions of the City's Unified Development Code, including without limitation, <a href="chapter 17D.010">chapter 17D.010</a> SMC relating to concurrency.

# C. Existing Land Use Plan Map Designations with Subject Property in Bold Red Outline



# D. Existing Zoning Map with Subject Property in Bold Red Outline



E. Land Use History: The subject property was annexed to the City in 1883 and later platted as Lots 1 and 2 of Subdivision of Lot 5, GH Morgan's Addition in 1889. The home at 707 S Sherman St was built in 1895. Permit records indicate

at least one dwelling was also built on the northern lot at 701 S Sherman St by 1917, but that lot is now vacant.

By 1975, the subject property was zoned Multifamily Residence (R3), similar to the current designation adopted in 2007. However, two citywide plans in the intervening time designated the site differently. In 1983, the City's Land Use Plan designated the site Low Density Residential. Afterward, when the City adopted its Comprehensive Plan in 2001 under newly adopted requirements of the Growth Management Act, the site and block were designated Residential 4-10. Commensurate with the designation, the site was rezoned Residential Single-Family (RSF) in 2006 under ORD C33841. However, in January 2007, the Land Use Plan Map designation was changed to Residential 15-30 after adoption of the East Central Area Land Use Plan Changes under ORD C33945, changing the implementing zoning from RSF to RMF and returning to multifamily residential zoning of the property.

# F. Adjacent Land Uses and Improvements:

North: across E	Office designation; medical office and parking lot, built
Hartson Ave	in 2013
South	Residential 15-30; Single-family residence
East	Residential 15-30; Single-family residence
West: across S	Residential 15-30; Multi-family residential building and
Sherman St	parking lot

G. Street Designations: The subject property lies at the southeast corner of East Hartson Avenue and South Sherman Street. The Proposed Arterial Network Map TR 12, in Chapter 4 of the Comprehensive Plan, classifies Sherman Street as an **Urban Minor Arterial**. East Hartson Avenue is a local access street.

## H. Application Process:

- Application was submitted on October 29, 2018.
- City Council established the Annual Comprehensive Plan Amendment Work Program for 2019 by resolution (RES 2019-0011) on February 25, 2019;
- Applicant was provided Notice of Application on May 15, 2019;
- Notice of Application was posted, published, and mailed on May 28, 2019, which began a 60-day public comment period, ending on July 29, 2019;
- A SEPA Determination of Non Significance was issued on August 27, 2019;
- Notice of Public Hearing was posted and mailed by August 28, 2019;
- Notice of Public Hearing was published on August 28 and September 4, 2019;
- Hearing date is scheduled with the Plan Commission for September 11, 2019.

# IV. AGENCY, INTERESTED DEPARTMENT, & PUBLIC COMMENT

Notice of this proposal was sent to City departments and outside agencies for their review. Department and outside agency comments are included in this report as Exhibits 5 and 6. Two agency/city department comments were received regarding this application:

- Avista
- City of Spokane, Development Services

Notice of this proposal was also sent to the East Central Neighborhood Council and all property owners within the notification area. Notice was posted on the subject property and in the local library branch, and published in the Spokesman Review.

 One comment letter in opposition to the proposal was received from a property owner in the vicinity, at 715 S Sherman St, while no comments were received from other members of the public prior to the comment deadline. The letter is included in this report as Exhibit 7. Note: The comment letter author's property does not directly abut the subject site as his letter suggests, but it does adjoin another neighboring single-family dwelling at 711 S Sherman St, which lies between the 715 S Sherman St and the subject site.

# V. COMPREHENSIVE PLAN AMENDMENT PROCESS GUIDING PRINCIPLES

SMC <u>17G.020.010</u> provides the following guiding principles for the annual comprehensive plan amendment process:

- 1. Keep the comprehensive plan alive and responsive to the community.
- 2. Provide for simultaneous review of proposals to allow for cumulative impact analysis of all applications on a City-wide basis and in conjunction with budget decisions.
- 3. Make map adjustments based on a foundation in policy language, consistently applying those concepts citywide.
- 4. Honor the community's long-term investment in the comprehensive plan, through public participation and neighborhood planning processes, by not making changes lightly.
- 5. Encourage development that will enable our whole community to prosper and reinforce our sense of place and feeling of community, in an ecologically, economically and socially sustainable manner.
- 6. Amendments to the comprehensive plan must result in a net benefit to the general public.

## VI. REVIEW CRITERIA

SMC Section <u>17G.020.030</u> establishes the approval criteria for Comprehensive Plan amendments, including Land Use Plan Map amendments. In order to approve a Comprehensive Plan Land Use Plan Map amendment request, the decision-making authority shall make findings of fact based on evidence provided by the applicant that demonstrates satisfaction of all the applicable criteria. The applicable criteria are shown below in *bold italic* print. Following each criterion is staff analysis relative to the amendment requested.

## A. Regulatory Changes.

Amendments to the comprehensive plan must be consistent with any recent state or federal legislative actions, or changes to state or federal regulations, such as changes to the Growth Management Act, or new environmental regulations.

**Staff Analysis:** Staff reviewed and processed the proposed amendment under the most current regulations contained in the Growth Management Act, the Washington State Environmental Policy Act (SEPA), and the Spokane Municipal Code. Staff is unaware of any recent federal, state, or legislative actions with which the proposal would be in conflict, and no comments were received to this effect from any applicable agencies receiving notice of the proposal. The proposal meets this criterion.

#### B. GMA.

The change must be consistent with the goals and purposes of the state Growth Management Act.

**Staff Analysis:** The Growth Management Act (GMA) details 13 goals to guide the development and adoption of the comprehensive plans and development regulations (RCW <u>36.70A.020</u>, "Planning Goals"), and these goals guided the City's development of its comprehensive plan and development regulations. No comments received or other evidence in the record indicates inconsistency between the proposed plan map amendment and the goals and purposes of the GMA. The proposal meets this criterion.

# C. Financing.

In keeping with the GMA's requirement for plans to be supported by financing commitments, infrastructure implications of approved comprehensive plan amendments must be reflected in the relevant six-year capital improvement plan(s) approved in the same budget cycle.

**Staff Analysis:** The City did not require, nor did any Agency comment request or require a traffic impact analysis for the proposal. The subject property is already served by water, sewer, and nearby transit service and lies immediately adjacent to S Sherman St, a minor arterial, and E Hartson Avenue, a local access street. Under State and local laws, any subsequent development of the site will be subject to a concurrency determination pursuant to SMC <a href="https://doi.org/170.010.020">170.010.020</a>. Staff finds that the proposal meets this criterion.

## D. Funding Shortfall.

If funding shortfalls suggest the need to scale back on land use objectives and/or service level standards, those decisions must be made with public input as part of this process for amending the comprehensive plan and capital facilities program.

**Staff Analysis:** The subject property is centrally located within the city in an area well-served by urban facilities and services, and the proposal itself does not involve a specific development project. Implementation of the concurrency

requirement, as well as applicable development regulations and transportation impact fees, will ensure that development is consistent with adopted comprehensive plan and capital facilities standards, or that sufficient funding is available to mitigate any impacts to existing infrastructure networks. The proposal meets this criterion.

#### E. Internal Consistency.

1. The requirement for internal consistency pertains to the comprehensive plan as it relates to all of its supporting documents, such as the development regulations, capital facilities program, shoreline master program, downtown plan, critical area regulations, and any neighborhood planning documents adopted after 2001. In addition, amendments should strive to be consistent with the parks plan, and vice versa. For example, changes to the development regulations must be reflected in consistent adjustments to the goals or policies in the comprehensive plan. As appropriate, changes to the map or text of the comprehensive plan must also result in corresponding adjustments to the zoning map and implementation regulations in the Spokane Municipal Code.

**Staff Analysis:** The proposal is internally consistent with applicable supporting documents of the Comprehensive Plan as follows:

<u>Development Regulations.</u> As a non-project proposal, there are no specific plans for development of this site. Additionally, any future development on this site will be required to be consistent with the current development regulations at the time an application is submitted. The proposal does not result in any non-conforming uses or development and staff finds no reason to indicate that the proposed Comprehensive Plan Land Use Plan Map and zone change would result in a property that cannot be reasonably developed in compliance with applicable regulations.

<u>Capital Facilities Program.</u> As described in the staff analysis of Criterion C above, no additional infrastructure or capital expenditures by the City are anticipated for this non-project action, and it is not anticipated that the City's integrated Capital Facilities Program would be affected by the proposal.

Neighborhood Planning Documents Adopted after 2001. A planning process began in 2004 and 2005 to develop a Neighborhood Plan, adopted by the City under RES 2006-0032, following the City's neighborhood planning and centers and corridors planning guidelines. The plan encompassed all of the area within the East Central neighborhood council boundary, and it recommended studying the expansion of a medical district employment center in the vicinity of the subject site (pp. 23-24).

Following this, the City adopted the separate East Central Area Land Use Plan Changes effective January 10, 2007, under ORD C33945, as discussed above in section III.E of this report. The Ordinance recognized that some East Central residential areas including the subject property "...should now have the zoning map designation in place prior to June 14, 2006 reinstated" (p. 2). Later, East

Central became the first neighborhood to utilize funding allocated by the City Council in 2007 to complete a specific project, improvements to the Ben Burr Trail, through the neighborhood council's Action Plan for 2009. That trail is located more than a half-mile east of the applicant's property.

In summary, the neighborhood planning process identified a medical district for study in the vicinity of the subject proposal, additionally changing the Land Use Plan Map designation from Residential 4-10 to Residential 15-30 to reinstate the longstanding multifamily residential zoning here. Although the City adopted these measures, none of the neighborhood plans identified any other strategies relating to the future use or development of the subject parcels, nor were any specific improvements or projects identified within or adjacent to the subject parcels. Therefore, the proposal to change the land-use designation and zoning for the subject property is internally consistent with applicable neighborhood planning documents.

Miscellaneous Comprehensive Plan Goals and Policies. Staff have compiled a group of Comprehensive Plan Goals and Policies excerpted from the Comprehensive Plan and contained in Exhibit 1 of this report. Further discussion of Comprehensive Plan Policy LU 1.5 Office Uses is included under the staff analysis of Criterion K.2 below.

2. If a proposed amendment is significantly inconsistent with current policy within the comprehensive plan, an amendment proposal must also include wording that would realign the relevant parts of the comprehensive plan and its other supporting documents with the full range of changes implied by the proposal.

**Staff Analysis:** The proposal is generally consistent with current Comprehensive Plan policies, as described in further detail in the staff analysis of Criterion K.2 below and other criteria in this report. Therefore, no amendment to policy wording is necessary and this criterion does not apply to the subject proposal.

#### F. Regional Consistency.

All changes to the comprehensive plan must be consistent with the countywide planning policies (CWPP), the comprehensive plans of neighboring jurisdictions, applicable capital facilities or special district plans, the regional transportation improvement plan, and official population growth forecasts.

**Staff Analysis:** The proposed change in land use designations affects a relatively small (approximately 0.29-acre) area near the center of the urbanized area, with no foreseeable implications to regional or interjurisdictional policy issues. No comments have been received from any agency, City department, or neighboring jurisdiction which would indicate that this proposal is not regionally consistent. The proposal meets this criterion.

#### G. Cumulative Effect.

All amendments must be considered concurrently in order to evaluate their cumulative effect on the comprehensive plan text and map, development regulations, capital facilities program, neighborhood planning documents, adopted environmental policies and other relevant implementation measures.

#### 1. Land Use Impacts.

In addition, applications should be reviewed for their cumulative land use impacts. Where adverse environmental impacts are identified, mitigation requirements may be imposed as a part of the approval action.

#### 2. Grouping.

Proposals for area-wide rezones and/or site-specific land use plan map amendments may be evaluated by geographic sector and/or land use type in order to facilitate the assessment of their cumulative impacts.

**Staff Analysis:** The City is concurrently reviewing this application and four other applications for Comprehensive Plan amendments, as part of an annual plan amendment cycle. Three applications are for map amendments, while two are proposed text amendments to the Comprehensive Plan.

The three map amendment proposals, including the subject proposal, are spread throughout the city and concern properties distant from and unconnected to any of the others under consideration. Each of the three map amendment proposals is separated from the others by large swaths of pre-existing urban development. The conditions and exact modification(s) of land use and zoning are not likely to affect each other in any cumulative amount.

Both proposed text amendments are citywide in nature and significantly larger in the amount of property potentially impacted than the subject application. A proposed new policy (LU 4.6, Transit Supported Development, File <a href="Z18-958COMP">Z18-958COMP</a>) would encourage mixed-use development and high density residential development in areas adjacent to planned high-performance transit facilities, such as along E 5<sup>th</sup> Ave approximately 650 feet north of the subject site. The other text amendment is a proposed amendment to existing Policy LU 1.8, General Commercial Uses (File <a href="Z19-002COMP">Z19-002COMP</a>). However, any changes to landuse designations resulting from these pending policy changes would be required in a future annual application cycle, with no Land Use Plan Map changes occurring concurrently with this application. As such, it appears that no cumulative effects are possible, nor do the potential for such effects need to be analyzed. The proposal meets this criterion.

#### H. SEPA.

SEPA review must be completed on all amendment proposals and is described in chapter 17E.050.

#### 1. Grouping.

When possible, the SEPA review process should be combined for related land use types or affected geographic sectors in order to better evaluate the proposals' cumulative impacts. This combined review process results in a single threshold determination for those related proposals.

#### 2. DS.

If a determination of significance (DS) is made regarding any proposal, that application will be deferred for further consideration until the next applicable review cycle in order to allow adequate time for generating and processing the required environmental impact statement (EIS).

**Staff Analysis:** The application is under review in accordance with the State Environmental Policy Act (SEPA), which requires that the potential for adverse environmental impacts resulting from a proposal be evaluated during the decision-making process. On the basis of the information contained in the environmental checklist, written comments from local and State departments and agencies concerned with land development within the City, and a review of other information available to the Director of Planning Services, a Determination of Non-Significance was issued on August 27, 2019. The proposal meets this criterion.

#### I. Adequate Public Facilities.

The amendment must not adversely affect the City's ability to provide the full range of urban public facilities and services (as described in CFU 2.1 and CFU 2.2) citywide at the planned level of service, or consume public resources otherwise needed to support comprehensive plan implementation strategies.

**Staff Analysis:** The proposal would change the land-use designation of an area totaling 0.29 acre, within a built-up area of the city served by the public facilities and services described in CFU 2.1. The proposed change in land-use designations affects a relatively small area, does not include a development proposal, and does not measurably alter demand for public facilities and services in the vicinity of the site or on a citywide basis. Any subsequent development of the site will be subject to a concurrency determination pursuant to SMC 17D.010.020, thereby implementing the policy set forth in CFU 2.2. Staff finds that the proposal meets this criterion.

#### J. UGA.

Amendments to the urban growth area boundary may only be proposed by the city council or the mayor of Spokane and shall follow the procedures of the countywide planning policies for Spokane County.

**Staff Analysis:** The application does not propose an amendment to the urban growth area boundary. This criterion does not apply.

#### K. Demonstration of Need.

#### 1. Policy Adjustments.

Proposed policy adjustments that are intended to be consistent with the comprehensive plan should be designed to provide correction or additional guidance so the community's original visions and values can better be achieved. [...]

**Staff Analysis:** The proposal is for a map change only and does not include any proposed policy adjustments. Therefore, this subsection does not apply.

#### 2. Map Changes.

Changes to the land use plan map (and by extension, the zoning map) may only be approved if the proponent has demonstrated that all of the following are true:

a. The designation is in conformance with the appropriate location criteria identified in the comprehensive plan (e.g., compatibility with neighboring land uses, proximity to arterials, etc.);

**Staff Analysis:** Comprehensive Plan Chapter 3, Section 3.4 Description of Land Use Designations, provides that:

"Office: The Office designation usually indicates freestanding small office sites and larger sites with two or more buildings located along arterial streets or intersections or as a buffer adjacent to residential areas. Higher intensity office areas should be located around downtown Spokane." (Comprehensive Plan Ch. 3, p. 3-39).

The subject site is located at the intersection of S Sherman St, a minor arterial, and E Hartson Ave, a local access street, and is located in a residential area adjacent to an Office designation across Hartson.

Policy LU 1.5, Office Uses, sets forth additional locational criteria for the Office land-use designation. It provides: "Direct new office uses to Centers and Corridors designated on the Land Use Plan Map." The discussion section of Policy LU 1.5 provides further:

"To ensure that the market for office use is directed to Centers, future office use is generally limited in other areas. The Office designations located outside Centers are generally confined to the boundaries of existing Office designations. Office use within these boundaries is allowed outside of a Center.

"The Office designation is also located where it continues an existing office development trend and serves as a transitional land use between higher intensity commercial uses on one side of a principal arterial street and a lower density residential area on the opposite side of the street. Arterial frontages that are predominantly developed with single-family

residences should not be disrupted with office use. For example, office use is encouraged in areas designated Office along the south side of Francis Avenue between Cannon Street and Market Street to a depth of not more than approximately 140 feet from Francis Avenue."

The proposal would expand the Office designation south across E Hartson Ave from the existing Office designation north of the subject site. The arterial block frontage on the east side of S Sherman St is currently improved with eight single-family residences and one duplex, and therefore predominately developed with single-family residences, however it is designated Residential 15-30 on the Land Use Plan Map and is zoned for multifamily use.

The block to the northeast, located between Sheridan and Hatch Streets and 5th Avenue and Hartson Avenue, was part of a 3.25-acre Comprehensive Plan Land Use Plan Map amendment, from Residential 15-30 to Office in 2013 (ORD C35026). In its review of that amendment, the City found that the proposal provided a transitional land use between the designated General Commercial district north of Interstate 90, considered a principal arterial – controlled access high capacity, and residential neighborhood to the south of the amendment site. The subject proposal is similarly located near Interstate 90, now classified on Map TR 12 Arterial Network Map as an Urban Interstate, and provides a transitional land use between the designated higher intensity commercial districts to the north (in this case, General Commercial and Office), and the residential neighborhood to the south of the amendment site.

The application materials offer indicators of an existing office development trend. The applicant cites expected growth along S Sherman St supported by the improvements to connect the East Central neighborhood with the University District at the new pedestrian bridge and plaza at E Sprague Ave and S Sherman St. The materials, including Paragraph 2 of the Early Threshold Review narrative, also mention six vacant parcels on the adjacent Residential 15-30 designated block to the west owned by MultiCare Health System, "presumably for future office expansion, even though it too, is within an RMF zone." While those parcels are part of property in other nearby blocks to the northwest designated Office and also owned by MultiCare, including the Rockwood Clinic at 400 E 5<sup>th</sup> Ave, MultiCare has not as of the present time indicated interest in a change of land use on the Residential 15-30 block immediately adjacent and west of the subject site, nor has it applied for permits to improve those properties.

The application addresses compatibility with neighboring land uses, as it notes the immediately adjacent Office designated property to the north across Hartson Avenue, and suitability of extending the transitional Office designation to the subject site due to typically alternating hours of activity between homes and office uses. Staff recommend the Plan Commission consider whether this information is in conformance with LU 1.5 Office Uses and the other appropriate location criteria.

## b. The map amendment or site is suitable for the proposed designation;

**Staff Analysis:** As described in the staff analysis under subsection (a) above, the proposed Office designation meets the locational characteristics provided in Comprehensive Plan Policy LU 1.5, because it is adjacent to a minor arterial street with a frontage designated for multifamily residential use, and is adjacent to an existing Office designation. The application materials maintain that the proposal could result in a site suitable for redevelopment as a medical office. The proposal meets subsection (b).

c. The map amendment implements applicable comprehensive plan policies and subarea plans better than the current map designation.

**Staff Analysis:** Under the discussion of Policy LU 1.4 Higher Density Residential Uses, the Comprehensive Plan applies this designation in locations outside Centers "where the existing use of land is predominately higher density residential." The subject site is currently developed as a single-family home built in 1895 and neighboring vacant lot under single ownership. Many properties on the block remain developed as single-family homes, despite several decades of multifamily zoning.

The Comprehensive Plan describes the existing Land Use Plan Map designation:

"Residential 15-30: This designation allows higher density residential use at a density of 15 to 30 units per acre." (Comprehensive Plan Ch. 3, p. 3-40).

The subject 0.29-acre site now developed as a single dwelling unit does not meet the current map designation's description of higher density residential use at a density of 15 to 30 units per acre. The submitted application materials state that the subject site would require aggregation with additional sites for redevelopment as multifamily residences. As described above in this report in III.E Land Use History and VI.E.1 Internal Consistency, the current Residential 15-30 Land Use Plan Map designation recognizes the 2007 East Central Area Land Use Plan Changes and multifamily zoning that predated the City's 2001 Comprehensive Plan. Meanwhile, the 2006 Neighborhood Plan also identified a medical district for study in the vicinity of this proposal.

The Comprehensive Plan describes the proposed Land Use Plan Map designation as follows:

"Office: The Office designation usually indicates freestanding small office sites and larger sites with two or more buildings located along arterial streets or intersections or as a buffer adjacent to residential areas. Higher intensity office areas should be located around downtown Spokane." (Comprehensive Plan Ch. 3, p. 3-39).

The application materials maintain that the site could be redeveloped into "a small therapy office and on-site parking" (applicant's project description), and that

the Office designation "... is a more appropriate and beneficial use to the area that is now trending toward expanded medical services rather than an apartment complex" (response to Section 17G.020.030 Final Review Criteria, paragraph (K)(1)(c). The proposal meets subsection (c).

#### 3. Rezones, Land Use Plan Map Amendment.

Corresponding rezones will be adopted concurrently with land use plan map amendments as a legislative action of the city council. If policy language changes have map implications, changes to the land use plan map and zoning map will be made accordingly for all affected sites upon adoption of the new policy language. This is done to ensure that the comprehensive plan remains internally consistent and to preserve consistency between the comprehensive plan and supporting development regulations.

**Staff Analysis:** If the Land Use Plan Map amendment is approved as proposed, the zoning designation of the subject property will change from RMF (Residential Multifamily) to O-35 (Office with 35-foot height limit). The O-35 zone implements the Office land-use designation proposed by the applicant. No policy language changes have been identified as necessary to support the proposed Land Use Plan Map amendment. The proposal meets this criterion.

#### VII. CONCLUSION:

Based on the facts and findings presented herein, staff recommends the Plan Commission consider Policy LU 1.5 Office Uses and other appropriate location criteria and determine if the requested amendment satisfies all criteria set forth in SMC Section 17G.020.030.

#### VIII. STAFF RECOMMENDATION:

Following the close of public testimony and deliberations regarding conclusions with respect to the review criteria and decision criteria detailed in SMC Chapter 17G.020, Plan Commission will need to make a recommendation to City Council for approval or denial of the requested amendment to the Land Use Plan map of the City's Comprehensive Plan.

Staff recommends that the Plan Commission adopt the facts and findings of the staff report and recommends approval, if the Plan Commission finds the application is in conformance with Policy LU 1.5 Office Uses and the other appropriate location criteria, of the requested amendment to the Land Use Plan Map of the City's Comprehensive Plan for the subject property approximately 0.29 acre in size and located at 701 and 707 S Sherman St (parcels 35203.0101 and 35203.0102).

### IX. LIST OF EXHIBITS

- 1 Relevant Comprehensive Plan policies
- 2 Application Materials
- 3 SEPA CHECKLIST
- 4 SEPA Determination of Non-Significance
- 5 Agency Comment Avista
- 6 Department Comment Development Services
- 7 Public Comment Robert Apple

#### **EXHIBIT 1 – RELEVANT COMPREHENSIVE PLAN POLICIES**

City of Spokane Comprehensive Plan

#### **Land Use Element**

#### LU 1.4 Higher Density Residential Uses

Direct new higher density residential uses to Centers and Corridors designated on the Land Use Plan Map.

**Discussion:** Higher density housing of various types is the critical component of a center. Without substantially increasing population in a center's immediate vicinity, there is insufficient market demand for goods and services at a level to sustain neighborhood-scale businesses. Higher density residential uses in Centers range from multi-story condominiums and apartments in the middle to small-lot homes at the edge. Other possible housing types include townhouses, garden apartments, and housing over retail space.

To ensure that the market for higher density residential use is directed to Centers, future higher density housing generally is limited in other areas. The infill of Residential 15+ and Residential 15-30 residential designations located outside Centers are confined to the boundaries of existing multi-family residential designations where the existing use of land is predominantly higher density residential.

#### LU 1.5 Office Uses

Direct new office uses to Centers and Corridors designated on the Land Use Plan Map.

**Discussion:** Office use of various types is an important component of a Center. Offices provide necessary services and employment opportunities for residents of a Center and the surrounding neighborhood. Office use in Centers may be in multi-story structures in the core area of the Center and transition to low-rise structures at the edge.

To ensure that the market for office use is directed to Centers, future office use is generally limited in other areas. The Office designations located outside Centers are generally confined to the boundaries of existing Office designations. Office use within these boundaries is allowed outside of a Center.

The Office designation is also located where it continues an existing office development trend and serves as a transitional land use between higher intensity commercial uses on one side of a principal arterial street and a lower density residential area on the opposite side of the street. Arterial frontages that are predominantly developed with single-family residences should not be disrupted with office use. For example, office use is encouraged in areas designated Office along the south side of Francis Avenue between Cannon Street and Market Street to a depth of not more than approximately 140 feet from Francis Avenue.

Drive-through facilities associated with offices such as drive-through banks should be allowed only along a principal arterial street subject to size limitations and design guidelines. Ingress and egress for office use should be from the arterial street. Uses such as freestanding sit-down restaurants or retail are appropriate only in the Office designation located in higher intensity office areas around downtown Spokane.

Residential uses are permitted in the form of single-family homes on individual lots, upper-floor apartments above offices, or other higher density residential uses.

#### **CFU 2.1 Available Public Facilities**

Consider that the requirement for concurrent availability of public facilities and utility services is met when adequate services and facilities are in existence at the time the development is ready for occupancy and use, in the case of water, wastewater and solid waste, and at least a financial commitment is in place at the time of development approval to provide all other public services within six years.

**Discussion:** Public facilities are those public lands, improvements, and equipment necessary to provide public services and allow for the delivery of services. They include, but are not limited to, streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, solid waste disposal and recycling, fire and police facilities, parks and recreational facilities, schools and libraries.

It must be shown that adequate facilities and services are available before new development can be approved. While occupancy and use imply an immediate need for water, wastewater and solid waste services, other public services may make more sense to provide as the demand arises. For example, a certain threshold of critical mass is often needed before construction of a new fire station, school, library, or park is justified. If these facilities and services do not currently exist, commitments for services may be made from either the public or the private sector.

#### **CFU 2.2 Concurrency Management System**

Maintain a concurrency management system for all capital facilities.

**Discussion:** A concurrency management system is defined as an adopted procedure or method designed to ensure that adequate public facilities and services needed to support development and protect the environment are available when the service demands of development occur. The following facilities must meet adopted level of service standards and be consistent with the concurrency management system: fire protection, police protection, parks and recreation, libraries, public wastewater (sewer and stormwater), public water, solid waste, transportation, and schools.

The procedure for concurrency management includes annual evaluation of adopted service levels and land use trends in order to anticipate demand for service and determine needed improvements. Findings from this review will then be addressed in the Six-Year Capital Improvement Plans, Annual Capital Budget, and all associated capital facilities documents to ensure that financial planning remains sufficiently ahead of the present for concurrency to be evaluated.

The City of Spokane must ensure that adequate facilities are available to support development or prohibit development approval when such development would cause service levels to decline below standards currently established in the Capital Facilities Program.

In the event that reduced funding threatens to halt development, it is much more appropriate to scale back land use objectives than to merely reduce level of service standards as a way of allowing development to continue. This approach is necessary in order to perpetuate a high quality of life. All adjustments to land use objectives and service level standards will fall within the public review process for annual amendment of the Comprehensive Plan and Capital Facilities Program.

# **Land Use Solutions**& Entitlement

Land Use Planning Services
9101 N. MT. VIEW LANE Spokane, WA 99218
509-435-3108 (V)

10-28-18

Tirrell Black, AICP City of Spokane Planning Services W 801 Spokane Falls Blvd, 3<sup>rd</sup> Floor Spokane WA 99201

Ref: 701 and 707 S. Sherman Annual Map Amendment

Tirrell:

On behalf of David Jeter et al, please find its application for a Comprehensive Plan Amendment and rezone from R-15-30 to Office and RMF to O-35. Specifically, enclosed are:

- 1) General Application
- 2) Early Threshold Review Supplement
- 3) Comprehensive Plan Amendment Pre-Application
- 4) SEPA Checklist
- 5) Project Narrative
- 6) Site Plan
- 7) Summary of Neighborhood Council Outreach, and
- 8) \$500.00 application fee.

Respectfully Submitted

Dwight J Hume
Dwight J Hume, agent

Land Use Solutions and Entitlement

# City of Spokane





## General Application

#### DESCRIPTION OF PROPOSAL:

Map Amendment from Residential 15-30 to Office and a zone change from RMF to O-35

**ADDRESS OF SITE OF PROPOSAL:** (if not assigned yet, obtain address from Public Works before submitting application) 701 and 707 S Sherman

APPLICANT:

Name:

David Jeter MPT, COMT, Acceleration Physical Therapy

Address:

1111 W Wellesley Ave. Spokane WA 99205

Phone (home):

Phone (work):

448-9358

Email address:

djeterpt1@gmail.com

**PROPERTY OWNER:** 

Name:

Patricia Upton aka Patricia Reilly

Address:

7421 Wandering St. Las Vegas Nevada 89131

Phone (home):

Phone (work):

Phone (work):

N/A

Email address:

N/A

AGENT:

Name:

Land Use Solutions & Entitlement, Dwight Hume

Address:

9101 N Mt. View Lane Spokane WA 99218

435-3108

Phone (home): Email address:

dhume@spokane-landuse.com

#### ASSESSOR'S PARCEL NUMBERS:

35203.0101 (701 S Sherman) and 35203.0102 (707 S Sherman)

#### LEGAL DESCRIPTION OF SITE:

See attached

OCT 2 9 2018

See attached

#### SIZE OF PROPERTY:

.29 acres

#### LIST SPECIFIC PERMITS REQUESTED IN THIS APPLICATION:

Land Use Map Amendment and associated zone change

#### **SUBMITTED BY:**

☐ Applicant	☐ Property Owner	☐ Property Purchaser	X Agent
commission), acknowledgen Sara E	if the applicant is not the nent: ichelberger Pi	ne property owner, the own	aminer, landmarks commission or plan ner must provide the following over Patricia Upton AFA Patricia Reilly ribed property do hereby authorize
Dwight I	tyme_to represent Machellen	me and my interests in all	matters regarding this application.
ACKNOW STATE OF WO	Clark )ss.		
On this 2 State of Wash to me known to	. Patrill 100 ton Ark	ned and sworn, personally	ndersigned, a Notary Public in and for the appeared Saga Eichelber ger, strument and acknowledged the said
instrument to mentioned.	be free and his her free	and voluntary act and de	ed, for the uses and purposes therein
Witness my ha	and and official seal her	Notary Public residing at	in and for the State of Washington,
	RECEIVIED	6	as Vegas NV 89/3/
	OCT 2 9 2018 deighborhood and Planning Services		JONATHAN ESCAPA Notary Public - State of Nevada County of Clark APPT. NO. 14-14771-1 My App. Expires Sept. 17, 2022

## Early Threshold Review

701/707 S Sherman

**Description of Proposed Amendment:** Land Use Map change from R 15-30 to Office and a corresponding zone change from RMF to O-35 on .29 acre located at the SEC of Hartson and Sherman and commonly known as S 701 and 707 S Sherman.

#### SMC 17G.025.010

1. Describe how the proposed amendment is appropriately addressed as a Unified Development Code Amendment.

The UDC allows for private sector request on individual ownerships, in-lieu-of a city-wide update to the comprehensive plan or a sub-area plan. Neither of these options are available, leaving the private sector request as the only reasonable option.

- 2. The proposed amendment does not raise policy or land use issues that are more appropriately addressed by an ongoing work program approved by the City council or by a neighborhood or subarea planning process. In 2006, the East Central Neighborhood and the City of Spokane prepared a sub-area update to this residential area making it R 15-30 and RMF zoning. It is therefore unlikely that an update would occur again, even though the last amendment was almost 12 years ago. Nonetheless, Rockwood Clinic, now Multi-Care Health Systems has been acquiring platted parcels in this immediate vicinity and 6 of those parcels throughout the adjacent westerly block have been purchased by Rockwood/Multi-Care and have been cleared of housing, presumably for future office expansion, even though it too, is within an RMF zone. The area seems to be trending toward medical office services and this applicant is seeking to do the same, as a licensed physical therapist.
- 3. The proposed amendment can be reasonably reviewed within the resources and time frame of the Annual Comprehensive Plan Amendment Work Program.

The request is for .29 acre to be converted to an Office designation. This be reasonably reviewed within the resources and time frame for annual amendments.

OCT 2 9 2018

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The annual process for amending the Comprehensive Plan is to keep the Comprehensive Plan alive and responsive to the community. As stated above, the area continues to trend toward medical office services, as evident by the six separate parcels acquired by Multi-Care Health Services in this vicinity and RMF zone immediately west of the subject property. It is clearly on the fringe of major growing health care services located immediately north and west of the subject property, albeit within Office designated areas.

The requested amendment is therefore, consistent with the adjacent land use classification and zones and will implement many applicable Comprehensive Plan policies. The site has a full range of public services available and can accommodate a small therapy office in close proximity to major health acre services.

The request is consistent with the CWPP. The CWPP encourages growth in urban areas where services and utilities already exist. When the site is further developed, the applicant or developer will be required to demonstrate that levels of service are maintained, as required by the CWPP. The CWPP also encourages the use of public transit and development where public transit is available. It is important to note that the city has adopted development regulations and policies to implement the CWPP at the City level. Thus, consistency with the CWPP is achieved.

The application is consistent with the goals and policies of the Growth Management Act. The GMA encourages densification, in-fill and urban development and redevelopment in areas designated for urban growth and within existing city limits. The property is within the UGA and the city limits of Spokane

The proposed change is consistent with the following goals of the Comprehensive Plan:

#### Land Use 1.5

The Office designation is also located where it continues an existing office development trend and serves as a transitional land use. It should be noted that the area is zoned RMF and is a mix of small apartment buildings, singlefamily homes and vacant lots previously acquired by major medical services for future expansion. Nonetheless, office uses are more compatible with single-

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family uses due to the off-setting hours of activity and certainly are a similar land use to apartment uses.

#### Land Use 1.12

The proposed map change is consistent with LU 1.12. Existing public facilities and services are adequately available to the subject property.

#### Land Use 3.1

The proposed map change is consistent with LU 3.1, which encourages the efficient use of land. Under Policy LU 3.1 future growth should be directed to locations where adequate services and facilities are available.

#### Land Use 5.3

The Off -Site impacts are mitigated by the development standards of the city and the corner location with two access points available for ingress and egress. Accordingly, the proposed addition better ensures compliance with LU 5.3.

#### Transportation 3.1

Transportation and development patterns are important to support desired land uses and development patterns. Sherman is now a connecting point at Sprague Avenue with the new pedestrian bridge to the University District, including a Plaza at this intersection. This feature should stimulate future growth within this vicinity.

#### **Economic Development Goal 3.2**

While the vicinity is trending toward major health care services, the opportunity for small ancillary services should be encouraged and located in these areas. This site implements Goal 3.2

#### Economic Development Goal 6

The proposed map change is consistent with Goal ED 6, which recommends that development be located where infrastructure capacity already exist before extending infrastructure into new areas. In this case, all services are readily available.

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5. The proposed amendment is not the same as or substantially similar to a proposal that was considered in the previous year's threshold review process but was not included in the Annual Comprehensive Plan Amendment Work Program, unless additional supporting information has been generated. N/A, the proposal has not been submitted in the past.

6. If this change is directed by state law or a decision of a court or administrative agency, please describe. N/A

**End of Form** 





# Comprehensive Plan or Land Use Code Amendment

Pre-Application

#### DESCRIPTION OF THE PROPOSED AMENDMENT:

(Please check the appropriate box(es) (701-707 S Sherman Map Amendment)

Comprehensive Plan Text Change
Regulatory Code Text Change

X Land Use Designation Change

☐ Area-Wide Rezone



Please respond to these questions on a separate piece of paper. Incomplete answers may jeopardize your application's chances of being reviewed during this amendment cycle.

### 1. General Questions (for all proposals):

- a. Summarize the general nature of the proposed amendment.

  A Map amendment from Res-15-30 to Office and a zone change from RMF to O-35 on .29 acre of property located at the SEC of Sherman and Hartson
- b. Why do you feel this change is needed?

  The area is not scheduled for a sub-area plan update and the trending toward medical services in this vicinity generated a strong need for small ancillary services to be built.
- In what way(s) is your proposal similar to or different from the fundamental concepts contained in the comprehensive plan?
   The request is similar to the fundamental concepts in the comprehensive plan because the area is
- d. For text amendments: What goals, policies, regulations or other documents might be changed by your proposal? *N/A*
- e. For map amendments:

trending toward medical services.

- 1. What is the current Land Use designation and zoning for each affected parcel? R-15-30 and RMF
- 2. What is the requested Land Use designation and zoning for each affected parcel? Office and O-35
- 3. Describe the land uses surrounding the proposed amendment site(s); e.g. land use type, vacant/occupied, etc. Site: Residential S/F and vacant; East: S/F; South S/F North: Office West Mix of apartments, vacant and medical or s/f.
- f. Do you know of any existing studies, plans or other documents that specifically relate to or support your proposal? The recent construction of the pedestrian bridge and plaza at Sherman and Sprague; the recent acquisition of numerous houses by major medical services such as Rockwood now Multi Care Health Services.
- g. Why did you decide to pursue a comprehensive plan amendment rather than address your concern through some other aspect of the Development Services department's work program (e.g. neighborhood planning, public input on new regulations, etc.)?

There were no other options immediately available and the applicant is urgently needing a new south hill location.

h.	Has there been a pr	vious attempt to address this concern through a comprehensive plan amendment?
	□ Yes	X No

- i. If yes, please answer the following questions:
  - 1. When was the amendment proposal submitted?
  - 2. Was it submitted as a consistent amendment or an inconsistent amendment?
  - 3. What were the Plan Commission recommendation and City Council decision at that time?
  - 4. Describe any ways that this amendment proposal varies from the previously considered version.

Development Services Center 808 West Spokane Falls Boulevard, Spokane, WA 99201-3336 <u>my.spokanecity.org</u> | Phone: 509.625.6300 | Fax: 509.625.6822



## **Project Narrative Summary**

701 and 707 S Sherman Map Amendment

This is a proposed change from R 15-30 to Office to allow a physical therapist to provide ancillary services in an area trending toward major medical services. It consists of two platted parcels totaling .26 acre and contains one rental house and a vacant parcel located at the SEC of Hartson and Sherman across from other major medical office uses.

As stated throughout this application, Multi Care Health Services has acquired numerous parcels within the same RMF zone and directly across Sherman from the subject property. In total, MCHS has 18 parcels within blocks of this site and will no doubt continue to acquire more as they expand their services.

The property is within East Central Neighborhood and was included in a sub-area upgrade to RMF 12 years ago. In the interim, a pedestrian bridge has been constructed tying the ECN with the University District and a pedestrian plaza is being constructed at Sprague and Sherman. This improvement is expected to stimulate growth of the Sherman street area.

The applicant is purchasing this property on a contingency, subject to a successful outcome of this requested amendment. If successful, the property will close, and a new south side therapy office will be constructed. Currently they have maximized their facility located on the north side and commonly known as Acceleration Physical Therapy.



#### dhume@spokane-landuse.com

From:

**Subject:** 

dhume@spokane-landuse.com

Sent:

Monday, October 29, 2018 11:05 AM

To:

'eastcentralneighborhood.chair@gmail.com';

'eastcentralneighborhood.vchair@gmail.com'

Proposed annual amendment Hartson and Sherman

**Attachments:** 

701 S Sherman CPA General Application.doc

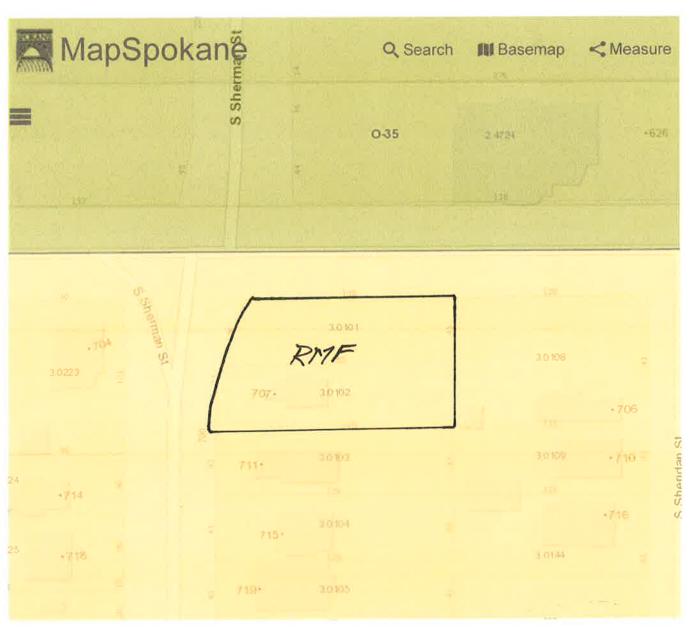
Randy Mc Glenn, Chair and Jim Hanley, Vice Chair: Gentlemen: I have filed an annual amendment within your neighborhood requesting a zone change from RMF to Office to allow a small physical therapy service at the SEC of Sherman and Hartson. It is presently a vacant lot and a rental house. If approved, my client would begin construction in the spring of 2020. The City of Spokane requires that we meet with you to inform you of our proposed change. I note that your meetings are on 11/20 and 12/18. I am available for either of those dates if you can accommodate me. Please advise.

Sincerely

Dwight J Hume

Land Use Solutions and Entitlement 9101 N Mt. View Lane Spokane WA 99218 509-435-3108

Neighborhood and Services



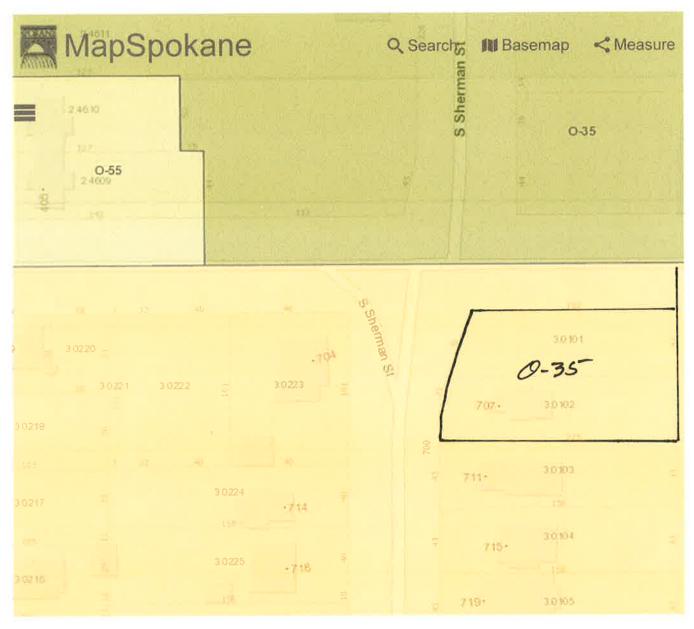
EXISTING ZONE (RMF)

OCT 29 7000

Neighborhood and Planning Services

C

Map Use Disclaimer



PROPOSED ZONE



0 30 60ft

Map Use Disclaimer



## Comprehensive Plan Amendments

Full Review

#### Z18-883COMP 701 & 707 S Sherman

MAR 1 1 2019

Full Review & Fees for Applications approved for Annual Amendment Work Program:

Neighborhood and

This "Full Review" application and full payment of fees is required to be completed and filed with City of Spakang Services within 15 days of council action by all applicants when proposals have been added to the "Annual Comprehensive Plan Amendment Work Program" by City Council Resolution.

Please respond to these questions on a separate piece of paper. Incomplete answers may jeopardize your applications chances of being reviewed during this amendment cycle. Answers to these questions will assist in review of the criteria in SMC 17G.020.030.

- 1. Describe the nature of the proposed amendment and explain if there is any change from the early threshold review application. The amendment is to change the allowed land use from medium density apartments to office for a physical therapy service.
- 2. How will the proposed change provide a substantial benefit to the public? Yes, the location is in close proximity to other major medical services and would be a convenient adjunct to those services and patients.
- 3. Is this application consistent or inconsistent with the Comprehensive Plan goals, objectives and policies? Describe and attach a copy of any study, report or data, which has been developed that supports the proposed change and any relevant conclusions. If inconsistent please discuss how the analysis demonstrates that changed conditions have occurred which will necessitate a shift in goals and policies. The proposed amendment is consistent with the adopted Office policy as a trending expansion of the Office designation located immediately north of the subject property across Hartson Avenue.
- 4. Is this application consistent or inconsistent with the goals and policies of state and federal legislation, such as the Growth Management Act (GMA) or environmental regulations? If inconsistent, describe the changed community needs or priorities that justify such an amendment and provide supporting documents, reports or studies. The proposal is consistent with GMA and other applicable state and federal guidelines.
- 5. Is this application consistent with the Countywide Planning Policies (CWPP), the comprehensive plans of neighboring jurisdictions, applicable capital facilities or special district plans, the Regional Transportation Improvement District, and official population growth forecasts? If inconsistent please describe the changed regional needs or priorities that justify such an amendment and

provide supporting documents, reports or studies. The proposal is consistent with CWPP and existing adopted land use policies.

- 6. Are there any infrastructure implications that will require financial commitments reflected in the Six-Year Capital Improvement Plan? Are there other infrastructure implications that may be relevant given the review criteria in SMC 17G.020.030(C)? No
- 7. Will this proposal require an amendment to any supporting documents, such as development regulations, Capital Facilities Program, Shoreline Master Program, Downtown Plan, critical areas regulations, any neighborhood planning documents adopted after 2001, or the Parks Plan? If yes, please describe and reference the specific portion of the affected plan, policy or regulation. *No*



MAR 1 1 2019

Neighborhood and Planning Services



# Project Description

Z18-883COMP Acceleration Physical Therapy

MAR 1 1 2019

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This is a map amendment request to change the Residential 15-30 category to Office and the RMF zone to O-35 for a physical therapy service to be located at the SE corner of Hartson and Sherman Street.

The current use of these two lots is a rental house and vacant lot. If approved, the house will be removed and the site graded for the construction of a small therapy office and on-site parking. It is yet to be determined if the existing basalt outcropping can be removed as well.

Construction is expected to occur during the construction season following approval of this amendment request.

**End of Description** 



## Section 17G.020.030 Final Review Criteria

MAR 1 1 2019

#### Z18-883COMP 701 and 707 S Sherman

Neighborhood and Planning Services

#### A. Regulatory Changes.

Amendments to the comprehensive plan must be consistent with any recent state or federal legislative actions, or changes to state or federal regulations, such as changes to the Growth Management Act, or new environmental regulations.

No changes to GMA or environmental regulations are known to affect the proposed amendment. Accordingly, the proposed amendment is consistent with applicable GMA and environmental regulations.

#### B. GMA.

The change must be consistent with the goals and purposes of the state Growth Management Act.

The proposal is consistent with the adopted goals and policies of the Comprehensive Plan. That document has the same internal compliance requirement. Therefore, this meets the GMA requirements.

#### C. Financing.

In keeping with the GMA's requirement for plans to be supported by financing commitments, infrastructure implications of approved comprehensive plan amendments must be reflected in the relevant six-year capital improvement plan(s) approved in the same budget cycle.

No new infrastructure improvements will be triggered by this proposal. All expenses associated with this proposal are on site and privately funded.

#### D. Funding Shortfall.

If funding shortfalls suggest the need to scale back on land use objectives and/or service level standards, those decisions must be made with public input as part of this process for amending the comprehensive plan and capital facilities program.

No impacts will occur to require a shortfall to service levels from this proposed amendment.

#### E. Internal Consistency.

1). The requirement for internal consistency pertains to the comprehensive plan as it relates to all of its supporting documents, such as the development regulations, capital facilities program, shoreline master program, downtown plan, critical area regulations, and any neighborhood planning documents adopted after 2001. In addition, amendments should strive to be consistent with the parks plan, and vice versa. For example, changes to the development regulations must be reflected in consistent

adjustments to the goals or policies in the comprehensive plan. As appropriate, changes to the map or text of the comprehensive plan must also result in corresponding adjustments to the zoning map and implementation regulations in the Spokane Municipal Code.

The proposed expansion of Office designation designation is inconsequential to the internal and applicable plans and programs of the City of Spokane.

2). If a proposed amendment is significantly inconsistent with current policy within the comprehensive plan, an amendment proposal must also include wording that would realign the relevant parts of the comprehensive plan and its other supporting documents with the full range of changes implied by the proposal.

Not Applicable

#### F. Regional Consistency.

All changes to the comprehensive plan must be consistent with the countywide planning policies (CWPP), the comprehensive plans of neighboring jurisdictions, applicable capital facilities or special district plans, the regional transportation improvement plan, and official population growth forecasts

The designation to Office from Residential 15-30 is not consequential to Regional Consistency.

#### G. Cumulative Effect.

All amendments must be considered concurrently in order to evaluate their cumulative effect on the comprehensive plan text and map, development regulations, capital facilities program, neighborhood planning documents, adopted environmental policies and other relevant implementation measures

1) Land Use Impacts.

In addition, applications should be reviewed for their cumulative land use impacts. Where adverse environmental impacts are identified, mitigation requirements may be imposed as a part of the approval action

The proposed amendment has no accumulative impacts. The site size of .29 acres can only generate 8 residential units of density if combined with other ownerships. This will stand alone as a separate office use.

2) Grouping.

Proposals for area-wide rezones and/or site-specific land use plan map amendments may be evaluated by geographic sector and/or land use type in order to facilitate the assessment of their cumulative impacts.

This proposal has no effects on land use type or geographic area.

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MAR 1 1 2019

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Neighborhood and

H. SEPA.

SEPA review must be completed on all amendment proposals and is described nating Services chapter 17E.050

1. Grouping.

When possible, the SEPA review process should be combined for related land use types or affected geographic sectors in order to better evaluate the proposals' cumulative impacts. This combined review process results in a single threshold determination for those related proposals.

The applicant is unaware of other pending applications. Notwithstanding, this expansion of an existing Office designation has insignificant cumulative impacts

2. DS.

If a determination of significance (DS) is made regarding any proposal, that application will be deferred for further consideration until the next applicable review cycle in order to allow adequate time for generating and processing the required environmental impact statement (EIS) *Not Applicable* 

I. Adequate Public Facilities

The amendment must not adversely affect the City's ability to provide the full range of urban public facilities and services (as described in CFU 2.1 and CFU 2.2) citywide at the planned level of service, or consume public resources otherwise needed to support comprehensive plan implementation strategies

The proposal has no impacts upon citywide services.

J. UGA.

Amendments to the urban growth area boundary may only be proposed by the city council or the mayor of Spokane and shall follow the procedures of the countywide planning policies for Spokane County: *Not Applicable* 

- K. Demonstration of Need.
  - 1) Map Changes.

Changes to the land use plan map (and by extension, the zoning map) may only be approved if the proponent has demonstrated that all of the following are true:

a. The designation is in conformance with the appropriate location criteria identified in the comprehensive plan (e.g., compatibility with neighboring land uses, proximity to arterials, etc.);

The site is within proximity of other existing office complexes serving this area. AS stated above, Rockwood Multi-Care is the owner of numerous vacant lots directly across Sherman from the subject property and it is expected that these lots will be zoned for office use as they expand their existing facility nearby.

b. The map amendment or site is suitable for the proposed designation;

The site is suitable for the proposed small physical therapy office use. In-lieu-of this, the site would have to be combined with other adjacent ownerships to be effectively used for the RMF zone.

c. The map amendment implements applicable comprehensive plan policies and subarea plans better than the current map designation.

As stated above, this is a more appropriate and beneficial use to the area that is now trending toward expanded medical services rather than an apartment complex.

2) Rezones Land Use Plan Map Amendments

The extension of the existing O-35 zone does not impact other areas or zones citywide.



MAR 1 1 2019

Neighborhood and Planning Services

#### **Environmental Checklist**

File No.	
----------	--

**Purpose of Checklist:** 

The State Environmental Policy Act (SEPA) chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An Environmental Impact Statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

#### **Instructions for Applicants:**

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

#### Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply."

IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (Part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

OCT 2 9 2018

Neighborhood and Planning Services

### A. BACKGROUND

Name of proposed project, if applicable: 701-707 S Sherman Map Amendment
Name of applicant: David Jeter dba Acceleration Physical Therapy
Address and phone number of applicant or contact person: <u>Dwight Hume</u> <u>agent, 9101 N Mt. View Lane Spokane WA 99218 509-435-3108</u>
Date checklist prepared: October 2018
Agency requesting checklist: Planning Services City of Spokane
Proposed timing or schedule (including phasing, if applicable): Upon approval of map and zone change, spring 2020.
a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. N/A, non-project action. To be determined at time of building permit.
b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain. No
List any environmental information you know about that has been prepared, or will be prepared, directly related to his proposal. None
Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. <b>No</b>
List any government approvals or permits that will be needed for your proposal, if known. Map and zone change; building permit; grading permit landscape plan approval.

Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. The site is located at the SEC of Sherman and Hartson. It is .29 acre in size and consist of two platted lots, one vacant and the other has a single family home being used as a rental. There is a haystack basalt rock on the corner that will be removed, improving site distance for traffic at the intersection.
Location of the proposal. Give sufficient information to a person to understand the precise location of your proposed project, including a street address, if any, and section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit application related to this checklist. SEC Sherman and Hartson. (See above description).
Does the proposed action lie within the Aquifer Sensitive Area (ASA)? The
Does the proposed action lie within the Aquifer Sensitive Area (ASA)? The General Sewer Service Area? The Priority Sewer Service Area? The City of Spokane? (See: Spokane County's ASA Overlay Zone Atlas for boundaries.)
General Sewer Service Area? The Priority Sewer Service Area? The City of
General Sewer Service Area? The Priority Sewer Service Area? The City of



(1) Describe any systems, other than those designed for the disposal of sanitary waste, installed for the purpose of discharging fluids below the ground surface (includes systems such as those for the disposal of stormwater or drainage from floor drains). Describe the type of system, the amount of material to be disposed of through the system and the types of material likely to be disposed of (including materials which may enter the system inadvertently through spills or as a result of firefighting activities).

. N/A, non-project action. To be determined at time of building permit.

(2)	in aboveground or underground storage ta quantities of material will be stored?  N/A, non-project action. To be determined.	nks? If so, what types	and
(3)	What protective measures will be taken to in chemicals stored or used on site will not groundwater. This includes measures to ke systems.  N/A, non-project action. To be determined.	be allowed to percolate be chemicals out of disp	e to osal
(4)	Will any chemicals be stored, handled or use where a spill or leak will drain to surface stormwater disposal system discharging to su.  N/A, non-project action. To be determine permit.	or groundwater or to a face or groundwater?  ned at time of building	
	Stormwater  What are the depths on the site to groundwate.  N/A, non-project action. To be determined.		
(2) Will stormwater be discharged into the ground? If so, describe any pote impacts?  . N/A, non-project action. To be determined at time of building perm			
		180 BICHENVALIO	
TO RE COM	IPLETED BY APPLICANT	MPT A REPARE	
		OCT 2 9 2018	
B. ENVIR	CONMENTAL ELEMENTS	Neighborhood and	Evaluation for
1. Ea	rth	Planning Services	Agency Use Only
a.	General description of the site (circle one): hilly, steep slopes, mountains, other: outcropping and gentle slope	Rock	

t	percent slope)? . N/A, non-project action. To be determined at time of building permit.		
C.	What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland N/A, non-project action. To be determined at time of building permit.	Agen	ation for cy Use nly
d.	Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe N/A, non-project action. To be determined at time of building permit.		
e.	Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill:  . N/A, non-project action. To be determined at time of building permit.		
f.	Could erosion occur as a result of clearing, construction, or use? If so, generally describe.  N/A, non-project action. To be determined at time of building permit.	e.	
g.	About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? . N/A, non-project action. To be determined at time of building permit.	007 2 Neighbor Planning	BIRCH
h.	Proposed measures to reduce or control erosion or other impacts to the earth, if any: . N/A, non-project action. To be determined at time of building permit.	0CT 2 9 2018 Veighborhood and Planning Services	

# 2. Air

	a.	What type of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial, wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.  N/A, non-project action. To be determined at time of building permit.
	b.	Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.  . N/A, non-project action. To be determined at time of building permit.
		**************************************
	C.	Proposed measures to reduce or control emissions or other impacts to air, if any:  . N/A, non-project action. To be determined at time of building permit.
3.	Wa	ter
	a.	SURFACE;
	(1)	Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.  No
	(2)	Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.  No
	(3)	Estimate the amount of fill and dredge material that would be placed in or removed from the surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.  N/A

Evaluation for Agency Use Only

Neighborhood and Planning Services



(4) Will the proposal require surface water diversions? Give general description approximate quantities if known.  No	n, purpose, and
(5) Does the proposal lie within a 100-year flood location on the site plan.  No	Iplain? If so, note
(6) Does the proposal involve any discharge surface waters? If so, describe the anticipated volume of discharge.  No	of waste materials to type of waste and  Evaluation for Agency Use Only
b. GROUND:  (1) Will groundwater be withdrawn, or will wa groundwater? Give general descript approximate quantities if known.  . N/A, non-project action. To be determed building permit.	ion, purpose, and ined at time of
(2) Describe waste material that will be disch ground from septic tanks or other streatment facility. Describe the general system, the number of houses to applicable) or the number of persons the expected to serve.  . N/A, non-project action. To be determine building permit.	sanitary waste al size of the be served (if system(s) are

- c. WATER RUNOFF (INCLUDING STORMWATER):
- (1) Describe the source of runoff (including stormwater) and method of collection and disposal if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

		N/A, non-project action. To be determined at time of building permit.	
	(2	Could waste materials enter ground or surface waters? If so, generally describe.     N/A, non-project action. To be determined at time of building permit.	
	d.	PROPOSED MEASURES to reduce or control surface, ground, and runoff water impacts, if any.  . N/A, non-project action. To be determined at time of building permit.	
<b>I</b> .	Pla	nts	Evaluation for Agency Use Only
	a.	Check or circle type of vegetation found on the site:	Omy
		Deciduous tree: alder, maple, aspen, other.	
		Evergreen tree: fir, cedar, pine, other.	
		Shrubs	
		Pasture	
		Crop or grain	
		Wet soil plants, cattail, buttercup, bullrush, skunk cat	obage,
		other.	
		Water plants: water lilly, eelgrass, milfoil, other.	
		Other types of vegetation.	P. C.
	b.	What kind and amount of vegetation will be removed or altered? . N/A, non-project action. To be determined at time of building permit.	见话话出W话儿 007 2 9 2018 Neighborhood and Planning Services
	C.	List threatened or endangered species known to be on or near the site. Unknown	が を対 and  でices

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if

	<u>t</u>	ny: . N/A, non-project action. To be determined at ime of building permit.		
	3			
5.	An	imals		
	a.	Circle any birds and animals which have been observed on or near the site are known to be on or near the site: birds: hawk, heron, eagle, songbirds, other: mammals: deer, bear, elk, beaver, other: fish: bass, salmon, trout, herring, shellfish, other: other:		
	b.	List any threatened or endangered species known to be on or near the site.	Evaluation Agency Us Only	
		None		
	C.	Is the site part of a migration route? If so, explain		
	d.	Proposed measures to preserve or enhance wildlife, if any:  None		
6.	En	ergy and natural resources	T 7	50
	a.	What kinds or energy (electric, natural gas, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc N/A, non-project action. To be determined at time of building permit.	0CT 2 9 2018  Neighborhood and  Planning Services	
	b.	Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.  No		

C.	What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:  N/A, non-project action. To be determined at time of building permit.			
7. E	nvironmental health			
а	Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe. N/A, non-project action. To be determined at time of building permit.			
		_	valuati	
(1)	Describe special emergency services that might be required.  N/A, non-project action. To be determined at time of building permit.	A	Agency Onl	
(2)	Proposed measures to reduce or control environmental health hazards, if any:  . N/A, non-project action. To be determined at time of building permit.			
b.	NOISE:			
(1)	What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?  Noise would not affect the proposed use	Neig Plar	**9.14	
(2)	What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.  . N/A, non-project action. To be determined at time of building permit.	Neighborhood and Planning Services	OCT 2 9 2018	KCBI(V/BID)

	(3)	Proposed measure to reduce or control noise impacts, if any:  . N/A, non-project action. To be determined at time of building permit.	
3.	La	nd and shoreline use	
	a.	What is the current use of the site and adjacent properties?  Site: Vacant and rental house; East: S/F; South: S/F;  West: Vacant, apartments and S/F; North: Office	
	b.	Has the site been used for agriculture? If so, describe. No	Evaluation for
	C.	Describe any structures on the site. S/F Rental	Agency Use Only
	d.	Will any structures be demolished? If so, which? Yes, S/F House	
	e.	What is the current zoning classification of the site? RMF	
	f.	What is the current comprehensive plan designation of the site? R-15-30	
	g.	If applicable, what is the current shoreline master program designation of the site?  N/A	配置型侧侧侧侧 0CT 2 9 2018 Neighborhood and Planning Services
			od a
	h.	Has any part of the site been classified as a critical area? If so, specify. No	S a

i.	Approximately how many people would reside or work in the completed project?	
	N/A, non-project action. To be determined at time of	
	building permit.	
j.	Approximately how many people would the completed project displace? <u>Unknown</u>	
k.	Proposed measures to avoid or reduce displacement impacts, if any: None	
L	Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:  Development to applicable development standards.	
		Evaluation for
		Agency Use Only
9. H	lousing	
a.	Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing.  None	a K
b.	Approximately how many units, if any, would be eliminated? Indicate whether high-, middle- or low-income housing.  One	
C.	Proposed measures to reduce or control housing impacts, if any: None	Neig Plan
		ဟင္ဆံ 💆 💳
10. Ae	esthetics	2018 2018 ervice
a.	What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? 35' allowed by O-35 zone	9

	b.	What views in the immediate vicinity would be altered or obstructed? <b>None</b>		
	C.	Proposed measures to reduce or control aesthetic impacts, if any: . N/A, non-project action. To be determined at time of building permit.		
11.	Lig	ght and Glare		
	a.	What type of light or glare will the proposal produce? What time of day would it mainly occur? Outdoor lighting from dusk to dawn.		
			Evaluat	ion for
			Agenc On	
	b.	Could light or glare from the finished project be a safety hazard or interfere with views? No		•
	C.	What existing off-site sources of light or glare may affect your proposal? None		
	d.	Proposed measures to reduce or control light and glare impacts, if any: Down casting and indirect lighting		
			P Ne.	20
12	. Re	ecreation	OCT Ochbo	
	a.	What designated and informal recreational opportunities are in the immediate vicinity? N/A	0CT 2 9 2018 Neighborhood and Planning Services	
			w <u>a</u>	
	b.	Would the proposed project displace any existing recreational uses? If so, describe. No		

C.	Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: None	
13. Hi	storic and cultural preservation	
a.	Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.	
b.	Generally describe any landmarks or evidence of historic archaeological, scientific or cultural importance known to be on or next to the site.  Unknown	
		Evaluation for
C.	Proposed measures to reduce or control impacts, if any:  None	Agency Use Only
14. Tr	ansportation	
a.	Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any. Hartson and Sherman	OCT Neighbo Planning
		291
b.	Is site currently served by public transit? Yes	[] 2 9 2018 orthood and
C.	How many parking spaces would the completed project have? How many would the project eliminate? . N/A, non-project action. To be determined at time of building permit.	» a.
d.	Will the proposal require any new roads or streets, or improvements to existing roads or streets not including driveways? If so, generally describe (indicate whether public or private). <b>No</b>	

	е	. Will the project use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe.  No			
	f.	How many vehicular trips per day would be generated by the completed project? If known, indicate when peak would occur N/A, non-project action. To be determined at time of building permit.			
		(Note: to assist in review and if known indicate vehicle trips during PM peak, AM Peak and Weekday (24 hours).)			
	g.	Proposed measures to reduce or control transportation impacts, if any: On-site parking and removal of existing hay stack outcropping to improve site distance at intersection, if feasible.			
15.	Pu	blic services		aluatio gency Only	Use
	a.	Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.			
	b.	Proposed measures to reduce or control direct impacts on public services, if any: None	Neighborhood and Planning Services	OCT 2 9 2018	西山西山西山
16.	Uti	lities	od a	208	
	a.	Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.	SS Dark		
	b.	Describe the utilities that are proposed for the project, the utility providing the service and the general construction			

activities on the site or in the immediate vicinity which might

be needed <u>N/A, non-project action. To be determined</u> at time of building permit.
C. SIGNATURE
the undersigned, swear under penalty of perjury that the above responses are made ruthfully and to the best of my knowledge. I also understand that, should there be any willful misrepresentation or willful lack of full disclosure on my part, the agency must withdraw any determination of Nonsignificance that it might issue in reliance upon this checklist.  Date:
Proponent: <u>Dwight Hume</u> Address: <u>9101 N Mt. View Lane</u>
Phone: 509-435-3108 Spokane WA 99218
Person completing
form (if different Address: Address:
Phone:
FOR STAFF USE ONLY
Staff member(s) reviewing checklist:
Based on this staff review of the environmental checklist and other pertinent information, the staff concludes that:
A. there are no probable significant adverse impacts and recommends a Determination of Nonsignificance.
B. probable significant adverse environmental impacts do exist for the current proposal and recommends a Mitigated Determination of Nonsignificance with conditions.
C. there are probable significant adverse environmental impacts and recommends a Determination of Significance.
Neighborhood and 16 OF 19
16 of 19

# D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (Do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

Proposed m	neasures to avoid or reduce such increases are:
None	
How would marine life? No impacts	
or marine lit	neasures to protect or conserve plants, animals, fish fe are:
or marine lit	fe are:
None  How would resources?	the proposal be likely to deplete energy or natural
or marine lift None  How would	the proposal be likely to deplete energy or natural

Neighborhood and Planning Services



prime	gered species habitat, historic or cultural sites, wetlands, flood pla farmlands?
reduc	sed measures to protect such resources or to avoid or e impacts are:
use, shore	would the proposal be likely to affect land and shoreline ncluding whether it would allow or encourage land or ine uses incompatible with existing plans?  non-project action. To be determined at time of building perm
mpac	sed measures to avoid or reduce shoreline and land use ts are:  non-project action. To be determined at time of building perr
	would the proposal be likely to increase demands on ortation or public services and utilities?

Neighborhood and Services

## C. SIGNATURE

truthfully and to the best of my knowledge. I also understand that, should there be any willful misrepresentation or willful lack of full disclosure on my part, the agency may withdraw any Determination of Nonsignificance that it might issue in reliance upon this checklist.  Date:		
Please Print or Type:		
Proponent: <u>Dwight Hume</u> Address: <u>9101 N Mt. View Lane</u>		
Phone: <u>509-435-3108</u> <u>Spokane WA 99218</u>		
Person completing form (if different from proponent):		
SAME Address:		
Phone:		
FOR STAFF USE ONLY		
Staff member(s) reviewing checklist:		
Based on this staff review of the environmental checklist and other pertinent information, the staff concludes that:		
A there are no probable significant adverse impacts and recommends a Determination of Nonsignificance.		
B probable significant adverse impacts do exist for the current proposal and recommends a Mitigated Determination of Nonsignificance with conditions.		
C there are probable significant adverse environmental impacts and recommends a Determination of Significance.		

I, the undersigned, swear under penalty of perjury that the above responses are made



#### NONPROJECT DETERMINATION OF NONSIGNIFICANCE

FILE NO(S): Z18-883COMP

**PROPONENT**: David Jeter, MPT, COMT, Acceleration Physical Therapy/Carl Upton and Patricia Upton aka Patricia Reilly (Agent: Dwight Hume, Land Use Solutions and Entitlement)

**DESCRIPTION OF PROPOSAL**: This proposal is to change parcels 35203.0101 and 35203.0102 from "Residential 15-30 Land Use" and RMF zoning to "Office Land Use" and O-35 zoning (same as adjacent parcel to the north). The subject parcels are approximately 13,000 square feet (0.29 acre) total. No specific development proposal is being approved at this time.

#### LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY:

The subject site is two parcels located on the southeast corner of South Sherman Street and East Hartson Avenue, (701 and 707 S Sherman St / parcels 35203.0101 and 35203.0102). The concerned property totals approx. 13,000 square feet (0.29 acre).

Legal Description: Lots 1 and 2 of subdivision of Lot 5, GH Morgan's Addition in the City of Spokane, County of Spokane, Washington State.

**LEAD AGENCY**: City of Spokane

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

[ ]	There is no comment period for this DNS.		
[ ]	This DNS is issued after using the optional DNS process in section 197-11-355 WAC. There is no further comment period on the DNS.		
[X] This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for at least 14 days from the date of issuance (below). Comments regarding this DNS must be submitted no later than 5 p.m. on September 10, 2019 if they are intended to alter the DNS.			
*****	*********************		
Respon	sible Official: Heather Trautman		
Positio	n/Title: Director, Planning Services Phone: (509) 625-6300		
	s: 808 W. Spokane Falls Blvd., Spokane, WA 99201 sued: August 27, 2019 Signature:		
*****	**************************************		

**APPEAL OF THIS DETERMINATION**, after it has become final, may be made to the City of Spokane Hearing Examiner, 808 West Spokane Falls Blvd., Spokane WA 99201. The appeal deadline is Noon on September 18, 2019 (21 days from the date of the signing of this DNS). This appeal must be on forms provided by the Responsible Official, make specific factual objections, and be accompanied by the appeal fee. Contact the Responsible Official for assistance with the specifics of a SEPA appeal.

 From:
 Weingart, LuAnn

 To:
 Gwinn, Nathan

 Subject:
 Z18-883COMP

**Date:** Monday, April 15, 2019 2:09:42 PM

Attachments: image001.png

image002.png image003.png image004.png

Nate,

I reviewed the above referenced file and have no comment on the land use change request.

Thank you,

# LuAnn Weingart

## Real Estate Representative, RWA

1411 E Mission Ave MSC-25 Spokane, WA, 99202 Office 509.495.8536 Cell 509-220-2645 <a href="https://www.myavista.com">www.myavista.com</a>



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From: Johnson, Erik D.
To: Gwinn, Nathan

 Subject:
 RE: Z18-884COMP 4502-4508 N Madison St

 Date:
 Wednesday, May 1, 2019 8:03:18 AM

Attachments: image002.png

image003.png image004.png

#### No issues for Engineering on these.

From: Eliason, Joelie < jeliason@spokanecity.org>

**Sent:** Tuesday, April 30, 2019 7:48 AM

**To:** Gwinn, Nathan <ngwinn@spokanecity.org> **Cc:** Johnson, Erik D. <edjohnson@spokanecity.org> **Subject:** RE: Z18-884COMP 4502-4508 N Madison St

Thank you, Nathan. Erik is reviewing those two.



**Joelie Eliason** | City of Spokane | Engineering Technician IV Development Services Center 509.625-6385 | fax 509.625.6822 <u>jeliason@spokanecity.org</u>| <u>spokanecity.org</u>



**From:** Gwinn, Nathan < ngwinn@spokanecity.org>

**Sent:** Monday, April 29, 2019 2:13 PM

To: Eliason, Joelie < <a href="mailto:jeliason@spokanecity.org">jeliason@spokanecity.org</a>

**Subject:** RE: Z18-884COMP 4502-4508 N Madison St

Hi Joelie,

Thank you for sending the comments. In order to provide similar documentation, would your department want to provide any comments on the other two proposed map amendments this year, Z18-882COMP and Z18-883COMP?

For reference, I attached the agency requests for comments for those applications.

#### Nathan Gwinn | Assistant Planner | Planning & Development

509.625.6893 | ngwinn@spokanecity.org | www.spokanecity.org

From: Eliason, Joelie < jeliason@spokanecity.org>

**Sent:** Wednesday, April 24, 2019 8:38 AM **To:** Gwinn, Nathan < ngwinn@spokanecity.org>

**Cc:** Becker, Kris <<u>kbecker@spokanecity.org</u>>; Nilsson, Mike <<u>mnilsson@spokanecity.org</u>>; Brown,

Eldon <<u>ebrown@spokanecity.org</u>>; Kells, Patty <<u>pkells@spokanecity.org</u>>

**Subject:** Z18-884COMP 4502-4508 N Madison St

Nathan,

Please see the attached comments regarding Z18-884COMP.

Thank you, Joelie Eliason



Joelie Eliason | City of Spokane | Engineering Technician IV Development Services Center 509.625-6385 | 808 W Spokane Falls Blvd, Spokane, WA 99201 | jeliason@spokanecity.org | my.spokanecity.org



Spokane City Planning Services Department Attention Assistant Planner, Nathan Gwinn. For submission to Planning Commission Hearing in question. 808 W. Spokane Falls Blvd. Spokane, WA 99201-3333

Response objecting to notice (Z18-883COMP) of applications Proposed Comprehensive Plan Amendment land use map change for residential properties commonly located at 701 & 707 South Sherman Street.

Everyone here is aware of the rigorous process for passage of our Cities Land Use Code that requires evidence and a comprehensive multifaceted hearings process that allows for timely review rather than catering too special exemptions and as this request is.

The City already has a surplus of retail and office zoned properties in this general area with some that are as yet not developed on property still vacant and while others are seeking tenants. Further the City is well aware that at this time it is severely lacking housing both residential and apartment types for its residents.

The applicant apparently has retained options to buy two residential properties and seeks they be destroyed rather than rehabilitated to accommodate an office building that is claimed to be a Physical Therapy Office and clearly this is a violation of the City and Neighborhood approved Zoning Code that should not be approved.

Hartson Street or the 700 block to the south is the designated buffer end for allowing Retail and Office zoning beyond in this area cannot be cross and should not be allowed to cross now. As the owner of the property abutting this proposal to the south I have gone to great expense to recover the single family home located generally at 715 South Sherman Street into an up to date code single family residence by completely remodeling while protecting the exterior appearance from this original farm house appearance to this area. There is also a house directly across the street from mine that also was completely restored and many in the area receiving major renovations from time to time as the City Building Department can affirm from building permits issued and as homes for area residents improve their properties. Clearly allowing an Office Use to encroach as requested will harm the viability of these residential homes and if this encroachment is allowed area owners will realize such encroachment will continue and will then fail proper structural care as the areas housing will further decline and such a result should not be allowed to seed and start here and as has occurred elsewhere.

Robert Apple, Spokane City Resident

Owner of, 715 S Sherman St. Spokane, WA 99204

cometapple@msn.com

(509)487-4107

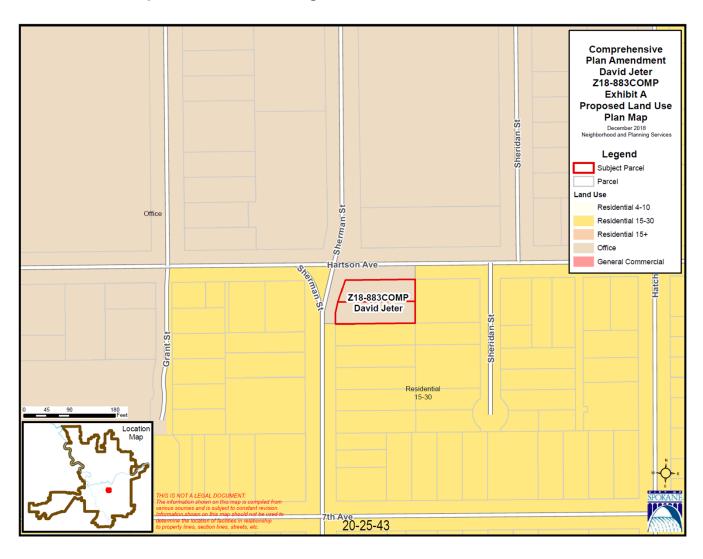
7 8/2019

RECEIVAD

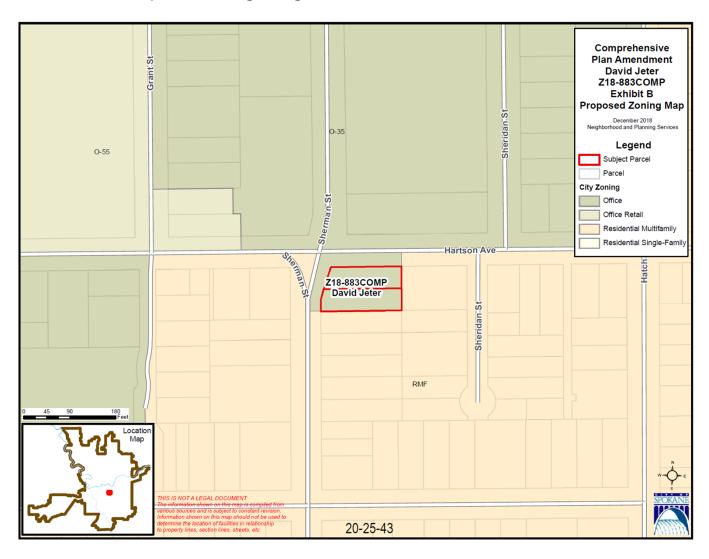
JUL 0 8 2019

Neighborhood and Planning Services

**Exhibit A: Proposed Land Use Designation** 



**Exhibit B: Proposed Zoning Designation** 



# Spokane Plan Commission Findings of Fact, Conclusions, and Recommendations on the Comprehensive Plan Land Use

# Plan Map Amendment File No. Z18-883COMP (ACCELERATION PHYSICAL THERAPY)

A Recommendation of the Spokane Plan Commission to the City Council to APPROVE the Comprehensive Plan Amendment application seeking to amend the land use plan map designation from "Residential 15-30" to "Office" for a 0.29-acre area located at 701 and 707 South Sherman Street. The implementing zoning designation requested is to change to Office with 35-foot height limit (O-35).

#### FINDINGS OF FACT:

- A. The City of Spokane adopted a Comprehensive Plan in May of 2001 that complies with the requirements of the Growth Management Act (GMA).
- B. Under GMA, comprehensive plans generally may be amended no more frequently than once a year, and all amendment proposals must be considered concurrently in order to evaluate for their cumulative effect.
- C. Amendment application Z18-883COMP (the "Application") was submitted in a timely manner for review during the City's 2018/2019 amendment cycle.
- D. The Application seeks to amend the land use designation for a 0.29-acre area located at the intersection of Hartson Avenue and Sherman Street at 701 and 707 S Sherman St from "Residential 15-30" to "Office" with a corresponding change in zoning from Residential Multifamily (RMF) to Office with a 35-foot height limit (O-35).
- E. Annual amendment applications are subject to a threshold review process to determine whether the applications will be included in the City's Annual Comprehensive Plan Amendment Work Program.
- F. On January 15, 2019, an Ad Hoc City Council Committee reviewed the applications that had been timely submitted, and forwarded its recommendation to City Council regarding the applications.
- G. On February 25, 2019, the City Council adopted Resolution RES2019-0011 establishing the 2019 Comprehensive Plan Amendment Work Program, and including the Application in the Work Program.
- H. Thereafter, on April 5, 2019, staff requested comments from agencies and departments. No adverse comments were received from agencies or departments regarding the Application.
- I. A public comment period ran from May 28, 2019 to July 29, 2019 which provided a 60 day public comment period. The City received only one comment regarding the Application; the said comment received was opposed to the Application.

- J. On June 6, 2019, the Community Assembly received a presentation regarding the 2019 Comprehensive Plan Amendment Work Program and the Application, and has been provided with information regarding the dates of Plan Commission workshops and hearings.
- K. On July 10, 2019, the Spokane City Plan Commission held a workshop to study the Application.
- L. On August 27, 2019, a State Environmental Policy Act (SEPA) Checklist and Determination of Non-Significance were issued for the Comprehensive Land Use Plan Map and Zoning Map changes, including the Application. The deadline to appeal the SEPA determination was September 10, 2019.
- M. On August 29, 2019, the Washington State Department of Commerce and appropriate state agencies were given the required 60-day notice of intent to adopt before adoption of any proposed changes to the Comprehensive Plan.
- N. On August 28 and September 4, 2019, the City caused notice to be published in the Spokesman Review providing notice of the SEPA Checklist and Determination of Non-Significance, the Comprehensive Plan Land Use Map amendment, and announcing the September 11, 2019 Plan Commission Public Hearing.
- O. On August 28, 2019, Notice of Public Hearing and SEPA Determination was posted on the property and mailed to all property owners and taxpayers of record, as shown by the most recent Spokane County Assessor's record, and occupants of addresses of property located within a four-hundred-foot radius of any portion of the boundary of the subject property.
- P. Prior to the Plan Commission hearing, staff prepared a report addressing SEPA and providing staff's analysis of the merits of the Application, copies of which were circulated as prescribed by SMC 17G.020.060B.8.
- Q. Staff's analysis of the Application was generally favorable and suggested the Plan Commission's recommendation on the application may be contingent on the Plan Commission's interpretation of the legislative intent around Comprehensive Plan Policies LU 1.5 and Chapter 3, Section 3.4, Description of Land Uses.
- R. On September 11, 2019, the Plan Commission held a public hearing on the Application, and concluded its deliberations.
- S. Nobody testified in opposition to the Application and the City did not receive any adverse comments from the public or otherwise regarding the Application.
- T. As a result of the City's efforts, pursuant to the requirements of SMC 17G.020.070, the public has had extensive opportunities to participate throughout the process and persons desiring to comment were given an opportunity to comment.

- U. Except as otherwise indicated herein, the Plan Commission adopts the findings and analysis set forth in the Staff Report prepared for the Application (the "Staff Report").
- V. Comprehensive Plan Chapter 2, Implementation, Section 2.3 provides:

This section establishes a process to ensure the Plan functions as a living document, advancing the long range vision for the community, while also being responsive to changing conditions. The intended outcomes of these matrices are:

. . . .

Ensure the Plan is a living document, capable of responding to changing conditions and expanding information.

- W. The Plan Commission finds that the proposal meets the intent and requirements of the Comprehensive Plan, most specifically policy Land Use LU 1.5 concerning the establishment of Office land uses in the City and that the subject property meets the requirements for designation of office uses outside of established Centers or Corridors, as the property is in an area experiencing a trend of office development and office uses would be an adequate transitional use between the more intense uses to the north and west and the residential uses to the south and east of the subject properties.
- X. The Plan Commission finds that the proposal meets the decision criteria established by SMC 17G.020.030, as described in the Staff Report.

#### **CONCLUSIONS:**

Based upon the application materials, technical studies, staff analysis (which is hereby incorporated into these findings, conclusions, and recommendation), SEPA review, agency and public comments received, and public testimony presented regarding the Application File No. Z2017-621COMP, the Plan Commission makes the following conclusions with respect to the review criteria outlined in SMC 17G.020.030:

- 1. The Application was submitted in a timely manner and added to the 2019 Annual Comprehensive Plan Amendment Work Program, and the final review application was submitted as provided in SMC 17G.020.050(D).
- 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. The Application is consistent with the goals and purposes of GMA.

- 4. Any potential infrastructure implications associated with the Application will either be mitigated through projects reflected in the City's relevant six-year capital improvement plans or through enforcement of the City's development regulations at time of development.
- 5. As outlined in above in the Findings of Fact, the Application is internally consistent within the meaning of SMC 17G.020.030E.
- 6. The Application is consistent with the Countywide Planning Policies for Spokane County, the comprehensive plans of neighboring jurisdictions, applicable capital facilities plans, the regional transportation plan, and official population growth forecasts.
- 7. The Application has been considered simultaneously with the other proposals included in the 2019 Annual Comprehensive Plan Amendment Work Program in order to evaluate the cumulative effect of all the proposals.
- 8. SEPA review was completed for the Application, and pursuant to SEPA, any adverse environmental impacts associated with the Application will be mitigated by enforcement of the City's development regulations.
- 9. The Application will not adversely affect the City's ability to provide the full range of urban public facilities and services citywide at the planned level of service, or consume public resources otherwise needed to support comprehensive plan implementation strategies.
- 10. The Application proposes a land use designation that is in conformance with the appropriate location criteria identified in the comprehensive plan (e.g., compatibility with neighboring land uses, proximity to arterials, etc.).
- 11. The proposed map amendment and site is suitable for the proposed designation.
- 12. The map amendment would implement applicable comprehensive plan policies better than the current map designation.

#### **RECOMMENDATIONS:**

In the matter of Z18-883COMP, a request by Dwight Hume, Land Use Solutions and Entitlement on behalf of Acceleration Physical Therapy to change the land use plan designation on 0.29 acres of land from "Residential 15-30" to "Office" with a corresponding change of the implementing zoning to O (Office) with a height limit of 35 feet (O-35), as based upon the above listed findings and conclusions, by a vote of 6 to 1, the Plan Commissions recommends to City Council the APPROVAL of the requested amendment to the Land Use Plan Map of the City's Comprehensive Plan with corresponding amendment to the City's Zoning Map,

and authorized 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 Application.

—Docusigned by:
Gryory F Francis

Greg Francis, Vice President in lieu of

**Todd Beyreuther, President** 

**Spokane Plan Commission** 

SPOKANE Agenda Sheet	Date Rec'd	10/28/2019	
11/11/2019	Clerk's File #	ORD C35840	
	Renews #		
Submitting Dept	PLANNING	Cross Ref #	
<b>Contact Name/Phone</b>	KEVIN 625-6184	Project #	
Contact E-Mail	KFREIBOTT@SPOKANECITY.ORG	Bid #	
Agenda Item Type	First Reading Ordinance	Requisition #	
Agenda Item Name	0650 – LAND USE PLAN MAP AMENDMENT – MADISON ST		

# **Agenda Wording**

An Ordinance relating to application Z18-884COMP by the WA Department of Ecology amending the Comprehensive Plan Land Use Plan Map from Residential 4-10 to Office for 0.85 acres and a change to the Zoning Map from RSF to 0-35.

# **Summary (Background)**

The subject properties are legally described as Lots 10 through 15 of Block 36, Monroe Park Addition. This Application is being considered concurrently through the annual Comprehensive Plan Amendment cycle as required by the Growth Management Act. The application has fulfilled public participation and notification requirements. The Plan Commission held a Public Hearing on September 11, 2019 to consider this amendment and has recommended approval of the amendment.

Fiscal Impact Grant related? NO		Budget Account		
-	Public Works?	NO		
Neutral \$			#	
Select \$			#	
Select \$			#	
Select \$			#	
Approvals		<b>Council Notification</b>	<u>ıs</u>	
Dept Head	TRAUTM	1AN, HEATHER	Study Session	10/10/2019
<b>Division Director</b>	DUVALL	, MEGAN	<u>Other</u>	
<u>Finance</u>	ORLOB,	KIMBERLY	Distribution List	
Legal	RICHMA	N, JAMES	tblack@spokanecity.org	
For the Mayor ORMSBY, MICHAEL		ngwinn@spokanecity.org		
Additional Approvals		dhume@spokane-landuse.com		
Purchasing		jrichman@spokanecity.org		
			htrautman@spokanecity.c	org
		tsanders@spokanecity.org		
		jchurchill@spokanecity.or	g	

#### ORDINANCE NO. C35840

AN ORDINANCE RELATING TO APPLICATION PLANNING FILE Z18-884COMP AMENDING MAP LU 1, LAND USE PLAN MAP, OF THE CITY'S COMPREHENSIVE PLAN FROM "RESIDENTIAL 4-10" TO "OFFICE" FOR APPROXIMATELY 0.85 ACRES DESCRIBED AS LOTS 10 THROUGH 15 OF BLOCK 36, MONROE PARK ADDITION AND AMENDING THE ZONING MAP FROM "RESIDENTIAL SINGLE FAMILY (RSF)" TO "OFFICE (O-35)".

WHEREAS, the Washington State Legislature passed the Growth Management Act (GMA) in 1990, requiring among other things, the development of a Comprehensive Plan (RCW 36.70A); and

WHEREAS, the City of Spokane adopted a Comprehensive Plan in May of 2001 that complies with the requirements of the Growth Management Act; and

WHEREAS, the Growth Management Act requires continuing review and evaluation of the Comprehensive Plan and contemplates an annual amendment process for incorporating necessary and appropriate revisions to the Comprehensive Plan; and

WHEREAS, land use amendment application Z18-884COMP was timely submitted to the City for consideration during the City's 2018/2019 Comprehensive Plan amendment cycle; and

WHEREAS, Application Z18-884COMP seeks to amend the Land Use Plan Map of the City's Comprehensive Plan for a change from "Residential 4-10" to "Office" for 0.85 acres. If approved, the implementing zoning designation requested is "Office (O-35)"; and

WHEREAS, staff requested comments from agencies and departments on April 5, 2019, and a public comment period ran from May 28, 2019 to July 29, 2019; and

WHEREAS, the Washington State Department of Commerce and appropriate state agencies were given the required 60-day notice before adoption of proposed changes to the Comprehensive Plan on August 29, 2019; and

WHEREAS, the Spokane Plan Commission held a substantive workshop regarding the proposed Comprehensive Plan amendment on June 26, 2019; and

WHEREAS, a State Environmental Policy Act (SEPA) Determination of Non-Significance was issued on August 27, 2019 for the Comprehensive Land Use Plan Map and Zoning Map changes ("DNS"). The public comment period for the SEPA determination ended on September 10, 2019; and

WHEREAS, notice of the SEPA Checklist and Determination, the Land Use Plan Map changes, and the Zoning Map changes, and announcement of the September 11, 2019 Plan Commission Public Hearing was published on August 28, 2019 and September 4, 2019; and

WHEREAS, Notice of Plan Commission Public Hearing and SEPA Determination was posted on the property and mailed to all property owners and taxpayers of record, as shown by the most recent Spokane County Assessor's record, and occupants of addresses of property located within a four hundred foot radius of any portion of the boundary of the subject property on August 28, 2019; and

WHEREAS, the staff report for Application Z18-884COMP reviewed all the criteria relevant to consideration of the application; and

WHEREAS, the Spokane Plan Commission conducted a public hearing and deliberated on September 11, 2019 for Application Z18-884COMP and other proposed amendments; and

WHEREAS, the Spokane Plan Commission found that Application Z18-884COMP is consistent with and implements the Comprehensive Plan; and

WHEREAS, the Plan Commission voted 7 to 0 to recommend approval of Application Z18-884COMP; and

WHEREAS, the City Council adopts the recitals set forth herein as its findings and conclusions in support of its adoption of this ordinance and further adopts the findings, conclusions, and recommendations from the Planning & Development Services Staff Report and the City of Spokane Plan Commission for the same purposes; --

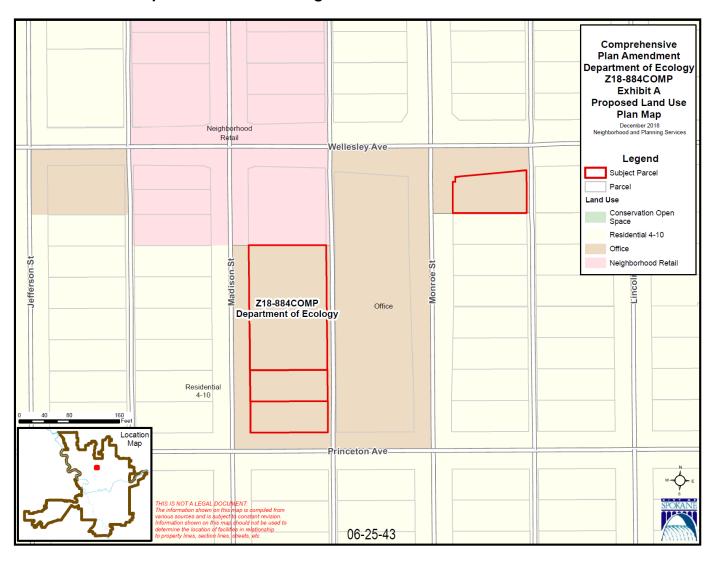
NOW, THEREFORE, THE CITY OF SPOKANE DOES ORDAIN:

- 1. <u>Approval of the Application</u>. Application Z18-884COMP is approved.
- Amendment of the Land Use Map. The Spokane Comprehensive Plan Map LU 1
   Land Use Plan Map is amended from "Residential 4-10" to "Office" for 0.85 acres, as shown in Exhibit A.
- 3. <u>Amendment of the Zoning Map.</u> The City of Spokane Zoning Map is amended from "Residential Multifamily (RMF)" to "Office (O-35)," as shown in Exhibit B.

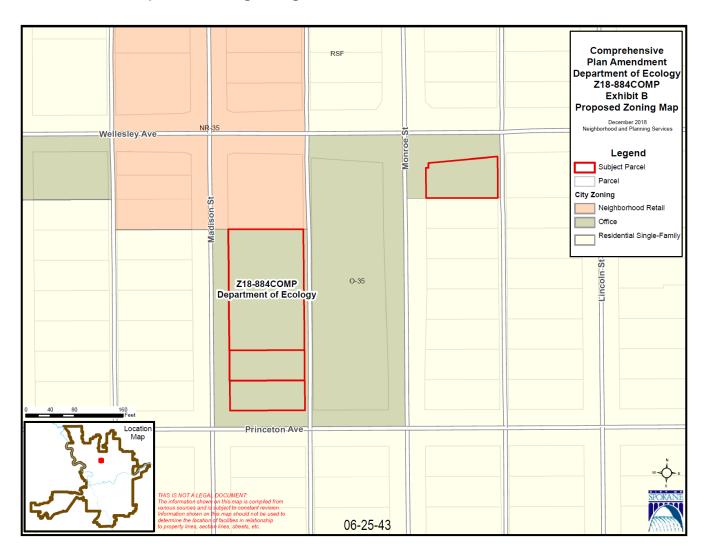
, 2019
, 20

	Council President
Attest:	Approved as to form:
City Clerk	Assistant City Attorney
Mayor	Date
	Effective Date

**Exhibit A: Proposed Land Use Designation** 



**Exhibit B: Proposed Zoning Designation** 



# STAFF REPORT ON COMPREHENSIVE PLAN LAND USE AMENDMENT APPLICATION 0.85 acre at 4502-4508 N Madison St and 4601 N Monroe St; File Z18-884COMP

# I. SUMMARY OF REQUEST AND RECOMMENDATIONS:

#### **DESCRIPTION OF PROPOSAL:**

Change parcels 35062.3609, 35062.3610, and 35062.3619 from "Residential 4-10 Land Use" and RSF zoning to "Office Land Use" and O-35 zoning (same as adjacent parcel to the east). The subject parcels are approximately 37,000 square feet (0.85 acre) total. No specific development proposal is being approved at this time.

#### II. GENERAL INFORMATION

Agent:	Dwight Hume, Land Use Solutions and Entitlement
Applicant/Property Owner(s):	Washington State Department of Ecology
Location of Proposal:	The subject site is three parcels located on the northeast corner of North Madison Street and West Princeton Avenue, (4502-4508 N Madison St and 4601 N Monroe St / parcels 35062.3609, 35062.3610, and 35062.3619). The concerned property totals approx. 37,000 square feet (0.85 acre).
Legal Description:	Lots 10 through 15 of Block 36, Monroe Park Addition
Existing Land Use Plan Designation:	"Residential 4-10"
Proposed Land Use Plan Designation:	"Office"
Existing Zoning:	RSF (Residential Single-Family)
Proposed Zoning:	O-35 (Office with 35-foot height limit)
SEPA Status:	A SEPA threshold Determination of Non-Significance (DNS) was made on August 27, 2019. The appeal deadline is 5 p.m. on September 10, 2019.
Enabling Code Section:	SMC 17G.020, Comprehensive Plan Amendment Procedure.
Plan Commission Hearing Date:	September 11, 2019
Staff Contact:	Nathan Gwinn, Assistant Planner; ngwinn@spokanecity.org
Recommendation:	Approve

## III. BACKGROUND INFORMATION



<u>A.</u> <u>Site Description:</u> The subject parcels (tax parcels 35062.3610, 35062.3609, and 35062.3619) for the proposal contain approximately 37,000 square feet (0.85 acre), situated at 4502-4508 N Madison St and 4601 N Monroe St. The site is improved with a parking lot. The homes appearing on the aerial photo above were built from 1940-1941 and were demolished in 2019, leaving the two southern parcels now vacant. Situated at the northeast corner of N Madison St and W Princeton Ave, the property fronts the east side of Madison and the north side of Princeton, both local access streets. An improved alley serves the entire east side of the site.

The subject parcels share a block with the Department of Ecology's eastern regional office building at 4601 N Monroe St and a retail store at 1023 W Wellesley Ave (Cenex/Zip Trip).

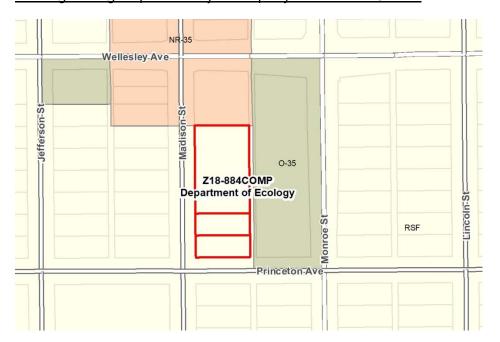
B. <u>Proposal Description:</u> Pursuant to the procedures provided in <u>chapter 17G.060</u> Spokane Municipal Code, "Comprehensive Plan Amendment Procedure," the applicant is requesting a Comprehensive Plan Land Use Plan Map designation change from "Residential 4-10" to "Office." If approved, the zoning would be changed from RSF (Residential Single-Family – 35 feet) to O-35 (Office – 35

feet). Although the project description submitted by the applicant indicates that the site would be improved for an equipment storage building and provides a preliminary site plan of the facility, the applicant's proposal does not include any final plans for development or improvement to the property. Development and improvement of the site would be subject to all relevant provisions of the City's Unified Development Code, including without limitation, <a href="mailto:chapter 17D.010">chapter 17D.010</a> SMC relating to concurrency.

# C. Existing Land Use Plan Map Designations with Subject Property in Bold Red Outline



## D. Existing Zoning Map with Subject Property in Bold Red Outline



E. Land Use History: In 1906, the subject property was platted as lots 10 through 15 of Block 36, Monroe Park Addition, and annexed to the City in 1907. Each original lot was improved with single-family dwellings, but now all of the homes have been removed. By 1975, the adjacent office building to the east of the site had been constructed, and that building was zoned RO-1L (Residence-Office, Category I). However, the subject site remained zoned R1 (One-Family Residence), with a special permit granted in 1977 for providing off-street parking to the adjoining office building. The last two residences on the site, built in 1940 and 1941, also remained in the R1 zone. Following adoption of the City's Comprehensive Plan in 2001, the site was zoned RSF, with the parking lot continuing as a nonconforming use. In 2018, the applicant acquired the last two homes, which were demolished in 2019.

# F. Adjacent Land Uses and Improvements:

North	Neighborhood Retail designation; convenience store
	and gas station
South: across W	Residential 4-10; Single-family residence
Princeton Ave	
East: across alley	Office; Dept. of Ecology's eastern regional office
	building (in common ownership with subject site)
West: across N	Residential 4-10; Single-family residences
Madison St	- ,

G. <u>Street Designations:</u> The subject property lies at the northeast corner of West Princeton Avenue and North Madison Street, both urban local access streets at this location. Nearby streets bounding the block are West Wellesley Avenue and North Monroe Street, which the Proposed Arterial Network Map TR 12, in Chapter 4 of the Comprehensive Plan, classifies as **Urban Principal Arterials**.

#### H. Application Process:

- Application was submitted on October 29, 2018.
- City Council established the Annual Comprehensive Plan Amendment Work Program for 2019 by resolution (RES 2019-0011) on February 25, 2019;
- Applicant was provided Notice of Application on May 15, 2019;
- Notice of Application was posted, published, and mailed on May 28, 2019, which began a 60-day public comment period, ending on July 29, 2019;
- A SEPA Determination of Non Significance was issued on August 27, 2019;
- Notice of Public Hearing was posted and mailed by August 28, 2019;
- Notice of Public Hearing was published on August 28 and September 4, 2019;
- Hearing date is scheduled with the Plan Commission for September 11, 2019.

## IV. AGENCY, INTERESTED DEPARTMENT, & PUBLIC COMMENT

Notice of this proposal was sent to City departments and outside agencies for their review. Department and outside agency comments are included in this report as Exhibit 5. One agency/city department comment was received regarding this application:

City of Spokane, Development Services

Notice of this proposal was also sent to the North Hill Neighborhood Council and all property owners within the notification area. Notice was posted on the subject property and in the local library branch, and published in the Spokesman Review. No comments were received from members of the public prior to the comment deadline.

#### V. COMPREHENSIVE PLAN AMENDMENT PROCESS GUIDING PRINCIPLES

SMC <u>17G.020.010</u> provides the following guiding principles for the annual comprehensive plan amendment process:

- 1. Keep the comprehensive plan alive and responsive to the community.
- 2. Provide for simultaneous review of proposals to allow for cumulative impact analysis of all applications on a City-wide basis and in conjunction with budget decisions.
- 3. Make map adjustments based on a foundation in policy language, consistently applying those concepts citywide.
- 4. Honor the community's long-term investment in the comprehensive plan, through public participation and neighborhood planning processes, by not making changes lightly.
- 5. Encourage development that will enable our whole community to prosper and reinforce our sense of place and feeling of community, in an ecologically, economically and socially sustainable manner.
- 6. Amendments to the comprehensive plan must result in a net benefit to the general public.

#### VI. REVIEW CRITERIA

SMC Section <u>17G.020.030</u> establishes the approval criteria for Comprehensive Plan amendments, including Land Use Plan Map amendments. In order to approve a Comprehensive Plan Land Use Plan Map amendment request, the decision-making authority shall make findings of fact based on evidence provided by the applicant that demonstrates satisfaction of all the applicable criteria. The applicable criteria are shown below in *bold italic* print. Following each criterion is staff analysis relative to the amendment requested.

#### A. Regulatory Changes.

Amendments to the comprehensive plan must be consistent with any recent state or federal legislative actions, or changes to state or federal regulations, such as changes to the Growth Management Act, or new environmental regulations.

**Staff Analysis:** Staff reviewed and processed the proposed amendment under the most current regulations contained in the Growth Management Act, the Washington State Environmental Policy Act (SEPA), and the Spokane Municipal Code. Staff is unaware of any recent federal, state, or legislative actions with

which the proposal would be in conflict, and no comments were received to this effect from any applicable agencies receiving notice of the proposal. The proposal meets this criterion.

#### B. GMA.

The change must be consistent with the goals and purposes of the state Growth Management Act.

**Staff Analysis:** The Growth Management Act (GMA) details 13 goals to guide the development and adoption of the comprehensive plans and development regulations (RCW <u>36.70A.020</u>, "Planning Goals"), and these goals guided the City's development of its comprehensive plan and development regulations. No comments received or other evidence in the record indicates inconsistency between the proposed plan map amendment and the goals and purposes of the GMA. The proposal meets this criterion.

#### C. Financing.

In keeping with the GMA's requirement for plans to be supported by financing commitments, infrastructure implications of approved comprehensive plan amendments must be reflected in the relevant six-year capital improvement plan(s) approved in the same budget cycle.

**Staff Analysis:** The City did not require, nor did any Agency comment request or require a traffic impact analysis for the proposal. The subject property is already served by water, sewer, and nearby transit service and lies immediately adjacent to W Princeton Ave and N Madison St, both local access streets. Under State and local laws, any subsequent development of the site will be subject to a concurrency determination pursuant to SMC <u>17D.010.020</u>. Staff finds that the proposal meets this criterion.

#### D. Funding Shortfall.

If funding shortfalls suggest the need to scale back on land use objectives and/or service level standards, those decisions must be made with public input as part of this process for amending the comprehensive plan and capital facilities program.

**Staff Analysis:** The subject property is centrally located within the city in an area well-served by urban facilities and services, and the proposal itself does not involve a specific development project. Implementation of the concurrency requirement, as well as applicable development regulations and transportation impact fees, will ensure that development is consistent with adopted comprehensive plan and capital facilities standards, or that sufficient funding is available to mitigate any impacts to existing infrastructure networks. The proposal meets this criterion.

#### E. Internal Consistency.

1. The requirement for internal consistency pertains to the comprehensive plan as it relates to all of its supporting documents, such as the development regulations, capital facilities program, shoreline master program, downtown plan, critical area regulations, and any neighborhood planning documents adopted after 2001. In addition, amendments should strive to be consistent with the parks plan, and vice versa. For example, changes to the development regulations must be reflected in consistent adjustments to the goals or policies in the comprehensive plan. As appropriate, changes to the map or text of the comprehensive plan must also result in corresponding adjustments to the zoning map and implementation regulations in the Spokane Municipal Code.

**Staff Analysis:** The proposal is internally consistent with applicable supporting documents of the Comprehensive Plan as follows:

<u>Development Regulations.</u> As a non-project proposal, there are no specific plans for development of this site. Additionally, any future development on this site will be required to be consistent with the current development regulations at the time an application is submitted. The proposal does not result in any non-conforming uses or development and staff finds no reason to indicate that the proposed Comprehensive Plan Land Use Plan Map and zone change would result in a property that cannot be reasonably developed in compliance with applicable regulations.

<u>Capital Facilities Program.</u> As described in the staff analysis of Criterion C above, no additional infrastructure or capital expenditures by the City are anticipated for this non-project action, and it is not anticipated that the City's integrated Capital Facilities Program would be affected by the proposal.

Neighborhood Planning Documents Adopted after 2001. The North Hill Neighborhood Council, utilizing funding allocated by the Spokane City Council in 2007, began a planning process in 2014 to identify and prioritize goals into an action plan. The neighborhood adopted the *North Hill Neighborhood Action Plan* in 2015. The plan focused primarily on issues related to crime reduction and public safety; economic development; improving connectivity; and preserving the neighborhood character. The plan does not identify any strategies relating to the future use or development of the subject parcels, nor were any priority projects identified within or adjacent to the subject parcel. Therefore, the proposal to change the land-use designation and zoning for the subject property is internally consistent with applicable neighborhood planning documents.

Miscellaneous Comprehensive Plan Goals and Policies. Staff have compiled a group of Comprehensive Plan Goals and Policies excerpted from the Comprehensive Plan and contained in Exhibit 1 of this report. Further discussion of Comprehensive Plan Policy LU 1.5 Office Uses is included under the staff analysis of Criterion K.2 below.

2. If a proposed amendment is significantly inconsistent with current policy within the comprehensive plan, an amendment proposal must also include wording that would realign the relevant parts of the comprehensive plan and its other supporting documents with the full range of changes implied by the proposal.

**Staff Analysis:** The proposal is generally consistent with current Comprehensive Plan policies, as described in further detail in the staff analysis of Criterion K.2 below and other criteria in this report. Therefore, no amendment to policy wording is necessary and this criterion does not apply to the subject proposal.

#### F. Regional Consistency.

All changes to the comprehensive plan must be consistent with the countywide planning policies (CWPP), the comprehensive plans of neighboring jurisdictions, applicable capital facilities or special district plans, the regional transportation improvement plan, and official population growth forecasts.

**Staff Analysis:** The proposed change in land use designations affects a relatively small (approximately 0.85-acre) area near the center of the urbanized area, with no foreseeable implications to regional or interjurisdictional policy issues. No comments have been received from any agency, City department, or neighboring jurisdiction which would indicate that this proposal is not regionally consistent. The proposal meets this criterion.

#### G. Cumulative Effect.

All amendments must be considered concurrently in order to evaluate their cumulative effect on the comprehensive plan text and map, development regulations, capital facilities program, neighborhood planning documents, adopted environmental policies and other relevant implementation measures.

#### 1. Land Use Impacts.

In addition, applications should be reviewed for their cumulative land use impacts. Where adverse environmental impacts are identified, mitigation requirements may be imposed as a part of the approval action.

#### 2. Grouping.

Proposals for area-wide rezones and/or site-specific land use plan map amendments may be evaluated by geographic sector and/or land use type in order to facilitate the assessment of their cumulative impacts.

**Staff Analysis:** The City is concurrently reviewing this application and four other applications for Comprehensive Plan amendments, as part of an annual plan amendment cycle. Three applications are for map amendments, while two are proposed text amendments to the Comprehensive Plan.

The three map amendment proposals, including the subject proposal, are spread throughout the city and concern properties distant from and unconnected to any of the others under consideration. Each of the three map amendment proposals is separated from the others by large swaths of pre-existing urban development. The conditions and exact modification(s) of land use and zoning are not likely to affect each other in any cumulative amount.

Both proposed text amendments are citywide in nature and significantly larger in the amount of property potentially impacted than the subject application. A proposed new policy (LU 4.6, Transit Supported Development, File <a href="Z18-958COMP">Z18-958COMP</a>) would encourage mixed-use development and high density residential development in areas adjacent to planned high-performance transit facilities, such as along W Wellesley Ave and N Monroe St near the subject site. The other text amendment is a proposed amendment to existing Policy LU 1.8, General Commercial Uses (File <a href="Z19-002COMP">Z19-002COMP</a>). However, any changes to landuse designations resulting from these pending policy changes would be required in a future annual application cycle, with no Land Use Plan Map changes occurring concurrently with this application. As such, it appears that no cumulative effects are possible, nor do the potential for such effects need to be analyzed. The proposal meets this criterion.

#### H. SEPA.

SEPA review must be completed on all amendment proposals and is described in chapter 17E.050.

#### 1. Grouping.

When possible, the SEPA review process should be combined for related land use types or affected geographic sectors in order to better evaluate the proposals' cumulative impacts. This combined review process results in a single threshold determination for those related proposals.

#### 2. DS.

If a determination of significance (DS) is made regarding any proposal, that application will be deferred for further consideration until the next applicable review cycle in order to allow adequate time for generating and processing the required environmental impact statement (EIS).

**Staff Analysis:** The application is under review in accordance with the State Environmental Policy Act (SEPA), which requires that the potential for adverse environmental impacts resulting from a proposal be evaluated during the decision-making process. On the basis of the information contained in the environmental checklist, written comments from local and State departments and agencies concerned with land development within the City, and a review of other information available to the Director of Planning Services, a Determination of Non-Significance was issued on August 27, 2019. The proposal meets this criterion.

#### I. Adequate Public Facilities.

The amendment must not adversely affect the City's ability to provide the full range of urban public facilities and services (as described in CFU 2.1 and CFU 2.2) citywide at the planned level of service, or consume public resources otherwise needed to support comprehensive plan implementation strategies.

**Staff Analysis:** The proposal would change the land-use designation of an area totaling 0.85 acre, within a built-up area of the city served by the public facilities and services described in CFU 2.1. The proposed change in land-use designations affects a relatively small area, does not include a development proposal, and does not measurably alter demand for public facilities and services in the vicinity of the site or on a citywide basis. Any subsequent development of the site will be subject to a concurrency determination pursuant to SMC 17D.010.020, thereby implementing the policy set forth in CFU 2.2. Staff finds that the proposal meets this criterion.

#### J. UGA.

Amendments to the urban growth area boundary may only be proposed by the city council or the mayor of Spokane and shall follow the procedures of the countywide planning policies for Spokane County.

**Staff Analysis:** The application does not propose an amendment to the urban growth area boundary. This criterion does not apply.

#### K. Demonstration of Need.

#### 1. Policy Adjustments.

Proposed policy adjustments that are intended to be consistent with the comprehensive plan should be designed to provide correction or additional guidance so the community's original visions and values can better be achieved. [...]

**Staff Analysis:** The proposal is for a map change only and does not include any proposed policy adjustments. Therefore, this subsection does not apply.

#### 2. Map Changes.

Changes to the land use plan map (and by extension, the zoning map) may only be approved if the proponent has demonstrated that all of the following are true:

a. The designation is in conformance with the appropriate location criteria identified in the comprehensive plan (e.g., compatibility with neighboring land uses, proximity to arterials, etc.);

**Staff Analysis:** Comprehensive Plan Chapter 3, Section 3.4 Description of Land Use Designations provides that:

"Office: The Office designation usually indicates freestanding small office sites and larger sites with two or more buildings located along arterial streets or intersections or as a buffer adjacent to residential areas. Higher intensity office areas should be located around downtown Spokane" (Comprehensive Plan Ch. 3, p. 3-39).

The subject site is located at the intersection of two local access streets in a residential area adjacent to Neighborhood Retail and Office designations to the north and east, both of which designations front directly on nearby principal arterials.

Policy LU 1.5, Office Uses, sets forth additional locational criteria for the Office land-use designation. It provides: "Direct new office uses to Centers and Corridors designated on the Land Use Plan Map." The discussion section of Policy LU 1.5 provides further:

"To ensure that the market for office use is directed to Centers, future office use is generally limited in other areas. The Office designations located outside Centers are generally confined to the boundaries of existing Office designations. Office use within these boundaries is allowed outside of a Center.

"The Office designation is also located where it continues an existing office development trend and serves as a transitional land use between higher intensity commercial uses on one side of a principal arterial street and a lower density residential area on the opposite side of the street. Arterial frontages that are predominantly developed with single-family residences should not be disrupted with office use. For example, office use is encouraged in areas designated Office along the south side of Francis Avenue between Cannon Street and Market Street to a depth of not more than approximately 140 feet from Francis Avenue."

The proposal would expand the Office designation westward from an existing Office designation and office building located on the same block and immediately across the alley from the subject site. A retail convenience store/fuel station, located within the Neighborhood Retail designated area which straddles both sides of Wellesley to the north of the amendment site, is also adjacent to the subject proposal. Both of these adjacent commercial uses front on principal arterials. The subject proposal lies between the Neighborhood Retail designation and a residential neighborhood to the south, and could serve as a transitional land use located between those areas.

As evidence of an existing office development trend, the application materials refer to the adjacency of the existing office building and Office Land Use Plan Map designation, in common ownership with the proposal, and the longstanding special permit for off-street parking on part of the subject site. The proponent has demonstrated the proposed designation is in conformance with the appropriate location criteria identified in the Comprehensive Plan, and the application meets subsection (a).

## b. The map amendment or site is suitable for the proposed designation;

**Staff Analysis:** As described in the staff analysis under subsection (a) above, the proposed Office designation meets the locational characteristics provided in Comprehensive Plan Policy LU 1.5. The application materials maintain that the proposal would eliminate the nonconforming nature of the parking on this site, and could result in a portion of the site suitable for a storage facility for emergency response equipment. The proposal meets subsection (b).

c. The map amendment implements applicable comprehensive plan policies and subarea plans better than the current map designation.

**Staff Analysis:** As described in the staff analysis under subsections (a) and (b) above, the proposed Office designation meets the locational characteristics provided in Comprehensive Plan as well as eliminating the nonconforming nature of the parking on this site, which already supports the adjacent Office land use.

The Comprehensive Plan describes the proposed Land Use Plan Map designation as follows:

"Office: The Office designation usually indicates freestanding small office sites and larger sites with two or more buildings located along arterial streets or intersections or as a buffer adjacent to residential areas. Higher intensity office areas should be located around downtown Spokane." (Comprehensive Plan Ch. 3, p. 3-39).

The application materials maintain that the proposal would facilitate the coordination of Department of Ecology functions associated with emergency response equipment, while consolidating the common operations of its office, parking and storage. The proposal meets subsection (c).

3. Rezones, Land Use Plan Map Amendment.

Corresponding rezones will be adopted concurrently with land use plan map amendments as a legislative action of the city council. If policy language changes have map implications, changes to the land use plan map and zoning map will be made accordingly for all affected sites upon adoption of the new policy language. This is done to ensure that the comprehensive plan remains internally consistent and to preserve consistency between the comprehensive plan and supporting development regulations.

**Staff Analysis:** If the Land Use Plan Map amendment is approved as proposed, the zoning designation of the subject property will change from RSF (Residential Single-Family) to O-35 (Office with 35-foot height limit). The O-35 zone implements the Office land-use designation proposed by the applicant. No policy language changes have been identified as necessary to support the proposed Land Use Plan Map amendment. The proposal meets this criterion.

#### VII. CONCLUSION:

Based on the facts and findings presented herein, staff concludes that the requested amendment to the Land Use Plan Map of the City's Comprehensive Plan satisfies the applicable criteria for approval as set forth in SMC Section <u>17G.020.030</u>.

#### VIII. STAFF RECOMMENDATION:

Following the close of public testimony and deliberations regarding conclusions with respect to the review criteria and decision criteria detailed in SMC Chapter 17G.020, Plan Commission will need to make a recommendation to City Council for approval or denial of the requested amendment to the Land Use Plan map of the City's Comprehensive Plan.

Staff recommends that the Plan Commission adopt the facts and findings of the staff report and recommends approval of the requested amendment to the Land Use Plan Map of the City's Comprehensive Plan for the subject property approximately 0.85 acre in size and located at 4502-4508 N Madison St and 4601 N Monroe St (parcels 35062.3609, 35062.3610, and 35062.3619).

#### IX. LIST OF EXHIBITS

- 1 Relevant Comprehensive Plan policies
- 2 Application Materials
- 3 SEPA CHECKLIST
- 4 SEPA Determination of Non-Significance
- 5 Department Comment Development Services

#### **EXHIBIT 1 – RELEVANT COMPREHENSIVE PLAN POLICIES**

City of Spokane Comprehensive Plan

#### **Land Use Element**

#### **LU 1.3 Single-Family Residential Areas**

Protect the character of single-family residential neighborhoods by focusing higher intensity land uses in designated Centers and Corridors.

**Discussion:** The city's residential neighborhoods are one of its most valuable assets. They are worthy of protection from the intrusion of incompatible land uses. Centers and Corridors provide opportunities for complementary types of development and a greater diversity of residential densities. Complementary types of development may include places for neighborhood residents to work, shop, eat, and recreate. Development of these uses in a manner that avoids negative impacts to surroundings is essential. Creative mechanisms, including design standards, must be implemented to address these impacts so that potential conflicts are avoided.

#### LU 1.5 Office Uses

Direct new office uses to Centers and Corridors designated on the Land Use Plan Map.

**Discussion:** Office use of various types is an important component of a Center. Offices provide necessary services and employment opportunities for residents of a Center and the surrounding neighborhood. Office use in Centers may be in multi-story structures in the core area of the Center and transition to low-rise structures at the edge.

To ensure that the market for office use is directed to Centers, future office use is generally limited in other areas. The Office designations located outside Centers are generally confined to the boundaries of existing Office designations. Office use within these boundaries is allowed outside of a Center.

The Office designation is also located where it continues an existing office development trend and serves as a transitional land use between higher intensity commercial uses on one side of a principal arterial street and a lower density residential area on the opposite side of the street. Arterial frontages that are predominantly developed with single-family residences should not be disrupted with office use. For example, office use is encouraged in areas designated Office along the south side of Francis Avenue between Cannon Street and Market Street to a depth of not more than approximately 140 feet from Francis Avenue.

Drive-through facilities associated with offices such as drive-through banks should be allowed only along a principal arterial street subject to size limitations and design guidelines. Ingress and egress for office use should be from the arterial street. Uses such as freestanding sit-down restaurants or retail are appropriate only in the Office designation located in higher intensity office areas around downtown Spokane.

Residential uses are permitted in the form of single-family homes on individual lots, upper-floor apartments above offices, or other higher density residential uses.

#### **CFU 2.1 Available Public Facilities**

Consider that the requirement for concurrent availability of public facilities and utility services is met when adequate services and facilities are in existence at the time the development is ready for occupancy and use, in the case of water, wastewater and solid waste, and at least a financial commitment is in place at the time of development approval to provide all other public services within six years.

**Discussion:** Public facilities are those public lands, improvements, and equipment necessary to provide public services and allow for the delivery of services. They include, but are not limited to, streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, solid waste disposal and recycling, fire and police facilities, parks and recreational facilities, schools and libraries.

It must be shown that adequate facilities and services are available before new development can be approved. While occupancy and use imply an immediate need for water, wastewater and solid waste services, other public services may make more sense to provide as the demand arises. For example, a certain threshold of critical mass is often needed before construction of a new fire station, school, library, or park is justified. If these facilities and services do not currently exist, commitments for services may be made from either the public or the private sector.

#### **CFU 2.2 Concurrency Management System**

Maintain a concurrency management system for all capital facilities.

**Discussion:** A concurrency management system is defined as an adopted procedure or method designed to ensure that adequate public facilities and services needed to support development and protect the environment are available when the service demands of development occur. The following facilities must meet adopted level of service standards and be consistent with the concurrency management system: fire protection, police protection, parks and recreation, libraries, public wastewater (sewer and stormwater), public water, solid waste, transportation, and schools.

The procedure for concurrency management includes annual evaluation of adopted service levels and land use trends in order to anticipate demand for service and determine needed improvements. Findings from this review will then be addressed in the Six-Year Capital Improvement Plans, Annual Capital Budget, and all associated capital facilities documents to ensure that financial planning remains sufficiently ahead of the present for concurrency to be evaluated.

The City of Spokane must ensure that adequate facilities are available to support development or prohibit development approval when such development would cause service levels to decline below standards currently established in the Capital Facilities Program.

In the event that reduced funding threatens to halt development, it is much more appropriate to scale back land use objectives than to merely reduce level of service standards as a way of allowing development to continue. This approach is necessary in order to perpetuate a high quality of life. All adjustments to land use objectives and service level standards will fall within the public review process for annual amendment of the Comprehensive Plan and Capital Facilities Program.

# **Land Use Solutions**& Entitlement

Land Use Planning Services
9101 N. MT. VIEW LANE Spokane, WA 99218
509-435-3108 (V)

10-28-18

Tirrell Black, AICP City of Spokane Planning Services W 801 Spokane Falls Blvd, 3<sup>rd</sup> Floor Spokane WA 99201

Ref: DOE Annual Map Amendment

Tirrell:

On behalf of the Department of Ecology, please find its application for a Comprehensive Plan Amendment and rezone from R 6-10 to Office and RSF to O-35. Specifically, enclosed are:

- 1) General Application
- 2) Early Threshold Review Supplement
- 3) Comprehensive Plan Annual Amendment Pre-Application
- 4) SEPA Checklist
- 5) Project Narrative
- 6) Site Plan
- 7) Summary of Neighborhood Council Outreach, and

8) \$500.00 application fee.

Respectfully Submitted

Dwight J Hume, agent

Land Use Solutions and Entitlement

A GENVED

OCT 2 9 2010

# City of Spokane





# General Application

#### **DESCRIPTION OF PROPOSAL:**

Map Amendment from R 4-10 to Office and zone change from RSF to O-35

ADDRESS OF SITE OF PROPOSAL: (if not assigned yet, obtain address from Public Works before submitting application) 4502 and 4508 N Madison, 4601 N Monroe and 4616 N Monroe

APPLICANT:

Department of Ecology, C/O Fran Huntington Facilities Manager Name:

300 Desmond Dr Lacey WA 98503 Address:

Phone (home):

360-407-7028 Phone (work):

Fhun461@ ecy.wa.gov **Email address:** 

PROPERTY OWNER:

Washington State Department of Ecology Name:

PO Box 47600 Olympia WA 98504 Address:

N/A Phone (work): Phone (home):

N/A **Email address:** 

AGENT:

Dwight J Hume dba Land Use Solutions and Entitlement Name:

9101 N Mt. View Lane Spokane WA 99218 Address:

509-435-3108 Phone (work): Phone (home):

**Email address:** 

#### **ASSESSOR'S PARCEL NUMBERS:**

35062.3610, 35062.3609, (Houses); 35062.3619 (W Parking Lot); 35062.3515 (NE Parking Lot)

#### LEGAL DESCRIPTION OF SITE:

See Attached Legal Descriptions

#### SIZE OF PROPERTY:

Houses (.28 acres); W. Parking Lot (.57 acres); NE Parking Lot (.17 acres) Total Acres 1.02 acres

#### LIST SPECIFIC PERMITS REQUESTED IN THIS APPLICATION:

Land Use Map Amendment with implementing zone changes.



OCT 2 9 2018

SUBMITTED BY:
Washington State Department of Ecology  by Fran Huntington
□ Applicant X Property Owner □ Property Purchaser □ Agent
In the case of discretionary permits (administrative, hearing examiner, landmarks commission or plan commission), if the applicant is not the property owner, the owner must provide the following acknowledgement:
I, <u>Fran Huntington</u> , Facility Manager of the above-described
property do hereby authorize <u>Dwight J Hume dba Land Use Solutions and Entitlement</u> to represent
DOE and our interests in all matters regarding this application.
ACKNOWLEDGMENT:
STATE OF WASHINGTON ) ) ss. COUNTY OF SPOKANE )
On this 10 day of October, 20 18, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Fran Huntington, to me known to be the individual that executed the foregoing instrument and acknowledged the said instrument to be free and his/her free and voluntary act and deed, for the uses and purposes therein mentioned.
Witness my hand and official seal hereto affixed the day and year first above written.  Valerie L Pearson Valuis U Rosson  Notary Public in and for the State of Washington,

OCT 2 9 2018

Neighborhood and Planning Services

# Early Threshold Review

**Department of Ecology Map Amendment** 

**Description of Proposed Amendment:** Land Use Map change from R 4-10 to Office and a zone change from RSF to O-35 on 1.02 acres.

The request will change two single family home sites located at 4502 and 4508 N Madison from RSF to O-35 and upgrade two existing parking lots; one located north of the houses along Madison and one located at the SEC of Monroe and Wellesley to Office from the current special permits and RSF zoning.

The purpose of the amendment is to accommodate an emergency response storage facility on site with the main office of the DOE and to replace existing special permit parking lots with Office designation and zoning.

#### SMC 17G.025.010

1. Describe how the proposed amendment is appropriately addressed as a Unified Development Code Amendment.

The UDC allows for private sector request on individual ownerships, in-lieu-of a city-wide update to the comprehensive plan or a sub-area plan. Neither of these options are available, leaving the private sector request as the only reasonable option to keep the planned improvements within their approved budget cycle.

2. The proposed amendment does not raise policy or land use issues that are more appropriately addressed by an ongoing work program approved by the City council or by a neighborhood or subarea planning process.

As stated above, neither a Citywide update nor a sub-area plan are available to this area and request, nor are they timely, considering the budget cycle.

3. The proposed amendment can be reasonably reviewed within the resources and time frame of the Annual Comprehensive Plan Amendment Work Program.

The request has already been reviewed for the parking lot upgrades as a preapplication meeting of August 9, 2018. The change of the two existing pourses will not add an unreasonable length of time for review and approval under the unit annual review process.

OCT 2 9 2018

The annual process for amending the Comprehensive Plan is to keep the Comprehensive Plan alive and responsive to the community. The subject property is part of a common ownership split between the O-35 and RSF zones and contained within its present facility operations and/or block. The requested amendment is therefore, consistent with the adjacent land use classification and zones and will implement many applicable Comprehensive Plan policies. The site has a full range of public services available and can accommodate any potential commercial use of the common site.

The request is consistent with the CWPP. The CWPP encourages growth in urban areas where services and utilities already exist. When the site is further developed, the applicant or developer will be required to demonstrate that levels of service are maintained, as required by the CWPP. The CWPP also encourages the use of public transit and development where public transit is available. It is important to note that the city has adopted development regulations and policies to implement the CWPP at the City level. Thus, consistency with the CWPP is achieved.

The application is consistent with the goals and policies of the Growth Management Act. The GMA encourages densification, in-fill and urban development and redevelopment in areas designated for urban growth and within existing city limits. The property is within the UGA and the city limits of Spokane.

The proposed change is consistent with the following goals of the Comprehensive Plan:

<u>Land Use 1.5</u> The Office designation is also located where it continues an existing office trend...

The subject proposal is located within the block bounded by Madison on the West, Princeton on the South, Wellesley on the North and Monroe on the East. The exception is a fleet vehicle parking lot located at the SEC of Wellesley and Monroe. The proposal will be contained within the block and will be used as part of the existing State of Washington DOE services. Accordingly, the expansion of the existing Office designation is contained and brings current non-conforming improvements and zones into conformance with the intent of the policy and comprehensive plan.

#### Land Use 1.12

The proposed map change is consistent with LU 1.12. Existing public facilities and services are adequately available to the subject property.

#### Land Use 3.1

The proposed map change is consistent with LU 3.1, which encourages the efficient use of land. Under Policy LU 3.1 future growth should be directed to locations where adequate services and facilities are available.

#### Land Use 5.3

The Off -Site impacts are mitigated by the development standards of the city and the subject property is adjacent to existing DOE uses or separated by existing street systems, which is a common land use designation boundary. area, thus fostering a range of business and employment opportunities.

#### **Economic Development Goal 6**

The proposed map change is consistent with Goal ED 6, which recommends that development be located where infrastructure capacity already exist before extending infrastructure into new areas. In this case, all services are readily available.

- 5. The proposed amendment is not the same as or substantially similar to a proposal that was considered in the previous year's threshold review process but was not included in the Annual Comprehensive Plan Amendment Work Program, unless additional supporting information has been generated. N/A, the proposal has not been submitted in the past.
- 6. If this change is directed by state law or a decision of a court or administrative agency, please describe. N/A

End of Form

OCT 29 2018

Neighborhood and Planning Services



# Comprehensive Plan or Land Use Code Amendment Pre-Application

(Department of Ecology Applicant)

## **DESCRIPTION OF THE PROPOSED AMENDMENT:**

(Please check the appropriate box(es)

- ☐ Comprehensive Plan Text Change
- ☐ Regulatory Code Text Change

X Land Use Designation Change

☐ Area-Wide Rezone

Planning Service Veighborhood and

Please respond to these questions on a separate piece of paper. Incomplete answers may jeopardize your application's chances of being reviewed during this amendment cycle.

### 1. General Questions (for all proposals):

- a. Summarize the general nature of the proposed amendment. Map amendment from R-4-10 to Office and zone change from RSF to O-35.
- b. Why do you feel this change is needed? The Department of Ecology is located within this block and has acquired the remaining two houses to use the land for facility expansion, for an emergency response equipment accessory storage building.
- c. In what way(s) is your proposal similar to or different from the fundamental concepts contained in the comprehensive plan? Except for an existing "C" store, the remainder of the block within which the subject request is located, is owned by the State of Washington and operated by the Department of Ecology. The entire east half of this block is zoned Office, where the primary office facility is located and an existing parking lot on the west half is allowed by special permit. This is merely an expansion of the Office category to allow the planned facility expansion and upgrade zoning of the parking lot(s) from previous special permit approvals. If approved, it will be contained within its present boundaries of use.
- d. For text amendments: What goals, policies, regulations or other documents might be changed by your proposal? N/A
- e. For map amendments:

Catholic Parish.

- What is the current Land Use designation and zoning for each affected parcel? R 4-10 and RSF 1.
- What is the requested Land Use designation and zoning for each affected parcel? Office and O-35
- Describe the land uses surrounding the proposed amendment site(s); e.g. land use type, 3. vacant/occupied, etc. Sit(s)e: S/F Houses and/or parking lots for DOE and DOE Offices. East: S/F Houses; West: S/F Houses, Office and "C" Store; North: S/F and Neighborhood Retail: South S/F and
- f. Do you know of any existing studies, plans or other documents that specifically relate to or support your proposal? Previous Special Permits were granted for on-site parking in the west half of the block and at the SEC of Monroe and Wellesley.
- q. Why did you decide to pursue a comprehensive plan amendment rather than address your concern through some other aspect of the Development Services department's work program (e.g. neighborhood planning, public input on new regulations, etc.)?

There are no pending plan updates and state budget constraints require immediate action.

- h. Has there been a previous attempt to address this concern through a comprehensive plan amendment?

  Yes X No
- i. If yes, please answer the following questions:
  - 1. When was the amendment proposal submitted?
  - 2. Was it submitted as a consistent amendment or an inconsistent amendment?
  - 3. What were the Plan Commission recommendation and City Council decision at that time?
  - 4. Describe any ways that this amendment proposal varies from the previously considered version.

Development Services Center 808 West Spokane Falls Boulevard, Spokane, WA 99201-3336 <u>my.spokanecity.org</u> | Phone: 509.625.6300 | Fax: 509.625.6822



## **Project Narrative Summary**

**Department of Ecology Map Amendment** 

The Department of Ecology has purchased the remaining two homes located on the block where the DOE has headquartered in Spokane. Except for a "C" store located at the NW corner of the block, DOE will now have the rest of the block for their use.

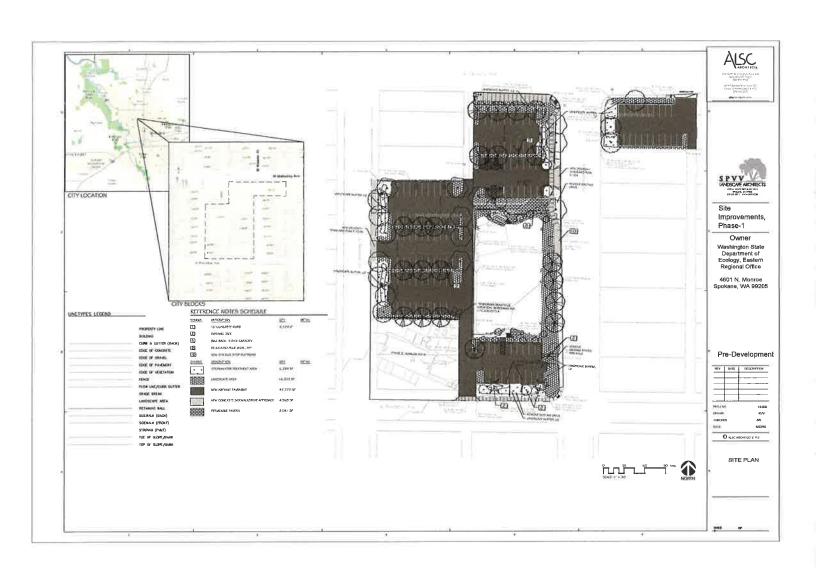
These houses are located at the NEC of Princeton and Madison and are addressed as 4502 and 4508 N Madison. The purpose of this request is to enable DOE to relocate their emergency response equipment currently stored in west Spokane near the Waste to Energy Plant. The project would replace the houses with an accessory structure for said storage. Budgeting has been approved and is subject to this zone change prior to permitting, which is now delayed until the spring of 2020. Pending the procedural completion of this annual amendment.

In addition, the DOE will improve the existing parking lots and add a new parking lot immediately south of the existing office building within the current O-35 zone. Those improvements are scheduled for completion by June 30, 2019. A schematic site plan is included showing the proposed parking lot locations and a proposed preliminary site plan of the storage facility.

Finally, as part of the annual amendment, the parking lots that are currently under the approval of a special permit, will be upgraded to the O-35 zone to bring these parcels into compliance with the comprehensive plan and remove the non-conforming classification of said lots.



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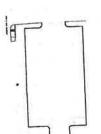
OCT 2 9 2018

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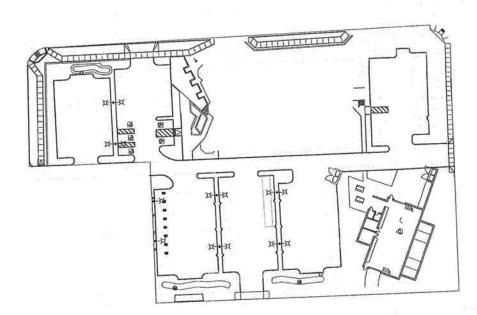
Project Name Owner

Project Status

**(**♣ N



ALSC





OCT 2 9 1018



Tax Parcels

Districts

Permits

Zoning

EXISTING ZONES



Most-Recent Sale

Site Address and Owner Info

Click on the image to view larger

Property Info



OCT 2 9 2049



Tax Parcels

Districts

Permits

Zoning

PROPOSED ZONES



Click on the image to view larger

Site Address and Owner Info

Most-Recent Sale

Property Info



OCT 2 9 7013

#### dhume@spokane-landuse.com

From:

dhume@spokane-landuse.com

Sent:

Monday, October 29, 2018 10:51 AM

To:

'Jeff Zabinski'; 'qillflah@comcast.net'

Subject:

Another annual amendment coming your way

**Attachments:** 

DOE General Application Annual Amendment.doc

Jeff: As you may have heard, the Department of Ecology is expanding their facilities at their Monroe and Wellesley location. In this instance, they acquired the two remaining houses within their block located at the NEC of Madison and Princeton. These will be removed and the emergency response equipment will finally be relocated to that site. In addition, the DOE is improving the parking lots and adding one directly south of the existing office building along the ally and Princeton. That project will be finished by June 30 of 2019. The other storage building won't happen until the spring of 2020 pending the approval of the Office designation.

As you know, the City requires us to interface and go over the application. I could meet (if there's room on your agenda on the November 8<sup>th</sup> date, or the December 13<sup>th</sup> date. Let me know what works for you.

Regards

Dwight J Hume

Land Use Solutions and Entitlement 9101 N Mt. View Lane Spokane WA 99218 509-435-3108

RECEIVED

North Hill NC contacts

OCT 2 9 2013



## Comprehensive Plan Amendments

kill Review

#### **Z18-884COMP DOE**

MAR 1 1 2019

Full Review & Fees for Applications approved for Annual Amendment Work Program:

Neighborhood and

This "Full Review" application and full payment of fees is required to be completed and filed with City of Spokane Services within 15 days of council action by all applicants when proposals have been added to the "Annual Comprehensive Plan Amendment Work Program" by City Council Resolution.

Please respond to these questions on a separate piece of paper. Incomplete answers may jeopardize your applications chances of being reviewed during this amendment cycle. Answers to these auestions will assist in review of the criteria in SMC 17G.020.030.

- 1. Describe the nature of the proposed amendment and explain if there is any change from the early threshold review application. The applicant needs the subject parcels changed to Office from Residential 4-10 to accommodate a storage facility for emergency response equipment. The Docketing Committee and Council recommended that the parcel located at the SE corner of Monroe and Wellesley not be included in the cross-over to Office to prevent a trend to Office within that block.
- 2. How will the proposed change provide a substantial benefit to the public? The current storage of this emergency response equipment is located off campus in Airway Heights, imposing a delayed response from the home office to the incident.
- 3. Is this application consistent or inconsistent with the Comprehensive Plan goals, objectives and policies? Describe and attach a copy of any study, report or data, which has been developed that supports the proposed change and any relevant conclusions. If inconsistent please discuss how the analysis demonstrates that changed conditions have occurred which will necessitate a shift in goals and policies. The application is consistent with the Comprehensive Plan as the existing adjacent facility for DOE is zoned Office.
- 4. Is this application consistent or inconsistent with the goals and policies of state and federal legislation, such as the Growth Management Act (GMA) or environmental regulations? If inconsistent, describe the changed community needs or priorities that justify such an amendment and provide supporting documents, reports or studies. The proposal is consistent with GMA and other applicable state and federal guidelines.
- 5. Is this application consistent with the Countywide Planning Policies (CWPP), the comprehensive plans of neighboring jurisdictions, applicable capital facilities or special district plans, the Regional Transportation Improvement District, and official population growth forecasts? If inconsistent please describe the changed regional needs or priorities that justify such an amendment and

provide supporting documents, reports or studies. The proposal is consistent with CWPP and existing adopted land use policies.

- 6. Are there any infrastructure implications that will require financial commitments reflected in the Six-Year Capital Improvement Plan? Are there other infrastructure implications that may be relevant given the review criteria in SMC 17G.020.030(C)? No
- 7. Will this proposal require an amendment to any supporting documents, such as development regulations, Capital Facilities Program, Shoreline Master Program, Downtown Plan, critical areas regulations, any neighborhood planning documents adopted after 2001, or the Parks Plan? If yes, please describe and reference the specific portion of the affected plan, policy or regulation. *No*



MAR 1 1 2019



## **Project Narrative Summary**

**Department of Ecology Map Amendment** 

MAR 1.1 2019

Neighborhood and Planning Services

The Department of Ecology has purchased the remaining two homes located on the block where the DOE has headquartered in Spokane. Except for a "C" store located at the NW corner of the block, DOE will now have the rest of the block for their use.

These houses are located at the NEC of Princeton and Madison and are addressed as 4502 and 4508 N Madison. The purpose of this request is to enable DOE to relocate their emergency response equipment currently being stored in west Spokane near the waste to energy plant. The project would replace the houses with an accessory structure for said storage. Budgeting has been approved and is subject to this zone change prior to permitting, which is now delayed until the spring of 2020, pending the procedural completion of this annual amendment.

In addition, the DOE will improve the existing on-site parking lots. Those improvements are scheduled for completion by June 30, 2019. A schematic site plan is included showing the proposed parking lot locations and a proposed preliminary site plan of the storage facility.

Finally, as part of the annual amendment, the parking lots that are currently under the approval of a special permit, will be upgraded to the O-35 zone to bring these parcels into compliance with the comprehensive plan and remove the non-conforming classification of said lots. Except that, during the Docketing Committee review, the committee recommended that the DOE parking lot located separately on the SEC of Monroe and Wellesley, be left as an RSF/Special Permit parking area so as to avoid future Office expansion within that block.

**End of Narrative** 



# Section 17G.020.030 MAR 1 1 2019

Neighborhood and Planning Services

#### 18-884COMP DOE

Final Review Criteria

#### A. Regulatory Changes.

Amendments to the comprehensive plan must be consistent with any recent state or federal legislative actions, or changes to state or federal regulations, such as changes to the Growth Management Act, or new environmental regulations.

No changes to GMA or environmental regulations are known to affect the proposed amendment. Accordingly, the proposed amendment is consistent with applicable GMA and environmental regulations.

#### B. GMA.

The change must be consistent with the goals and purposes of the state Growth Management Act.

The proposal is consistent with the adopted goals and policies of the Comprehensive Plan. That document has the same internal compliance requirement. Therefore, this meets the GMA requirements.

#### C. Financing.

In keeping with the GMA's requirement for plans to be supported by financing commitments, infrastructure implications of approved comprehensive plan amendments must be reflected in the relevant six-year capital improvement plan(s) approved in the same budget cycle.

No new infrastructure improvements will be triggered by this proposal. All expenses associated with this proposal are on site and privately funded.

#### D. Funding Shortfall.

If funding shortfalls suggest the need to scale back on land use objectives and/or service level standards, those decisions must be made with public input as part of this process for amending the comprehensive plan and capital facilities program.

No impacts will occur to require a shortfall to service levels from this proposed amendment.

#### E. Internal Consistency.

1). The requirement for internal consistency pertains to the comprehensive plan as it relates to all of its supporting documents, such as the development regulations, capital facilities program, shoreline master program, downtown plan, critical area regulations, and any neighborhood planning documents adopted after 2001. In addition, amendments should strive to be consistent with the parks plan, and vice versa. For

example, changes to the development regulations must be reflected in consistent adjustments to the goals or policies in the comprehensive plan. As appropriate, changes to the map or text of the comprehensive plan must also result in corresponding adjustments to the zoning map and implementation regulations in the Spokane Municipal Code.

The proposed expansion of the existing Office designation is inconsequential to the internal and applicable plans and programs of the City of Spokane.

2). If a proposed amendment is significantly inconsistent with current policy within the comprehensive plan, an amendment proposal must also include wording that would realign the relevant parts of the comprehensive plan and its other supporting documents with the full range of changes implied by the proposal.

Not Applicable

#### F. Regional Consistency.

All changes to the comprehensive plan must be consistent with the countywide planning policies (CWPP), the comprehensive plans of neighboring jurisdictions, applicable capital facilities or special district plans, the regional transportation improvement plan, and official population growth forecasts

The expansion of the existing Office designation is not consequential to Regional Consistency.

#### G. Cumulative Effect.

All amendments must be considered concurrently in order to evaluate their cumulative effect on the comprehensive plan text and map, development regulations, capital facilities program, neighborhood planning documents, adopted environmental policies and other relevant implementation measures

1) Land Use Impacts.

In addition, applications should be reviewed for their cumulative land use impacts. Where adverse environmental impacts are identified, mitigation requirements may be imposed as a part of the approval action

The proposed amendment of 1.02 acres within an existing city block that is trending toward Office, has no cumulative land use impacts.

2) Grouping.

Proposals for area-wide rezones and/or site-specific land use plan map amendments may be evaluated by geographic sector and/or land use type in order to facilitate the assessment of their cumulative impacts.

This proposal has no effects on land use type or geographic area. It is bringing the entire DOE complex of on-site operations into zoning compliance.

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Neighborhood and Planning Services

#### H. SEPA.

SEPA review must be completed on all amendment proposals and is described in chapter 17E.050

#### 1. Grouping.

When possible, the SEPA review process should be combined for related land use types or affected geographic sectors in order to better evaluate the proposals' cumulative impacts. This combined review process results in a single threshold determination for those related proposals.

The applicant is unaware of other pending applications. Notwithstanding, this expansion of an existing Office designation has insignificant cumulative impacts

#### 2. DS.

If a determination of significance (DS) is made regarding any proposal, that application will be deferred for further consideration until the next applicable review cycle in order to allow adequate time for generating and processing the required environmental impact statement (EIS) *Not Applicable* 

#### I. Adequate Public Facilities

The amendment must not adversely affect the City's ability to provide the full range of urban public facilities and services (as described in CFU 2.1 and CFU 2.2) citywide at the planned level of service, or consume public resources otherwise needed to support comprehensive plan implementation strategies

The proposal has no impacts upon citywide services.

#### J. UGA.

Amendments to the urban growth area boundary may only be proposed by the city council or the mayor of Spokane and shall follow the procedures of the countywide planning policies for Spokane County: *Not Applicable* 

#### K. Demonstration of Need.

#### 1) Map Changes.

Changes to the land use plan map (and by extension, the zoning map) may only be approved if the proponent has demonstrated that all of the following are true:

a. The designation is in conformance with the appropriate location criteria identified in the comprehensive plan (e.g., compatibility with neighboring land uses, proximity to arterials, etc.);

Office designations are allowed when trending and expanding from an existing Office designation, or when used to make a common use and site consistent in zoning.

b. The map amendment or site is suitable for the proposed designation;

As stated in "a" above, a common zone for a common use within a common site is appropriate.

c. The map amendment implements applicable comprehensive plan policies and subarea plans better than the current map designation.

The current map designation recognizes former single-family zones and uses. The ownership is now the DOE and their common operations of Office, parking and storage, thus eliminating some non-conforming uses for parking and accommodating a storage facility for emergency response equipment and supplies. The removal of the two remaining houses within this block is entirely suitable.

2) Rezones Land Use Plan Map Amendments If approved, the corresponding zone would be O-35 and this would bring all of the DOE ownership within the block to an O-35 zone and eliminate the non-conforming special permit on-site parking lots.



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#### **Environmental Checklist**

File No.  $\underline{Z18-884COMP}$ 

Purpose of Checklist:

The State Environmental Policy Act (SEPA) chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An Environmental Impact Statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

#### **Instructions for Applicants:**

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

#### Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply."

IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (Part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.



#### A. BACKGROUND

1.	Name of proposed project, if applicable: <u>De</u> <u>Amendment</u>					
2.	Name of applicant: Department of Ecology					
3.	Address and phone number of applicant or contact person: Dwight Hume					
4.	4. Date checklist prepared: October 2018	Date checklist prepared: October 2018				
5.	5. Agency requesting checklist: City of Spokane I	Agency requesting checklist: City of Spokane Planning Services				
6.	6. Proposed timing or schedule (including phonometric					
<b>7</b> .	7. a. Do you have any plans for future addition related to or connected with this proposal?  parking lots will be upgraded, and a new current Office designation located sout building.	If yes, explain. Yes, the existing w parking lot added within the th of the existing DOE Office				
	b. Do you own or have options on land nearby yes, explain. No					
8.	8. List any environmental information you know a will be prepared, directly related to his propo determined at time of building permit.	about that has been prepared, or sal. Non-project action. To be				
9.	<ol> <li>Do you know whether applications are pendin other proposals directly affecting the property of explain. Yes, parking lot improvements as si</li> </ol>	overed by your proposal? If yes,				

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mplete description of your proposal, including the proposed uses of the project and site. There are several questions later in this ask you to describe certain aspects of your proposal. You do not it those answers on this page. Change designation to Office at 508 N Madison; convert to accessory structure to store esponse equipment for DOE.  The proposal of the sufficient information to a person to understand cation of your proposed project, including a street address, if any, ownship and range, if known. If a proposal would occur over a provide the range or boundaries of the site(s). Provide a legal te plan, vicinity map, and topographic map, if reasonably available, and submit any plans required by the agency, you are not required that the existing houses are located at the NEC of Madison and
of the project and site. There are several questions later in this ask you to describe certain aspects of your proposal. You do not that those answers on this page. Change designation to Office at accessory structure to store esponse equipment for DOE.  The proposal of the sufficient information to a person to understand cation of your proposed project, including a street address, if any, cownship and range, if known. If a proposal would occur over a provide the range or boundaries of the site(s). Provide a legal the plan, vicinity map, and topographic map, if reasonably available, and submit any plans required by the agency, you are not required that application related
e proposal. Give sufficient information to a person to understand cation of your proposed project, including a street address, if any, rownship and range, if known. If a proposal would occur over a provide the range or boundaries of the site(s). Provide a legal te plan, vicinity map, and topographic map, if reasonably available. Fould submit any plans required by the agency, you are not required taps or detailed plans submitted with any permit application related
e proposal. Give sufficient information to a person to understand cation of your proposed project, including a street address, if any, ownship and range, if known. If a proposal would occur over a provide the range or boundaries of the site(s). Provide a legal te plan, vicinity map, and topographic map, if reasonably available, buld submit any plans required by the agency, you are not required taps or detailed plans submitted with any permit application related
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aps or detailed plans submitted with any permit application related
posed action lie within the Aquifer Sensitive Area (ASA)? The er Service Area? The Priority Sewer Service Area? The City of See: Spokane County's ASA Overlay Zone Atlas for boundaries.)
questions supplement Part A.
uifer Recharge Area (CARA) / Aquifer Sensitive Area (ASA)
any systems, other than those designed for the disposal of sanitary stalled for the purpose of discharging fluids below the ground includes systems such as those for the disposal of stormwater or from floor drains). Describe the type of system, the amount of
4

	to be disposed of (including materials which may enter the syst inadvertently through spills or as a result of firefighting activities).  Non-project action. To be determined at time of building permit				
	(2)	Will any chemicals (especially organic solvents or petroleum fuels) be stored in aboveground or underground storage tanks? If so, what types a quantities of material will be stored?  Non-project action. To be determined at time of building permit.	ınd		
	(3)	What protective measures will be taken to insure that leaks or spills of a chemicals stored or used on site will not be allowed to percolate groundwater. This includes measures to keep chemicals out of disposystems.  Non-project action. To be determined at time of building permit.	to sal		
	(4)	Will any chemicals be stored, handled or used on the site in a location where a spill or leak will drain to surface or groundwater or to a stormwater disposal system discharging to surface or groundwater?  Non-project action. To be determined at time of building permit.			
	b.	Stormwater			
BEGE	(1)	What are the depths on the site to groundwater and to bedrock (if known)'  Non-project action. To be determined at time of building permit.	?		
	(2)	Will stormwater be discharged into the ground? If so, describe any poten impacts?  Non-project action. To be determined at time of building permit.			
TO BE	COM	IPLETED BY APPLICANT			
		RONMENTAL ELEMENTS	Evaluation for Agency Use Only		
		General description of the site (circle one): <i>flat,</i> rolling, hilly, steep slopes, mountains, other.	·		

b	What is the steepest slope on the site (approximate percent slope)? N/A
c.	What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland. Non-project action. To be determined at time of building permit.
d.	Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. Non-project action. To be determined at time of building permit.
e.	Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill:  Non-project action. To be determined at time of building permit.
f.	Could erosion occur as a result of clearing, construction, or use? If so, generally describe.  Non-project action. To be determined at time of building permit.
g.	About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? Non-project action. To be determined at time of building permit.
h.	Proposed measures to reduce or control erosion or other impacts to the earth, if any:  Non-project action. To be determined at time of building permit.

Evaluation for Agency Use Only

Neighborhood and Planning Services



# 2. Air

	a.	What type of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial, wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.  Non-project action. To be determined at time of building permit.			
	b.	Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.  No			
	c.	Proposed measures to reduce or control emissions or other impacts to air, if any:  Non-project action. To be determined at time of building permit.		Ager	ation for ncy Use Only
3.	Wa	iter			
	a.	SURFACE:			
	(1)	Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.  N/A			
	(2)	Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. N/A	Neighb Plannir	001	REG
	(3)	Estimate the amount of fill and dredge material that would be placed in or removed from the surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.	Neighborhood and Planning Services	OCT 2 9 2018	BIWIED

<u>N/A</u>\_\_\_\_

di a	Vill the proposal require surface water withdrawals or iversions? Give general description, purpose, and pproximate quantities if known.		
lo	oes the proposal lie within a 100-year floodplain? If so, note ocation on the site plan.		
` ,	Does the proposal involve any discharge of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.  N/A	Evaluati Agency Onl	Use
b.	GROUND;		
	Will groundwater be withdrawn, or will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.  Non-project action. To be determined at time of building permit.		
	Describe waste material that will be discharged into the ground from septic tanks or other sanitary waste treatment facility. Describe the general size of the system, the number of houses to be served (if applicable) or the number of persons the system(s) are expected to serve.  Non-project action. To be determined at time of building permit.		
		4	_
C.	WATER RUNOFF (INCLUDING STORMWATER):	Neigh Plann	
` '	Describe the source of runoff (including stormwater) and method of collection and disposal if any (include quantities, if known). Where will this water flow? Will this water flow into	Neighborhood Planning Serv	

borhood and ing Services



other waters? If so, describe.

		Non-project action. To be determined at time of building permit.	
	(2	2) Could waste materials enter ground or surface waters? If so, generally describe.	
		Non-project action. To be determined at time of building permit.	
	d.	PROPOSED MEASURES to reduce or control surface, ground, and runoff water impacts, if any.  Non-project action. To be determined at time of building permit.	
4.	Pla	nts	Evaluation for Agency Use Only
	a.	Check or circle type of vegetation found on the site:	
		Deciduous tree: alder, maple, aspen, other.	
		Evergreen tree: fir, cedar, pine, other.	
		Shrubs	
		Grass	
		Pasture	
		Crop or grain	
		Wet soil plants, cattail, buttercup, bullrush, skunk cal	obage,
		other.	
		Water plants: water lilly, eelgrass, milfoil, other.	
		Other types of vegetation.	
	b.	What kind and amount of vegetation will be removed or altered? Non-project action. To be determined at time of building permit.	υZ
	C.	List threatened or endangered species known to be on or near the site. None	0CT 2 9 70 Neighborhoo Planning Se



d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if

		ny: <u>Non-project action. To be determined at time of</u>		
5.	An	imals		
	a.	Circle any birds and animals which have been observed on or near the site are known to be on or near the site: birds: hawk, heron, eagle, songbirds, other: mammals: deer, bear, elk, beaver, other: fish: bass, salmon, trout, herring, shellfish, other: other:		-
	b.	List any threatened or endangered species known to be on or near the site.  None	Agency Only	Use
	C.	Is the site part of a migration route? If so, explain.  No	; ; ;	
	d.	Proposed measures to preserve or enhance wildlife, if any:  None	•	
6.	En	nergy and natural resources	·	
	a.	What kinds or energy (electric, natural gas, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. Non-project action. To be determined at time of building permit.	0CT 2 Neighbor Planning	
	b.	Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.  Non-project action. To be determined at time of building permit.	0CT 2 9 2018  Neighborhood and  Planning Services	

c	What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:  Non-project action. To be determined at time of building permit.		
7. E	nvironmental health		
а	Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe. Non-project action. To be determined at time of building permit.		
		Evaluati	on for
(1)	Describe special emergency services that might be required.  Non-project action. To be determined at time of building permit.	Agency Onl	
(2)	Proposed measures to reduce or control environmental health hazards, if any:  Non-project action. To be determined at time of building permit.		
	NOICE:		
b.	NOISE:	7 Z	5
(1)	What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?  Non-project action. To be determined at time of building permit.	0CT 2 9 2018  Neighborhcod and  Planning Services	
(2)	What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise		

Non-project action. To be determined at time of

would come from the site.

building permit.

	(3)	Proposed measure to reduce or control noise impacts, if any:  Non-project action. To be determined at time of building permit.	
8.	La	nd and shoreline use	
	a.	What is the current use of the site and adjacent properties?  Site: S/F Dwellings, DOE Office and associated parking  lots; NW: "C" Store and retail; West: Office and S/F;  North: S/F and Retail; South: S/F and Church; East: S/F.	
	b.	Has the site been used for agriculture? If so, describe. No	Evaluation for
	C.	Describe any structures on the site. SF Dwellings	Agency Use Only
	d.	Will any structures be demolished? If so, which? Yes, both houses and accessory structures to be removed.	
	e.	What is the current zoning classification of the site? RSF	
	f.	What is the current comprehensive plan designation of the site? R 4-10	
	g.	If applicable, what is the current shoreline master program designation of the site?  N/A	Neighborhood and Planning Services
	h.	Has any part of the site been classified as a critical area? If so, specify. No	2 9 2018 orthood and ng Services



i.	Approximately how many people would reside or work in the completed project?	
	Non-project action. To be determined at time of	
	building permit.	
j.	Approximately how many people would the completed project displace? <u>Two families</u>	
k.	Proposed measures to avoid or reduce displacement impacts, if any: One renter is being relocated	
I.	Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:  Compliance with applicable development standards	
		Evaluation for Agency Use Only
9. I	Housing	om,
a.	Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing. N/A	
b.	Approximately how many units, if any, would be eliminated? Indicate whether high-, middle- or low-income housing. <u>2</u>	
C.	Proposed measures to reduce or control housing impacts, if any: None	
		Pe
		T 2:
10. Ae	esthetics	OCT 2 9 7018 hborhood ning Serv
a.	What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?  Non-project action. To be determined at time of building permit.	OCT 2 9 7018  Neighborhood and Planning Services

b.	What views in the immediate vicinity would be altered or obstructed? None		
C.	Proposed measures to reduce or control aesthetic impacts, if any: Compliance with applicable development standards		
11. Li	ght and Glare		
a.	What type of light or glare will the proposal produce? What time of day would it mainly occur? Non-project action. To be determined at time of building permit.		
ř.		Evaluati Agency Onl	Use
b.	Could light or glare from the finished project be a safety hazard or interfere with views? No		J
C.	What existing off-site sources of light or glare may affect your proposal? None		
d.	Proposed measures to reduce or control light and glare impacts, if any: Indirect lighting and downcasting of outdoor lighting.		
12. R	ecreation	Neigh Plant	
a.	What designated and informal recreational opportunities are in the immediate vicinity? N/A	0CT 2 9 2018  Neighborhood and  Planning Services	
		es a	

b. Would the proposed project displace any existing recreational uses? If so, describe. **No** 

C.	Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: None		
13. Hi	storic and cultural preservation	N 6	
a.	Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe. No	c F	
b.	Generally describe any landmarks or evidence of historic archaeological, scientific or cultural importance known to be on or next to the site.  None	. Evaluation fo	r
C.	Proposed measures to reduce or control impacts, if any:  None	Agency Use Only	
14. Tr	ansportation		
a.	Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any. Monroe to Princeton to Madison or Wellesley to Madison to Princeton.	• •	
b.	Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? Yes	Neigi Plan	25
C.	How many parking spaces would the completed project have? How many would the project eliminate? Non-project action. To be determined at time of building permit.	OCT 2 9 7018  Neighborhood and Planning Services	
		VI 144	=

<b>16. Uti</b> a.	Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer sentic system other.	0CT 2 9 708  Neighborhood and  Planning Services	
b.	Proposed measures to reduce or control direct impacts on public services, if any: None	Neighbor Planning	
	Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.		luation for ency Use Only
g.	(Note: to assist in review and if known indicate vehicle trips during PM peak, AM Peak and Weekday (24 hours).)  Proposed measures to reduce or control transportation impacts, if any: Non-project action. To be determined at time of building permit.		
f.	How many vehicular trips per day would be generated by the completed project? If known, indicate when peak would occur. Non-project action. To be determined at time of building permit.		
е	Will the project use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe.  No		
d	Will the proposal require any new roads or streets, or improvements to existing roads or streets not including driveways? If so, generally describe (indicate whether public or private). No		

b. Describe the utilities that are proposed for the project, the utility providing the service and the general construction activities on the site or in the immediate vicinity which might be needed. Non-project action. To be determined at time of building permit.
C. SIGNATURE
I, the undersigned, swear under penalty of perjury that the above responses are made truthfully and to the best of my knowledge. I also understand that, should there be any willful misrepresentation or willful lack of full disclosure on my part, the agency must withdraw any determination of Nonsignificance that it might issue in reliance upon this checklist.  Date:
Proponent: <u>Dwight Hume</u> Address: <u>9101 N Mt. View Lane</u>
Phone: <u>509-435-3108</u> <u>Spokane WA 99218</u>
Person completing form (if different from proponent): Same Address:
Phone:
EOD CITA EE LIGE ONLY
FOR STAFF USE ONLY
Staff member(s) reviewing checklist:
Based on this staff review of the environmental checklist and other pertinent information, the staff concludes that:
A. there are no probable significant adverse impacts and recommends a Determination of Nonsignificance.
B. probable significant adverse environmental impacts do exist for the current proposal and recommends a Mitigated Determination of Nonsignificance with conditions.
C. there are probable significant adverse environmental impacts and recommends a Determination of Significance.

# D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (Do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

How would the proposal be likely to increase discharge to water:

	measures to avoid or reduce such increases are: ect action. To be determined at time of building permit
marine lif	ld the proposal be likely to affect plants, animals, fish or e?
Proposoo	maggires to protect or conserve plants, animals, fish
or marine	measures to protect or conserve plants, animals, fish life are:
or marine None	life are:
or marine None	Ild the proposal be likely to deplete energy or natural s?

Neighborhood and Planning Services



4.	How would the proposal be likely to use or affect environmentally seareas or areas designated (or eligible or under study) for governry protection, such as parks, wilderness, wild and scenic rivers, threater endangered species habitat, historic or cultural sites, wetlands, flood plaprime farmlands?  No	mental ned or
	-	
	Proposed measures to protect such resources or to avoid or reduce impacts are:  None	
5.	How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?  The proposal will not affect adjacent land use because of the existing land use pattern and/or separation from other S/F uses by streets.	
	Proposed measures to avoid or reduce shoreline and land use impacts are:  Development per applicable development standards of the City of Standards.	Spokane.
6.	How would the proposal be likely to increase demands on transportation or public services and utilities?  No impacts	
	Proposed measures to reduce or respond to such demand(s) are:  None	
7.	Identify, if possible, whether the proposal may conflict with local, state or federal laws or requirements for the protection of the environment.  No conflicts with other state or federal regulations.	
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		NEGETIVIETO
		OCT -
	12/2	OCT 2 9 2018
	PI	eighborhood and anning Services

#### C. SIGNATURE

withdraw any Determination of Nonsignificance that it might issue in reliance upon this checklist. 29/18 Signature: 2008 Please Print or Type: Proponent: Dwight Hume \_\_\_\_\_ Address: 9101 N Mt. View Lane \_\_\_\_ Phone: 509-435-3108 \_\_\_\_\_ Spokane WA 99218 Person completing form (if different from proponent): SAME\_\_\_\_\_ Address: Phone: FOR STAFF USE ONLY Staff member(s) reviewing checklist: Based on this staff review of the environmental checklist and other pertinent information, the staff concludes that: A. \_\_ there are no probable significant adverse impacts and recommends a Determination of Nonsignificance. B. \_\_ probable significant adverse impacts do exist for the current proposal and

recommends a Mitigated Determination of Nonsignificance with conditions.

C. \_ there are probable significant adverse environmental impacts and recommends

a Determination of Significance.

I, the undersigned, swear under penalty of perjury that the above responses are made truthfully and to the best of my knowledge. I also understand that, should there be any willful misrepresentation or willful lack of full disclosure on my part, the agency may



#### NONPROJECT DETERMINATION OF NONSIGNIFICANCE

FILE NO(S): Z18-884COMP

**PROPONENT**: Washington State Department of Ecology (Agent: Dwight Hume, Land Use Solutions and Entitlement)

**DESCRIPTION OF PROPOSAL**: This proposal is to change parcels 35062.3609, 35062.3610, and 35062.3619 from "Residential 4-10 Land Use" and RSF zoning to "Office Land Use" and O-35 zoning (same as adjacent parcel to the east). The subject parcels are approximately 37,000 square feet (0.85 acre) total. No specific development proposal is being approved at this time.

#### LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY:

The subject site is three parcels located on the northeast corner of North Madison Street and West Princeton Avenue, (4502-4508 N Madison St and 4601 N Monroe St / parcels 35062.3609, 35062.3610, and 35062.3619). The concerned property totals approx. 37,000 square feet (0.85 acre).

Legal Description: Lots 10 through 15 of Block 36, Monroe Park Addition in the City of Spokane, County of Spokane, Washington State.

**LEAD AGENCY**: City of Spokane

with the specifics of a SEPA appeal.

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

[ ]	There is no comment period for this DNS.		
[ ]	This DNS is issued after using the optional DNS process in section 197-11-355 WAC. There is no further comment period on the DNS.		
[ X ]	This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for at least 14 da from the date of issuance (below). Comments regarding this DNS must be submitted no later than <u>5 p.r. on September 10, 2019</u> if they are intended to alter the DNS.		
****	**************************************		
Resp	onsible Official: Heather Trautman		
Posit	ion/Title: Director, Planning Services Phone: (509) 625-6300		
Addr	ess: 808 W. Spokane Falls Blvd., Spokane, WA 99201		
Date	Issued: August 27, 2019 Signature		
****	************************		

**APPEAL OF THIS DETERMINATION**, after it has become final, may be made to the City of Spokane Hearing Examiner, 808 West Spokane Falls Blvd., Spokane WA 99201. The appeal deadline is Noon on September 18, 2019 (21 days from the date of the signing of this DNS). This appeal must be on forms provided by the Responsible Official, make specific factual objections, and be accompanied by the appeal fee. Contact the Responsible Official for assistance

# **MEMORANDUM**



DATE:

**April 23, 2019** 

TO:

Nathan Gwinn, Assistant Planner

Ewb

FROM:

Eldon Brown, P.E., Principal Engineer – Development Services Center

File No:

Z18-884COMP

SUBJECT:

Comprehensive Plan Land Use Plan Map Amendment – 4502-4508 N

Madison St and 4601 N Monroe St (Department of Ecology) change

from RSF to O-35

APPLICANT: Department of Ecology, C/O Fran Huntington, Facilities Manager

# **Comp Plan Amendment Comments**

1. Currently, no conflicts with city utilities (sewer and water) are foreseen by a land use zoning change as per this proposal. Sewer and Water is available in the area. Future development will require a review of existing public water and sewer before concurrency for the development is reached.

2. Compliance to SMC 17.060D *Stormwater Facilities* is required and will be reviewed at the time of development application(s).

cc:

Development Services File

Kris Becker, P.E., Manager, Development Services

Mike Nilsson, P.E., Senior Engineer, Development Services

Patty Kells, Traffic Engineering Assistant, Development Services

# Spokane Plan Commission Findings of Fact, Conclusions, and Recommendations on the Comprehensive Plan Land Use

# Plan Map Amendment File No. Z18-884COMP (WASHINGTON STATE DEPARTMENT OF ECOLOGY)

A Recommendation of the Spokane Plan Commission to the City Council to APPROVE the Comprehensive Plan Amendment application seeking to amend the land use plan map designation from "Residential 4-10" to "Office" for a 0.85-acre area located at 4502-4508 N Madison St. The implementing zoning designation requested is to change to Office with 35-foot height limit (O-35).

#### FINDINGS OF FACT:

- A. The City of Spokane adopted a Comprehensive Plan in May of 2001 that complies with the requirements of the Growth Management Act (GMA).
- B. Under GMA, comprehensive plans generally may be amended no more frequently than once a year, and all amendment proposals must be considered concurrently in order to evaluate for their cumulative effect.
- C. Amendment application Z18-884COMP (the "Application") was submitted in a timely manner for review during the City's 2018/2019 amendment cycle.
- D. The Application seeks to amend the land use designation for a 0.85-acre area located near Wellesley Ave and Madison St from "Residential 4-10" to "Office" with a corresponding change in zoning from Residential Single-Family (RSF) to Office with a 35-foot height limit (O-35). The owner of the Property also owns parcel immediately to the east of the Property resulting in common ownership holding that spans the area between the Property and Monroe St.
- E. Annual amendment applications are subject to a threshold review process to determine whether the applications will be included in the City's Annual Comprehensive Plan Amendment Work Program.
- F. On January 15, 2019, an Ad Hoc City Council Committee reviewed the applications that had been timely submitted, and forwarded its recommendation to City Council regarding the applications.
- G. On February 25, 2019, the City Council adopted Resolution RES 2019-0011 establishing the 2019 Comprehensive Plan Amendment Work Program, and including the Application in the Work Program.
- H. Thereafter, on April 5, 2019, staff requested comments from agencies and departments. No adverse comments were received from agencies or departments regarding the Application.
- I. A public comment period ran from May 28, 2019 to July 29, 2019 which provided a 60-day public comment period. The City did not receive any negative comments regarding the Application.

- J. On June 6, 2019, the Community Assembly received a presentation regarding the 2019 Comprehensive Plan Amendment Work Program and the Application, and has been provided with information regarding the dates of Plan Commission workshops and hearings.
- K. On June 26, 2019, the Spokane City Plan Commission held a workshop to study the Application.
- L. On August 27, 2019, a State Environmental Policy Act (SEPA) Checklist and Determination of Non-Significance were issued for the Comprehensive Land Use Plan Map and Zoning Map changes, including the Application. The deadline to appeal the SEPA determination was September 10, 2019. No comments on the SEPA determination were received.
- M. On August 29, 2019, the Washington State Department of Commerce and appropriate state agencies were given the required 60-day notice of intent to adopt before adoption of any proposed changes to the Comprehensive Plan.
- N. On August 28 and September 4, 2019, the City caused notice to be published in the Spokesman Review providing notice of the SEPA Checklist and Determination of Non-Significance, the Comprehensive Plan Land Use Map amendment, and announcing the September 11, 2019 Plan Commission Public Hearing.
- O. On August 28, 2019, Notice of Public Hearing and SEPA Determination was posted on the property and mailed to all property owners and taxpayers of record, as shown by the most recent Spokane County Assessor's record, and occupants of addresses of property located within a four-hundred-foot radius of any portion of the boundary of the subject property.
- P. Prior to the Plan Commission hearing, staff prepared a report addressing SEPA and providing staff's analysis of the merits of the Application, copies of which were circulated as prescribed by SMC 17G.020.060B.8. Staff's analysis of the Application recommended approval of the application.
- Q. On September 11, 2019, the Plan Commission held a public hearing on the Application, and concluded its deliberations.
- R. Nobody testified in opposition to the Application and the City did not receive any adverse comments from the public or otherwise regarding the Application.
- S. As a result of the City's efforts, pursuant to the requirements of SMC 17G.020.070, the public has had extensive opportunities to participate throughout the process and persons desiring to comment were given an opportunity to comment.
- T. Except as otherwise indicated herein, the Plan Commission adopts the findings and analysis set forth in the Staff Report prepared for the Application (the "Staff Report").

U. Comprehensive Plan Chapter 2, Implementation, Section 2.3 provides:

This section establishes a process to ensure the Plan functions as a living document, advancing the long range vision for the community, while also being responsive to changing conditions. The intended outcomes of these matrices are:

. . .

Ensure the Plan is a living document, capable of responding to changing conditions and expanding information.

- V. The Plan Commission finds that the proposal meets the intent and requirements of the Comprehensive Plan, most specifically policy Land Use LU 1.5 concerning the establishment of Office land uses in the City and that the subject property meets the requirements for designation of office uses outside of established Centers or Corridors, as the property is in an area experiencing a trend of office development and office uses would be an adequate transitional use between the more intense uses to the north and the residential uses to the west, south, and east of the subject properties.
- W. The Plan Commission finds that the proposal meets the decision criteria established by SMC 17G.020.030, as described in the Staff Report.

#### CONCLUSIONS:

Based upon the application materials, technical studies, staff analysis (which is hereby incorporated into these findings, conclusions, and recommendation), SEPA review, agency and public comments received, and public testimony presented regarding the Application File No. Z18-884COMP, the Plan Commission makes the following conclusions with respect to the review criteria outlined in SMC 17G.020.030:

- 1. The Application was submitted in a timely manner and added to the 2019 Annual Comprehensive Plan Amendment Work Program, and the final review application was submitted as provided in SMC 17G.020.050(D).
- 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. The Application is consistent with the goals and purposes of GMA.
- 4. Any potential infrastructure implications associated with the Application will either be mitigated through projects reflected in the City's relevant

- six-year capital improvement plans or through enforcement of the City's development regulations at time of development.
- 5. As outlined in above in the Findings of Fact, the Application is internally consistent within the meaning of SMC 17G.020.030E.
- 6. The Application is consistent with the Countywide Planning Policies for Spokane County, the comprehensive plans of neighboring jurisdictions, applicable capital facilities plans, the regional transportation plan, and official population growth forecasts.
- 7. The Application has been considered simultaneously with the other proposals included in the 2019 Annual Comprehensive Plan Amendment Work Program in order to evaluate the cumulative effect of all the proposals.
- 8. SEPA review was completed for the Application, and pursuant to SEPA, any adverse environmental impacts associated with the Application will be mitigated by enforcement of the City's development regulations.
- 9. The Application will not adversely affect the City's ability to provide the full range of urban public facilities and services citywide at the planned level of service, or consume public resources otherwise needed to support comprehensive plan implementation strategies.
- 10. The Application proposes a land use designation that is in conformance with the appropriate location criteria identified in the comprehensive plan (e.g., compatibility with neighboring land uses, proximity to arterials, etc.).
- 11. The proposed map amendment and site is suitable for the proposed designation.
- 12. The map amendment would implement applicable comprehensive plan policies better than the current map designation.

# **RECOMMENDATIONS:**

In the matter of Z18-884COMP, a request by Dwight Hume, Land Use Solutions and Entitlement on behalf of the Washington State Department of Ecology to change the land use plan designation on 0.85 acres of land from "Residential 4-10" to "Office" with a corresponding change of the implementing zoning to O (Office), as based upon the above listed findings and conclusions, by a vote of 7 to 0, the Plan Commissions recommends to City Council the APPROVAL of the requested amendment to the Land Use Plan Map of the City's Comprehensive Plan with corresponding amendment to the City's Zoning Map, and authorized 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 Application.

—Docusigned by:

Gregory F Francis

Greg Francis, Vice President in lieu of

**Todd Beyreuther, President** 

**Spokane Plan Commission** 

# Spokane Plan Commission Findings of Fact, Conclusions, and Recommendations on the Comprehensive Plan Land Use

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- W. The Plan Commission finds that the proposal meets the decision criteria established by SMC 17G.020.030, as described in the Staff Report.

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# **RECOMMENDATIONS:**

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—Docusigned by:

Gregory F Francis

Greg Francis, Vice President in lieu of

**Todd Beyreuther, President** 

**Spokane Plan Commission** 

SPOKANE Agenda Sheet	Date Rec'd	10/28/2019	
11/11/2019	Clerk's File #	ORD C35841	
	Renews #		
Submitting Dept	PLANNING	Cross Ref #	
<b>Contact Name/Phone</b>	KEVIN 625-6184	Project #	
Contact E-Mail	KFREIBOTT@SPOKANECITY.ORF	Bid #	
Agenda Item Type First Reading Ordinance		Requisition #	
Agenda Item Name	0650 – TEXT AMENDMENT – TRANSIT	SUPPORTED DEVELO	PMENT

# **Agenda Wording**

An Ordinance relating to application Z18-958COMP amending Chapter 3 of the Comprehensive Plan to include a new policy encouraging transit-supported development near high-performance transit stops. This proposal is city-sponsored.

# **Summary (Background)**

This proposal would add a new policy, LU 4.6, encouraging Transit-Supported Development, in Chapter 3, Land Use, of the Comprehensive Plan. This proposal is being considered concurrently through the annual Comprehensive Plan Amendment cycle as required by the Growth Management Act. The application has fulfilled public participation and notification requirements. The Plan Commission held a Public Hearing on September 11, 2019 to consider this amendment & has recommended approval of the amendment

Fiscal Impact Grant related? NO Budget Account					
riscai illipact			Budget Account		
	Public Works?	NO			
Neutral \$		#			
Select \$			#		
Select \$		#			
Select \$			#		
Approvals			Council Notifications		
Dept Head TRAUTMAN, HEATHER		Study Session	10/10/2019		
Division Director DUVALL, MEGAN		<u>Other</u>			
Finance ORLOB, KIMBERLY		Distribution List			
Legal RICHMAN, JAMES		tblack@spokanecity.org			
For the Mayor ORMSBY, MICHAEL		ngwinn@spokanecity.org			
Additional Approvals		dhume@spokane-landuse.com			
Purchasing		jrichman@spokanecity.org			
		htrautman@spokanecity.org			
		tsanders@spokanecity.org			
		jchurchill@spokanecity.org			

# STAFF REPORT ON COMPREHENSIVE PLAN TEXT AMENDMENT APPLICATION Proposed Transit-Supported Development Policy; File Z18-958COMP

# I. SUMMARY OF REQUEST AND RECOMMENDATIONS:

#### **DESCRIPTION OF PROPOSAL:**

This application, sponsored by Council President Stuckart and initiated by the Spokane City Council, proposes a new policy, LU 4.6, Transit-Supported Development, in Chapter 3, Land Use, of the Comprehensive Plan. The new policy would call for the City to encourage transit-supported development within the vicinity of high-performance transit (HPT) stops in the City of Spokane.

# II. GENERAL INFORMATION

Agent/Applicant:	Council President Ben Stuckart, on behalf of the Spokane City Council
Location of Proposal:	Various locations near high-performance transit lines within the city of Spokane
Zoning/Land Use Plan Designation:	Varies
SEPA Status:	A SEPA threshold Determination of Non-Significance (DNS) was issued on August 27, 2019. The appeal deadline is 5 p.m. on September 10, 2019.
Enabling Code Section:	SMC 17G.020, Comprehensive Plan Amendment Procedure.
Plan Commission Hearing Date:	September 11, 2019
Staff Contact:	Kevin Freibott, Planner II, kfreibott@spokanecity.org
Recommendation:	Approve

# III. BACKGROUND INFORMATION

- <u>A.</u> <u>Site Description:</u> The proposal would not directly affect any locations. However, future Land Use Plan Map and development regulation changes could be adopted by the City in the future as a result of this new policy. These changes would occur within the general vicinity of HPT lines in the City, depending on local conditions and opportunities. Specific land use amendments would be designed in the future and may or may not affect any properties along any individual HPT line.
- B. <u>Proposal Description:</u> Pursuant to the procedures provided in <u>chapter 17G.060</u>
  Spokane Municipal Code, "Comprehensive Plan Amendment Procedure," the
  City Council has proposed a text amendment to the Comprehensive Plan,
  Chapter 3, Land Use. The proposal would add policy text and discussion text

outlining the need to encourage transit-supported development within the vicinity of HPT stops, likely to include increased density, public amenities, and changes in use. The proposal does not include any specific plans for development or improvement to any property. Future land use plan map and municipal code amendments would be subject to the requirements of the Comprehensive Plan and the Spokane Municipal Code (SMC) regarding such actions at the time of their development and consideration.

- C. Existing and Proposed Text: See Exhibit 1 for the full text of the proposed policy. Note that the original proposal has been modified by Plan Commission by unanimous motion on their meeting on July 24, 2019. Exhibit 2 indicates the changes made to the text by the Plan Commission motion.
- <u>Policy History:</u> The Comprehensive Plan has included a number of policies related to transportation and transit as they relate to land use since the original adoption. However, the concept of HPT has been developed in recent years by transit providers. While transit availability has been an integral part of land use planning in the city, HPT provides for a unique set of opportunities when more frequent use and new ridership technologies like simultaneous boarding, real-time signage, and other typical HPT amenities are considered.

# E. Application Process:

- City Council established the Annual Comprehensive Plan Amendment Work Program for 2019 by resolution (RES 2019-0011) on February 25, 2019;
- Notice of Application was posted and published on May 28, 2019, which began a 60-day public comment period, ending on July 29, 2019;
- A SEPA Determination of Non Significance was issued on August 27, 2019;
- Notice of Public Hearing was posted and emailed by August 28, 2019;
- Notice of Public Hearing to be published on August 28 and September 4, 2019:
- Hearing date is scheduled with the Plan Commission for September 11, 2019.

### IV. AGENCY, INTERESTED DEPARTMENT, & PUBLIC COMMENT

Notice of this proposal was sent to City departments and outside agencies for their review. One agency/city department comment was received regarding this application (see Exhibit 6):

City of Spokane, Development Services

Notice of this proposal was also sent to the City's neighborhood councils. Notice was posted in the Downtown library branch, and published in the Spokesman Review. One comment was received from members of the public at large prior to the comment deadline, included in this report as Exhibit 7.

#### V. COMPREHENSIVE PLAN AMENDMENT PROCESS GUIDING PRINCIPLES

SMC <u>17G.020.010</u> provides the following guiding principles for the annual comprehensive plan amendment process:

- 1. Keep the comprehensive plan alive and responsive to the community.
- 2. Provide for simultaneous review of proposals to allow for cumulative impact analysis of all applications on a City-wide basis and in conjunction with budget decisions.
- 3. Make map adjustments based on a foundation in policy language, consistently applying those concepts citywide.
- 4. Honor the community's long-term investment in the comprehensive plan, through public participation and neighborhood planning processes, by not making changes lightly.
- 5. Encourage development that will enable our whole community to prosper and reinforce our sense of place and feeling of community, in an ecologically, economically and socially sustainable manner.
- 6. Amendments to the comprehensive plan must result in a net benefit to the general public.

#### VI. REVIEW CRITERIA

SMC Section <u>17G.020.030</u> establishes the approval criteria for Comprehensive Plan amendments, including Land Use Plan Map amendments. In order to approve a Comprehensive Plan Land Use Plan Map amendment request, the decision-making authority shall make findings of fact based on evidence provided by the applicant that demonstrates satisfaction of all the applicable criteria. The applicable criteria are shown below in *bold italic* print. Following each criterion is staff analysis relative to the amendment requested.

#### A. Regulatory Changes.

Amendments to the comprehensive plan must be consistent with any recent state or federal legislative actions, or changes to state or federal regulations, such as changes to the Growth Management Act, or new environmental regulations.

**Staff Analysis:** Staff reviewed and processed the proposed amendment under the most current regulations contained in the Growth Management Act, the Washington State Environmental Policy Act (SEPA), and the Spokane Municipal Code. Staff is unaware of any recent federal, state, or legislative actions with which the proposal would be in conflict, and no comments were received to this effect from any applicable agencies receiving notice of the proposal. The proposal meets this criterion.

#### B. GMA.

The change must be consistent with the goals and purposes of the state Growth Management Act.

**Staff Analysis:** The Growth Management Act (GMA) details 13 goals to guide the development and adoption of the comprehensive plans and development regulations (RCW 36.70A.020, "Planning Goals"), and these goals guided the City's development of its comprehensive plan and development regulations. No comments received or other evidence in the record indicates inconsistency between the proposed policies and the goals and purposes of the GMA. As such, the proposal meets this criterion.

#### C. Financing.

In keeping with the GMA's requirement for plans to be supported by financing commitments, infrastructure implications of approved comprehensive plan amendments must be reflected in the relevant six-year capital improvement plan(s) approved in the same budget cycle.

**Staff Analysis:** The City did not require, nor did any Agency comment request or require a traffic impact analysis for the proposal. The proposed policy does not include any direct changes to land use and development regulations in the City, though future such amendments may be proposed in later amendment cycles in order to implement this policy. Any subsequent development of sites modified by future land use/development regulations enacted as a result of this policy would be subject to a concurrency determination pursuant to SMC 17D.010.020. As such, staff finds that the proposal meets this criterion.

# D. Funding Shortfall.

If funding shortfalls suggest the need to scale back on land use objectives and/or service level standards, those decisions must be made with public input as part of this process for amending the comprehensive plan and capital facilities program.

**Staff Analysis:** As described in item "C" above, implementation of the concurrency requirement as well as applicable development regulations and transportation impact fees will ensure that development is consistent with adopted comprehensive plan and capital facilities standards, and that sufficient funding is available to mitigate any impacts to existing infrastructure networks. The proposal meets this criterion.

#### E. Internal Consistency.

1. The requirement for internal consistency pertains to the comprehensive plan as it relates to all of its supporting documents, such as the development regulations, capital facilities program, shoreline master program, downtown plan, critical area regulations, and any neighborhood planning documents adopted after 2001. In addition, amendments should strive to be consistent with the parks plan, and vice versa. For example, changes to the development regulations must be reflected in consistent adjustments to the goals or policies in the comprehensive plan. As appropriate, changes to the map or text of the comprehensive plan must also result in

# corresponding adjustments to the zoning map and implementation regulations in the Spokane Municipal Code.

**Staff Analysis:** The proposal is internally consistent with applicable supporting documents of the Comprehensive Plan as follows:

<u>Development Regulations.</u> As a non-project proposal, there are no specific plans for development of any site tied to this application. The proposal does not result in any non-conforming uses or development. Staff finds no reason to indicate that the proposed policy would conflict with applicable regulations.

<u>Capital Facilities Program.</u> As described in the staff analysis of Criterion C above, no additional demand for infrastructure or capital expenditures by the City would be directly created by this non-project action. Future actions would be subject to additional review and analysis at the time they are proposed. As such, it is not expected that the City's integrated Capital Facilities Program would be affected by the proposal.

Neighborhood Planning Documents Adopted after 2001. The proposed policy would not directly result in any development projects or changes to infrastructure or other physical features typically addressed by Neighborhood Plans. Future changes to land use and/or development regulations enacted as a result of this policy would be subject to a review and consideration of neighborhood plans on a case-by-case basis as those changes are considered as part of the sub-area planning process described by the policy.

Miscellaneous Comprehensive Plan Goals and Policies. Staff have compiled a group of Comprehensive Plan Goals and Policies excerpted from the Comprehensive Plan and contained in Exhibit 8 of this report which relate to the proposed policy. In general, the proposal supports several comprehensive plan policies and is not in direct conflict with any.

2. If a proposed amendment is significantly inconsistent with current policy within the comprehensive plan, an amendment proposal must also include wording that would realign the relevant parts of the comprehensive plan and its other supporting documents with the full range of changes implied by the proposal.

**Staff Analysis:** The proposal is expected to be consistent with current Comprehensive Plan policy as discussed in item E.1 above. The proposed policy may result in additional land use and development regulation changes in the future in order to implement the policy, though none are proposed at this time. Pursuant to <a href="MCC17G.025.010">SMC 17G.025.010</a>, the City must find that any future development regulation amendments are consistent with the Comprehensive Plan before approving them. Likewise, any future land use changes as a result of this policy must consider consistency with the existing Comprehensive Plan, per <a href="MCC17G.020.030.E">SMC 17G.020.030.E</a>.

#### F. Regional Consistency.

All changes to the comprehensive plan must be consistent with the

countywide planning policies (CWPP), the comprehensive plans of neighboring jurisdictions, applicable capital facilities or special district plans, the regional transportation improvement plan, and official population growth forecasts.

**Staff Analysis:** The proposed amendment is consistent with the various requirements for land use planning in the CWPPs, including the need for establishing efficient land use, providing certainty to capital facilities, and allowing timely extension of services and utilities for new development. Furthermore, no comments have been received from any agency, City department, or neighboring jurisdiction which would indicate that this proposal is not regionally consistent. Therefore, the proposal meets this criterion.

#### G. Cumulative Effect.

All amendments must be considered concurrently in order to evaluate their cumulative effect on the comprehensive plan text and map, development regulations, capital facilities program, neighborhood planning documents, adopted environmental policies and other relevant implementation measures.

#### 1. Land Use Impacts.

In addition, applications should be reviewed for their cumulative land use impacts. Where adverse environmental impacts are identified, mitigation requirements may be imposed as a part of the approval action.

# 2. Grouping.

Proposals for area-wide rezones and/or site-specific land use plan map amendments may be evaluated by geographic sector and/or land use type in order to facilitate the assessment of their cumulative impacts.

**Staff Analysis:** The City is concurrently reviewing this application and four other applications for Comprehensive Plan amendments, as part of an annual plan amendment cycle. The three map amendment proposals are spread throughout the city and concern properties distant from and unconnected to any of the others under consideration. Both proposed text amendments are citywide in nature and significantly larger in the amount of property potentially impacted than the subject application, though their impacts are less direct. However, the proposed text amendments could not affect the map amendments as they would only apply to future land use amendments, not those currently under consideration. As such, the applications would not affect each other in any cumulative fashion and the proposals meet this criterion.

# H. SEPA.

SEPA review must be completed on all amendment proposals and is described in chapter 17E.050.

# 1. Grouping.

When possible, the SEPA review process should be combined for related land use types or affected geographic sectors in order to better evaluate the proposals' cumulative impacts. This combined review process results in a single threshold determination for those related proposals.

#### 2. DS.

If a determination of significance (DS) is made regarding any proposal, that application will be deferred for further consideration until the next applicable review cycle in order to allow adequate time for generating and processing the required environmental impact statement (EIS).

**Staff Analysis:** The application is under review in accordance with the State Environmental Policy Act (SEPA), which requires that the potential for adverse environmental impacts resulting from a proposal be evaluated during the decision-making process. On the basis of the information contained in the environmental checklist, written comments from local and State departments and agencies concerned with land development within the City, and a review of other information available to the Director of Planning Services, a Determination of Non-Significance was issued on August 27, 2019. The proposal meets this criterion.

# I. Adequate Public Facilities

The amendment must not adversely affect the City's ability to provide the full range of urban public facilities and services (as described in CFU 2.1 and CFU 2.2) citywide at the planned level of service, or consume public resources otherwise needed to support comprehensive plan implementation strategies.

**Staff Analysis:** While the proposal would not modify land use or density immediately, it's conceivable that future land use or development regulation modifications may result from this policy. Any development that occurs following those changes will be subject to a concurrency determination pursuant to <a href="MCC17D.010.020">SMC 17D.010.020</a>, which will establish whether sufficient services are available to serve that development. Therefore, staff finds that the proposal meets this criterion.

#### J. UGA.

Amendments to the urban growth area boundary may only be proposed by the city council or the mayor of Spokane and shall follow the procedures of the countywide planning policies for Spokane County.

**Staff Analysis:** The application does not propose an amendment to the urban growth area boundary. This criterion does not apply.

### K. Demonstration of Need.

### 1. Policy Adjustments.

Proposed policy adjustments that are intended to be consistent with the comprehensive plan should be designed to provide correction or additional guidance so the community's original visions and values can better be achieved. [...]

**Staff Analysis:** The proposal represents a new policy intended to address the opportunity created by a new transit methodology which was not available or fully developed during the original drafting of the Comprehensive Plan. While the Comprehensive Plan currently includes policies and guidance for HPT (see Exhibit 8), the land use opportunities presented by HPT were not yet included. The proposed policy language was included in the <a href="Central City Line Strategic Overlay Plan">Central City Line Strategic Overlay Plan</a> and was identified as additional recommended policy language to accommodate and take advantage of the land use opportunities raised by HPT in the City of Spokane. As such, staff finds that the proposal meets this criterion.

### 2. Map Changes.

Changes to the land use plan map (and by extension, the zoning map) may only be approved if the proponent has demonstrated that all of the following are true:

a. The designation is in conformance with the appropriate location criteria identified in the comprehensive plan (e.g., compatibility with neighboring land uses, proximity to arterials, etc.);

**Staff Analysis:** The proposal does not involve a change to the land use plan or zoning map. Consequently, this section does not apply.

b. The map amendment or site is suitable for the proposed designation;

**Staff Analysis:** As discussed above, the proposal does not include a map amendment and this section does not apply.

c. The map amendment implements applicable comprehensive plan policies and subarea plans better than the current map designation.

**Staff Analysis:** As discussed above, the proposal does not include a map amendment and this section does not apply.

3. Rezones, Land Use Plan Map Amendment.

Corresponding rezones will be adopted concurrently with land use plan map amendments as a legislative action of the city council. If policy language changes have map implications, changes to the land use plan map and zoning map will be made accordingly for all affected sites upon adoption of the new policy language. This is done to ensure that the comprehensive plan remains internally consistent and to preserve consistency between the comprehensive plan and supporting development regulations.

**Staff Analysis:** As this proposal does not include a map amendment, this criterion does not apply. Future map amendments would be subject to this criterion at the time of their consideration by the City.

## VII. CONCLUSION:

Based on the facts and findings presented herein, staff concludes that the requested amendment to the text of the City's Comprehensive Plan satisfies the applicable criteria for approval as set forth in SMC Section <u>17G.020.030</u>.

## VIII. STAFF RECOMMENDATION:

Following the close of public testimony and deliberations regarding conclusions with respect to the review criteria and decision criteria detailed in SMC Chapter 17G.020, Plan Commission will need to make a recommendation to City Council for approval or denial of the requested amendment to the text of Chapter 3, Land Use, of the City's Comprehensive Plan.

Staff recommends that the Plan Commission adopt the facts and findings of the staff report and recommends approval of the requested amendment to the text of Chapter 3 of the City's Comprehensive Plan for the subject text amendment in Exhibit 1.

### IX. LIST OF EXHIBITS

- 1. Proposed Policy Text
- 2. Originally Proposed Text, Showing Changes
- 3. Application Materials
- 4. SEPA Checklist
- 5. SEPA Determination of Non-Significance
- 6. Agency Comment
- 7. Public Comment
- 8. Applicable Comprehensive Plan Policies

## **Exhibit 1 – Final Proposed Policy Text**

Following public input and Plan Commission discussion about the text, the Plan Commission voted unanimously to amend the proposed policy text to read as follows. The text shown here is the current text to be considered by the Plan Commission at their hearing on September 11, 2019.

## LU 4.6 Transit-Supported Development

Encourage transit-supported development, including a mix of employment, residential, and commercial uses, adjacent to high-performance transit stops.

**Discussion**: People are more likely to take transit to meet their everyday travel needs when transit service is frequent, at least every 15 minutes. Mixed-use development in these areas will enable less reliance on automobiles for travel, reduce parking needs, and support robust transit ridership. Land use regulations and incentives will encourage this type of development along high-performance transit corridors.

Transit-supported development should be encouraged through the application of development incentives, enhanced design measures, streetscape standards, parking standards, and potential changes in density and use. Each of these measures should be developed through a sub-area planning (or similar) process as each high-performance transit line is planned and developed. These sub-area planning processes should include neighborhood and stakeholder involvement and public participation processes to ensure that site-specific and neighborhood-context issues are addressed and benefits are maximized.

## **Exhibit 2 – Original Proposal with Modifications**

The following text shows the original proposed text from the <u>Central City Line Strategic Overlay Plan</u> with changes made by the Plan Commission marked with omitted text in <u>strikethrough</u> and new text <u>underlined</u>.

## **LU 4.6** Transit-Supported Development

Encourage transit-supported development, including a mix of employment, residential, and commercial uses, adjacent to high-performance transit <a href="mailto:stops-corridors">stops-corridors and other transit</a> <a href="mailto:corridors">corridors with service of at least every 15 minutes during weekdays</a>.

**Discussion**: People are more likely to take transit to meet their everyday travel needs when transit service is frequent, at least every 15 minutes. Mixed-use development in these areas will enable less reliance on automobiles for travel, reduce parking needs, and support robust transit ridership. Land use regulations and incentives will encourage this type of development along high-performance transit corridors.

Transit-supported development should be encouraged through the application of development incentives, enhanced design measures, streetscape standards, parking standards, and potential changes in density and use. Each of these measures would be developed through a sub-area planning (or similar) process as each high-performance transit line is planned and developed. These sub-area planning processes should include neighborhood and stakeholder involvement and public participation processes to ensure that site-specific and neighborhood-context issues are addressed and benefits are maximized.

Changed to "stops" only, as some HPT routes would not stop outside the downtown and thus don't require additional development in the City to support them.

> New paragraph to outline how the City might encourage transitsupported development (summarizes the recommendations of the Central City Line Strategic Overlay Plan).

> > Because 15-minute service does not always include the increased amenities that HPT does, it may not be appropriate to encourage transit-supported development in these areas. By limiting it to HPT stops, the City can ensure that the transit service will remain long term and will attract necessary riders.



**SPOKANE CITY COUNCIL**808 W. Spokane Falls Blvd.
Spokane, WA 99201-3335
(509) 625-6255

Ben Stuckart Council President

December 17, 2018

Tirrell Black Planning Department, City of Spokane 808 W Spokane Falls Blvd. Spokane, WA 99201

### Dear Tirrell:

I am writing to submit an application for a text amendment to the Comprehensive Plan. This amendment consists of a new policy in section 4 (Transportation) of the Land Use chapter (Chapter 3), and is intended to implement the recommendations of STA's Central City Line ("CCL") Strategic Overlay Plan. The text of each of this new policy is as follows:

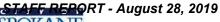
## [PROPOSED] Policy LU 4.6 Transit-Supported Development

Encourage transit-supported development, including a mix of employment, residential, and commercial uses, adjacent to high-performance transit corridors and other transit corridors with service of at least every 15 minutes during weekdays.

Discussion: People are more likely to take transit to meet their everyday travel needs when transit service is frequent, at least every 15 minutes. Mixed-use development in these areas will enable less reliance on automobiles for travel, reduce parking needs, and support robust transit ridership. Land use regulations and incentives will encourage this type of development along high-performance transit corridors.

In order to implement this strategy, consistent with the recommendations of the Central City Line Strategic Overlay Plan adopted by resolution in 2016, I am proposing a work plan item in order to develop and implement high-performance transit overlay zone(s) or district(s) within the Central City Line ("CCL") corridor area as called for in the Spokane Transit Authority's ("STA") Central City Line plans and route alignment.

Overlay zones/districts modify the underlying zoning or land use plan to achieve certain goals. A transit overlay zone or district can improve walkability, enhance neighborhood character, encourage a mix of different uses, and ensure urbanscale housing densities. In the CCL corridor, an overlay district or zone can also be used to apply development incentives that reduce the costs of development, making it more likely for a project to "pencil out" (*i.e.*, be financially feasible). Rental rates within the CCL corridor are relatively low, which means that new development is less likely to be financially feasible. Incentives can help close that feasibility gap and make projects happen.





File Z18-958COMP 808 W. Spokane Falls Blvd. Spokane, WA 99201-3335 (509) 625-6255

Ben Stuckart Council President

Overlay zone(s) or district(s) could be developed for property within the entire CCL corridor or only within certain areas, such as within a certain distance from specified permanent CCL stations. Some or all of the characteristics and incentives applicable within CCL overlay zone(s) or district(s) could also be later made applicable to other high-performance transit network areas as the network expands throughout Spokane.

**EXHIBIT 3** 

In general, new development within a high-performance transit overlay zone or district should be required to meet the stricter standard as between the overlay zone or district and the underlying base zone. For example, if the overlay zone or district requires 10-foot minimum sidewalk widths, and the underlying base zone requires 5-foot minimum sidewalk widths, the overlay zone or district's 10-foot minimum would prevail.

This proposed change to the text of the Comprehensive Plan and attendant work plan item request are being presented as a single Comprehensive Plan amendment application because they both concern a single topic (transit-supported development) and geographic area (the CCL route).

Please see the attached documents, namely: (1) pre-application answers, (2) threshold review application answers, (3) proposed amendment text, and (4) a completed SEPA checklist for your review. If you have any questions or need further information, please reach out to City Council Policy Advisor Brian McClatchey.

Sincerely,

President, Spokane City Council

Encl. (4)



## **Transit-Supported Development**

**Proposed Comprehensive Plan Text Amendment** 

### PROPOSED AMENDMENT TEXT

The following text would be added, verbatim, to Chapter 3, Land Use, Shaping Spokane—the 2017 Comprehensive Plan Update. New text is shown <u>underlined</u>. The existing goal LU 4 is shown for reference.

### **LU 4 TRANSPORTATION**

Goal: Promote a network of safe and cost effective transportation alternatives, including transit, carpooling, bicycling, pedestrian-oriented environments, and more efficient use of the automobile, to recognize the relationship between land use and transportation.

. . .

## LU 4.6 Transit-Supported Development

Encourage transit-supported development, including a mix of employment, residential, and commercial uses, adjacent to high-performance transit corridors and other transit corridors with service of at least every 15 minutes during weekdays.

<u>Discussion</u>: People are more likely to take transit to meet their everyday travel needs when transit service is frequent, at least every 15 minutes. Mixed-use development in these areas will enable less reliance on automobiles for travel, reduce parking needs, and support robust transit ridership. Land use regulations and incentives will encourage this type of development along high-performance transit corridors.



## **Comprehensive Plan or Land Use Code Amendment**

Pre-Application

Rev.20180102

## **DESCRIPTION OF THE PROPOSED AMENDMENT:**

(P

(Please	e che	check the appropriate box(es)	
		omprehensive Plan Text Change □ Land Use Designation Change egulatory Code Text Change □ Area-Wide Rezone	
	_	espond to these questions on a separate piece of paper. Incomplete answers may jeopard ion's chances of being reviewed during this amendment cycle.	lize your
1.	G	General Questions (for all proposals):	
	a.	a. Summarize the general nature of the proposed amendment.	
	b.	o. Why do you feel this change is needed?	
	C.	c. In what way(s) is your proposal similar to or different from the fundamental concepts conta comprehensive plan?	ined in the
	d.	d. For text amendments: What goals, policies, regulations or other documents might be change proposal?	ged by your
	e.	<ol> <li>For map amendments:</li> <li>What is the current Land Use designation and zoning for each affected parcel?</li> <li>What is the requested Land Use designation and zoning for each affected parcel?</li> <li>Describe the land uses surrounding the proposed amendment site(s); e.g. land use vacant/occupied, etc.</li> </ol>	type,
	f.	f. Do you know of any existing studies, plans or other documents that specifically relate to or proposal?	support your
	g.	g. Why did you decide to pursue a comprehensive plan amendment rather than address your through some other aspect of the Development Services department's work program (e.g. planning, public input on new regulations, etc.)?	
	h.	n. Has there been a previous attempt to address this concern through a comprehensive plan a $\Box$ Yes $\Box$ No	mendment?

- If yes, please answer the following questions:
  - 1. When was the amendment proposal submitted?
  - 2. Was it submitted as a consistent amendment or an inconsistent amendment?
  - 3. What were the Plan Commission recommendation and City Council decision at that time?
  - 4. Describe any ways that this amendment proposal varies from the previously considered version.



## **Transit-Supported Development**

### **Proposed Comprehensive Plan Text Amendment**

### **PRE-APPLICATION FORM ANSWERS**

- 1.a. The proposed amendment would insert a new policy into Chapter 4, Transportation of Shaping Spokane, the 2017 update to the Comprehensive Plan. This proposed policy and its attendant discussion text call for the City to encourage transit-supported development adjacent to high-performance transit routes.
- 1.b. This proposed amendment was identified in the Central City Line Strategic Overlay Plan ("the Overlay Plan"), adopted by City Council resolution in September 2016. The Overlay Plan identified certain implementation steps for accommodation of the Central City Line, including a new Comprehensive Plan policy such as this one.
- 1.c. The proposed amendment supports and augments several existing policies in the Comprehensive Plan, including policy LU 4.1 (Land Use and Transportation), Goal TR-C (accommodate access to daily needs and priority destinations), goal TR-G (maximize public benefits of transportation), and policy TR-19 (plan collaboratively). An efficient and comprehensive transit system is envisioned and supported by the existing Comprehensive Plan. This proposed policy would augment those goals and policies with specific language related to the soon-to-be-implemented Central City Line and the remaining high-performance transit routes STA proposes to install in the city in the near future.
- 1.d. The only change envisioned by this application is a new policy in Chapter 3, Land Use. Proposed as policy LU 4.6, the following language is proposed:

### Policy LU 4.6 Transit-Supported Development

Encourage transit-supported development, including a mix of employment, residential, and commercial uses, adjacent to high-performance transit corridors and other transit corridors with service of at least every 15 minutes during weekdays.

**Discussion**: People are more likely to take transit to meet their everyday travel needs when transit service is frequent, at least every 15 minutes. Mixed-use development in these areas will enable less reliance on automobiles for travel, reduce parking needs, and support robust transit ridership. Land use regulations and incentives will encourage this type of development along high-performance transit corridors.

- 1.e. This question does not apply to text amendments.
- 1.f. This proposal relates directly to the Overlay Plan described above as well as the Spokane Transit Authority ("STA") Moving Forward Plan. Furthermore, the inclusion of a specialized transit service through downtown Spokane, connecting to adjacent neighborhoods, is described in Fast Forward Spokane, the 2018 Update to the Downtown Plan.

- 1.g. This proposal, as described in the Overlay Plan, is one of a series of proposals that will accommodate and encourage the use of high-performance transit in the City of Spokane. This proposal is most appropriate at the Comprehensive Plan level as it is necessary to provide policy direction and intent for the later steps. Furthermore, the proposal concerns the City as a whole rather than a single project or property. As such, the most appropriate venue for this change is at the Comprehensive Plan level.
- 1.h. No. This is the first time this proposal has been made.
- 1.i. This question does not apply to this proposal.



# Unified Development Code Amendments Threshold Review

### Pre-application:

The first step in applying for an amendment to the Unified Development Code which is initiated by persons or entities other than the city, is to submit a threshold review application. Prior to submitting this application, a private applicant is required to schedule a no-fee pre-application conference with staff. Applications are accepted through October 31 each year, during business hours. Applicants are strongly encouraged to make an appointment with Planning Department staff prior to submitting an application.

### **Description of the Proposed Amendment:**

• In the case of a proposed text amendment, please describe the proposed amendment and provide suggested amendment language.

In addition to describing the proposal, please describe how your applications satisfies the threshold review criteria in SMC 17G.025.010, which are restated below. You may need to use a separate piece of paper.

- 1. Describe how the proposed amendment is appropriately addressed as a Unified Development Code Amendment.
- 2. The proposed amendment does not raise policy or land use issues that are more appropriately addressed by an ongoing work program approved by the City council or by a neighborhood or subarea planning process.
- 3. The proposed amendment can be reasonably reviewed within the resources and time frame of the Annual Comprehensive Plan Amendment Work Program.
- 4. Describe how the proposed amendment is consistent with current general policies in the comprehensive plan for site-specific amendment proposals. The proposed amendment must be consistent with policy implementation in the Countywide Planning policies, the GMA, or other state or federal law, and the WAC.
- 5. The proposed amendment is not the same as or substantially similar to a proposal that was considered in the previous year's threshold review process, but was not included in the Annual Comprehensive Plan Amendment Work Program, unless additional supporting information has been generated.
- 6. If this change is directed by state law or a decision of a court or administrative agency, please describe.



## **Transit-Supported Development**

### **Proposed Comprehensive Plan Text Amendment**

### THRESHOLD REVIEW APPLICATION ANSWERS

- 1. This proposal, as described in the Overlay Plan, is one of a series of proposals that will accommodate and encourage the use of high-performance transit in the City of Spokane. This proposal is most appropriate at the Comprehensive Plan level as it is necessary to provide policy direction and intent for the later steps. Furthermore, the proposal concerns the City as a whole rather than a single project or property. As such, the most appropriate venue for this change is at the Comprehensive Plan level.
- 2. The proposed amendment would provide policy direction and support for later work program items such as the eventual adoption of a high-performance transit overlay and development regulations as envisioned by the Central City Line Strategic Overlay Plan (the "Overlay Plan").
- 3. The proposed amendment is a single text amendment, previously discussed and vetted during the preparation and eventual adoption by resolution of the Overlay Plan.
- 4. This threshold criteria does not apply to text amendments.
- 5. The proposal would add language that augments and enhances language already in the Comprehensive Plan as well as the Countywide Planning Policies, as follows:
  - Supporting Comprehensive Plan Goals and Policies:
    - Goal LU 4 Transportation
      - Policy LU 4.1 Land Use and Transportation
    - Goal TR-C Access to Daily Needs and Destinations
    - o Goal TR-G Maximize Public Benefits
      - Policy TR-19 Plan Collaboratively
  - Supporting Countywide Planning Policies:
    - Policy Topic 1 Urban Growth Areas
      - Urban Policy 9 High-Capacity Transportation Corridors
    - Policy Topic 5 Transportation
      - Transportation Policy 11 Support for Public Transportation
- 6. The proposed amendment has not been presented to the threshold review process previously.
- 7. The proposed amendment is not related to a change in state law, nor is it the result of a court or administrative agency decision.

## State Environmental Policy Act (SEPA) **ENVIRONMENTAL CHECKLIST**

File No. Z18-958COMP

#### PLEASE READ CAREFULLY BEFORE COMPLETING THE CHECKLIST!

### **Purpose of Checklist:**

The State Environmental Policy Act (SEPA) chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An Environmental Impact Statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

## **Instructions for Applicants:**

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

### Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply."

IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (Part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

## A. BACKGROUND

1.	Name of proposed project: Transit-supported development text amendment
	Applicant: Council President, Ben Stuckart
3.	Address: Spokane City Council, 808 W Spokane Falls Blvd.
	City/State/Zip: Spokane, WA 99201 Phone: 509-625-6258
	Agent or Primary Contact: Same
	Address:
	City/State/Zip: Phone:
	Location of Project: Citywide (Text Amendement)
	Address:
	Section: Quarter: Township: Range:
	Tax Parcel Number(s) All parcels within City Limits
4.	Date checklist prepared: October 31, 2018
5.	Agency requesting checklist: Neighborhood and Planning Services Department
6.	Proposed timing or schedule (including phasing, if applicable): To be considerd in the 2018-2019
	Comprehensive Plan Amendment cycle.
7.	a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. STA Central City Line
	b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain.  N/A, non-project text amendment.
8.	List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. None.

———	affecting the property covered by your proposal? If yes, explain. Unknown.
	y government approvals or permits that will be needed for your proposal, if known rehensive Plan amendment docketing process approval; Plan Commission
	mendation; City Council adoption.
	rief, complete description of your proposal, including the proposed uses and the size of the
aspects	and site. There are several questions later in this checklist that ask you to describe certain s of your proposal. You do not need to repeat those answers on this page.  The proposal amend the Comprehensive Plan to include one new land use policy to encourage and support transit-
suppor	ted development. This proposal is intended to amend the City's land use policies in advance of the constructi
of the (	Central City Line and to give sufficient time for developers and neighbors to understand the impacts of the
Centra	City Line and the new devleopment options along the route.
2. Locatio	n of the proposal: Give sufficient information for a person to understand the precise location
of your	proposed project, including a street address, if any, and section, township and range, if
known.	If a proposal would occur over a range of area, provide the range or boundaries of the
site(s).	Provide a legal description, site plan, vicinity map, and topographic map, if reasonably
availab	le. While you should submit any plans required by the agency, you are not required to
•	te maps or detailed plans submitted with any permit application related to this checklist  oposal would have effects city-was, as high-performance transit routes are established and implemented.
For fur	her information, see the STA website at http://stamovingforward.com/plan/projects/hpt-service-central-
city-line	· · · · · · · · · · · · · · · · · · ·
3. Does th	ne proposed action lie within the Aquifer Sensitive Area (ASA)? The General Sewer Service
Area?	The Priority Sewer Service Area? The City of Spokane? (See: Spokane County's ASA
Overla	Zone Atlas for boundaries.) <u>Yes.</u>

- 14. The following questions supplement Part A.
- a. Critical Aquifer Recharge Area (CARA) / Aquifer Sensitive Area (ASA)

(1)	Describe any systems, other than those designed for the disposal of sanitary waste installed for
	the purpose of discharging fluids below the ground surface (includes systems such as those for
	the disposal of stormwater or drainage from floor drains). Describe the type of system, the
	amount of material to be disposed of through the system and the types of material likely to be
	disposed of (including materials which may enter the system inadvertently through spills or as a result of firefighting activities).  None.
(2)	Will any chemicals (especially organic solvents or petroleum fuels) be stored in aboveground or
	underground storage tanks? If so, what types and quantities of material will be stored?  None.
(3)	What protective measures will be taken to insure that leaks or spills of any chemicals stored or
	used on site will not be allowed to percolate to groundwater. This includes measures to keep chemicals out of disposal systems. N/A. Non-project text amendment.
(4)	Will any chemicals be stored, handled or used on the site in a location where a spill or leak will
	drain to surface or groundwater or to a stormwater disposal system discharging to surface or groundwater?  None.

b.	Stormwater
	(1) What are the depths on the site to groundwater and to bedrock (if known)?
	(2) Will stormwater be discharged into the ground? If so, describe any potential impacts
В.	ENVIRONMENTAL ELEMENTS
1.	Earth
a.	General description of the site (check one):
	☐ Flat ☐ Rolling ☐ Hilly ☐ Steep slopes ☐ Mountainous
	Other: All types. Proposal concerns all parts of the City.
b.	What is the steepest slope on the site (approximate percent slope)?  Unknown.
C.	What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If
	you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils Unknown.
d.	Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe Unknown.

e.	Describe the purpose, type, total area, and approximate quantities and total affected area of any
	filling, excavation, and grading proposed. Indicate source of fill:  Various. Proposal concerns entire city.
f.	Could erosion occur as a result of clearing, construction, or use? If so, generally describe
g.	About what percent of the site will be covered with impervious surfaces after project construction
	(for example, asphalt, or buildings)?
	N/A, non-project text amendment.
h.	Proposed measures to reduce or control erosion or other impacts to the earth, if any:
11.	N/A, non-project text amendment.
2.	Air
a.	What type of emissions to the air would result from the proposal during construction, operation,
	and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. N/A, non-project text amendment.
b.	Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.  N/A, non-project text amendment.

	Vater
S	SURFACE WATER:
(	1) Is there any surface water body on or in the immediate vicinity of the site (including year-round
	and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide
	names. If appropriate, state what stream or river it flows into.  N/A, non-project text amendment.
	NA, non-project text amendment.
(2	2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters?
(2	2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters?  If yes, please describe and attach available plans. Nonethe proposal amends the text of the
(2	2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters?  If yes, please describe and attach available plans. Nonethe proposal amends the text of the Comprehenisve Plan only.
(2	If yes, please describe and attach available plans. Nonethe proposal amends the text of the
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	If yes, please describe and attach available plans.  Nonethe proposal amends the text of the Comprehenisve Plan only.  Stimate the amount of fill and dredge material that would be placed in or removed from the
	If yes, please describe and attach available plans.  Nonethe proposal amends the text of the Comprehenisve Plan only.  Sestimate the amount of fill and dredge material that would be placed in or removed from the surface water or wetlands and indicate the area of the site that would be affected. Indicate the
	If yes, please describe and attach available plans.  Nonethe proposal amends the text of the Comprehenisve Plan only.  Stimate the amount of fill and dredge material that would be placed in or removed from the
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(\$	If yes, please describe and attach available plans.  Nonethe proposal amends the text of the Comprehenisve Plan only.  Sestimate the amount of fill and dredge material that would be placed in or removed from the surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.  N/A, non-project text amendment.
(\$	If yes, please describe and attach available plans.  Nonethe proposal amends the text of the Comprehenisve Plan only.  Sestimate the amount of fill and dredge material that would be placed in or removed from the surface water or wetlands and indicate the area of the site that would be affected. Indicate the

(5	<ul> <li>Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.</li> <li>N/A, non-project text amendment.</li> </ul>
(6	s) Does the proposal involve any discharge of waste materials to surface waters? If so, describe
,	the type of waste and anticipated volume of discharge.  N/A, non-project text amendment.
b. G	ROUNDWATER:
(1	) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.  N/A, non-project text amendment.
(2	2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. None.

C.	WATER RUNOFF (INCLUDING STORMWATER):
	(1) Describe the source of runoff (including stormwater) and method of collection and disposal if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.  N/A, non-project text amendment.
	(2) Could waste materials enter ground or surface waters? If so, generally describe.  N/A, non-project text amendment.
	(3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. N/A, non-project text amendment.
d.	PROPOSED MEASURES to reduce or control surface, ground, and runoff water, and drainage patter impacts, if any.  None.

## 4. Plants

a.	Check the type of vegetation found on the site: All types. Proposal concerns all parts of the City.
	Deciduous tree: ☐ alder ☐ maple ☐ aspen
	Other:
	Evergreen tree:
	Other:
	☐ Shrubs ☐ Grass ☐ Pasture ☐ Crop or grain
	☐ Orchards, vineyards or other permanent crops
	Wet soil plants: ☐ cattail ☐ buttercup ☐ bullrush ☐ skunk cabbage
	Other:
	Water plants: ☐ water lily ☐ eelgrass ☐ milfoil
	Other:
	Other types of vegetation:
b.	What kind and amount of vegetation will be removed or altered?
	Trong.
C.	List threatened and endangered species known to be on or near the site.
	None/Unknown.
d.	Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation
	on the site, if any: N/A, non-project text amendment.

e.	List all noxious weeds and invasive species known to be on or near the site.  Unknown.
5.	Animals
a.	<u>Check and List</u> any birds and other animals which have been observed on or near the site or are known to be on or near the site: Unknown. Proposal concerns all parts of the city.
	Birds: ☐ hawk ☐ heron ☐ eagle ☐ songbirds
	Other:  Mammals:   deer   bear   elk   beaver  Other:
	Fish: □ bass □ salmon □ trout □ herring □ shellfish  Other:
	Other ( <u>not</u> listed in above categories):
b.	List any threatened or endangered animal species known to be on or near the site.  Unknown.
C.	Is the site part of a migration route? If so, explain. Unknown.
d.	Proposed measures to preserve or enhance wildlife, if any:  N/A, non-project text amendment.

e.	List any invasive animal species known to be on or near the site.  Unknown.		
6.	Energy and natural resources		
a.	What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc N/A, non-project text amendment.		
b.	Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.  N/A, non-project text amendment.		
C.	What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:  N/A, non-project text amendment.		
7.	Environmental health		
a.	Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe N/A, non-project text amendment.		

(1)	Describe any known or possible contamination at the site from present or past uses
(2)	Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.  None known.
(3)	Describe any toxic or hazardous chemicals/conditions that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.  N/A, non-project text amendment.
(4)	Describe special emergency services that might be required.  None.
(5)	Proposed measures to reduce or control environmental health hazards, if any:  None.

b.	NO	ISE:				
	` ,	What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? N/A, non-project text amendment.				
	` '	What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.  N/A, non-project text amendment.				
	(3)	Proposed measure to reduce or control noise impacts, if any: None.				
8.	Lar	nd and shoreline use				
a.	What is the current use of the site and adjacent properties? Will the proposal affect current land					
		es on nearby or adjacent properties? If so, describe.  this proposal would be impelmented city-wide, the proposal concerns all possible land uses.				
b.	— Has	s the project site been used as working farmlands or working forest lands? If so, describe. How				
	mu	ch agricultural or forest land of long-term commercial significance will be converted to other uses				
	as	a result of the proposal, if any? If resource lands have not been designated, how many acres in				
		mland or forest land tax status will be converted to nonfarm or nonforest use? rtions of the City have been used or are used for agriculture. The proposed amendment would not change				
	an	y existing protections for those uses.				

business operations, such as oversize equipment access, the application of pesticides, tillir and harvesting? If so, how: No.
scribe any structures on the site. The proposal has no "site" as it concerns a text amendment.
any structures be demolished? If so, which? No.
at is the current zoning classification of the site?  this proposal would be impelmented city-wide, the proposal concerns all possible zoning classifications.
at is the current comprehensive plan designation of the site? this proposal would be impelmented city-wide, the proposal concerns all possible designations.

١.	Has any part of the site been classified as a critical area by the city or the county? If so, specify As this proposal would be impelmented city-wide, the proposal concerns all critical areas within the city. Howev
	the proposal would not modify any existing protections for such areas
	Approximately how many people would reside or work in the completed project?  Unknown.
	Approximately how many people would the completed project displace?  None.
	Proposed measures to avoid or reduce displacement impacts, if any:  None.
	Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:  None.
	Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:  None.

9.	Housing	

a.	Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. None.
b.	Approximately how many units, if any, would be eliminated? Indicate whether high-, middle- or low-income housing. None.
C.	Proposed measures to reduce or control housing impacts, if any:
10.	Aesthetics
a.	What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? N/A, non-project text amendment.
b.	What views in the immediate vicinity would be altered or obstructed? N/A, non-project text amendment
C.	Proposed measures to reduce or control aesthetic impacts, if any: N/A, non-project text amendment.

## 11. Light and Glare

	What type of light or glare will the proposal produce? What time of day would it mainly occur? _ N/A, non-project text amendment.
	Could light or glare from the finished project be a safety hazard or interfere with views?  No.
	What existing off-site sources of light or glare may affect your proposal?  N/A, non-project text amendment.
	Proposed measures to reduce or control light and glare impacts, if any:  N/A, non-project text amendment.
١	Recreation  What designated and informal recreational opportunities are in the immediate vicinity?  Various. Proposal concerns entire city.
	Would the proposed project displace any existing recreational uses? If so, describe
-	

## 13. Historic and cultural preservation

a.	Are there any buildings, structures, or sites, located on or near the sited that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe, Unknown/various.
	site? If so, specifically describe.
b.	Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.  Unknown.
C.	Describe the methods used to assess the potential impacts to cultural and historic resources on one near the project site. Examples include consultation with tribes and the department of archaeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.  N/A, non-project text amendment.
d.	Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required

## 14. Transportation

a.	Identify public streets and highways serving the site or affected geographic area and describe
	proposed access to the existing street system. Show on site plans, if any.
	The proposed amendment would cocnern any City street designated as a high-performance transit route.
b.	Is site or affected geographic area currently served by public transit? If so, generally describe.
	not, what is the approximate distance to the nearest transit stop
	Yes. Spokane Transit Authority serves the entire City.
C.	How many additional parking spaces would the completed project or non-project proposal have?
٥.	
	How many would the project or proposal eliminate?  None.
d.	Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or
	state transportation facilities, not including driveways? If so, generally describe (indicate whether
	public or private). No.
	public of private).
e.	Will the project or proposal use (or occur in the immediate vicinity of) water, rail or air
	transportation? If so, generally describe.

f.	How many vehicular trips per day would be generated by the completed project or proposal? It known, indicate when peak volumes would occur and what percentage of the volume would be
	trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates? N/A, non-project text amendment.
	(Note: to assist in review and if known, indicate vehicle trips during PM peak, AM Peak, and Weekday (24 hours).)
g.	Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, general describe. No.
h.	Proposed measures to reduce or control transportation impacts, if any:  None.
15.	Public services
	Would the project result in an increased need for public services (for example: fire protection)
	police protection, public transit, health care, schools, other)? If so, generally describe.  N/A, non-project text amendment.
b.	Proposed measures to reduce or control direct impacts on public services, if any:
	N/A, non-project text amendment.

## 16. Utilities

a.	Check utilities currently available at the site:
	☑ electricity
	☑ natural gas
	☑ water
	☑ refuse service
	☑ telephone
	☑ sanitary sewer
	☐ septic system
	Other:
b.	Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed:  None.

Evaluation for Agency Use Only

## C. SIGNATURE

i, the undersigned, swear under penalty of perjury that the above responses are made truthfully and	to			
the best of my knowledge. I also understand that, should there be any willful misrepresentation	or			
willful lack of full disclosure on my part, the agency must withdraw any determination of Nonsignificand	се			
that it might issue in reliance upon this checklist.				
Date: 1/7/19 Signature: Substituti				
Please Print or Type:				
Proponent: Ben Stuckart Address: 808 W Spokane Falls Blvd				
Phone: 509-625-6258 Spokane, WA 99201				
Person completing form (if different from proponent): Brian McClatchey				
Phone: 509-625-6210 Address: 808 W Spokane Falls Blvd	_			
Spokane, WA 99201				
FOR STAFF USE ONLY				
Staff member(s) reviewing checklist:	_			
Based on this staff review of the environmental checklist and other pertinent information, the staff concludes that:				
A. there are no probable significant adverse impacts and recommends a Determination Nonsignificance.	of			
B. probable significant adverse environmental impacts do exist for the current proposal arrecommends a Mitigated Determination of Nonsignificance with conditions.	nd			
C. there are probable significant adverse environmental impacts and recommends  Determination of Significance.	а			

### D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(Do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1.	How would the proposal be likely to increase discharge to water; emissions to air; production,
	storage, or release of toxic or hazardous substances; or production of noise? The proposed amendment
	could result in more dense development along high-performance transit routes. This increased density could have
	the potential to increase these types of emissions/etc. as would any new development.
	Proposed measures to avoid or reduce such increases are: Any such increases would be analyzed on a project-
	by-project basis as individual building permit applications are submitted to the City for approval.
2.	How would the proposal be likely to affect plants, animals, fish or marine life?  As densification and
	redevelopment as a result of this proposal occurs in established, developed parts of the City, the impact to plans, animals,
	fish, or marine life would be minimal.
	Proposed measures to protect or conserve plants, animals, fish or marine life are:  None.
3.	How would the proposal be likely to deplete energy or natural resources?
	See the answer to question 1 above.
	Proposed measures to protect or conserve energy and natural resources are:
	See the answer to question 1 above.

	How would the proposal be likely to use or affect environmentally sensitive areas or areas							
	designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild							
	and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands,							
	flood plains or prime farmlands? The proposal would not directly affect these locations as it concerns a text amendment. However,							
	if development occurs as a result of the proposed policy, each development project could have incremental effects on							
	these areas.							
	Proposed measures to protect such resources or to avoid or reduce impacts are:							
	Any potential effects will be analyzed by the City on a project-by-project basis as building permit applications							
	are submitted.							
E	How would the proposal be likely to effect land and charoline use including whether it would allow							
5.	How would the proposal be likely to affect land and shoreline use, including whether it would allow							
	or encourage land or shoreline uses incompatible with existing plans? Similar to answer 4 above, incremental effects on shorelines might occur as a result of development following adoption of the proposed policy.							
	Proposed measures to avoid or reduce shoreline and land use impacts are:							
	Any such develompent would be subject to the City's existing protections and limitations on land uses in the shoreline areas.							
6.								
6.	How would the proposal be likely to increase demands on transportation or public services and							
6.	How would the proposal be likely to increase demands on transportation or public services and utilities? The proposed policy concerns development in the vicinity of transit, specifically designed to foster greaters.							
6.								
6.	utilities? The proposed policy concerns development in the vicinity of transit, specifically designed to foster greate							
6.	utilities? The proposed policy concerns development in the vicinity of transit, specifically designed to foster greate use and demand for those transit uses and the attendant benefits resulting from it, such as less vehicle travel, pollution, etc.  Proposed measures to reduce or respond to such demand(s) are:							
	utilities? The proposed policy concerns development in the vicinity of transit, specifically designed to foster greate use and demand for those transit uses and the attendant benefits resulting from it, such as less vehicle travel, pollution, etc.  Proposed measures to reduce or respond to such demand(s) are:							
<ol> <li>7.</li> </ol>	utilities? The proposed policy concerns development in the vicinity of transit, specifically designed to foster greater use and demand for those transit uses and the attendant benefits resulting from it, such as less vehicle travel, pollution, etc.  Proposed measures to reduce or respond to such demand(s) are:  None.							
	utilities? The proposed policy concerns development in the vicinity of transit, specifically designed to for use and demand for those transit uses and the attendant benefits resulting from it, such as less vehicle travel, pollute Proposed measures to reduce or respond to such demand(s) are:  None.							

Evaluation for Agency Use Only

# C. SIGNATURE

I, the undersigned, swear under penalty of perjury that the best of my knowledge. I also understand that, si willful lack of full disclosure on my part, the agency may	hould there be any willful misrepresentation or
that it might issue in reliance upon this checklist.  Date:	ushut
Please Print or Type:	
Proponent: Ben Stuckart Address	808 W Spokane Falls Blvd
Phone: _509-625-6258	Spokane, WA 99201
Person completing form (if different from proponent):	Brian McClatchey
Phone:509-625-6210Address:	Same
FOR STAFF USE ONLY	
Staff member(s) reviewing checklist:	
Based on this staff review of the environmental check information, the staff concludes that:	list and other pertinent
A.   there are no probable significant adverse Nonsignificance.	impacts and recommends a Determination of
B.   probable significant adverse impacts do exis  Mitigated Determination of Nonsignificance with	st for the current proposal and recommends a th conditions.
C.  there are probable significant adverse Determination of Significance.	environmental impacts and recommends a

#### NONPROJECT DETERMINATION OF NONSIGNIFICANCE

FILE NO(S): Z18-958COMP

**PROPONENT:** City of Spokane

**DESCRIPTION OF PROPOSAL**: This application, sponsored by Council President Stuckart and initiated by the Spokane City Council, proposes a new policy, LU 4.6, Transit-Supported Development, in Chapter 3, Land Use, of the Comprehensive Plan. The new policy would call for the City to encourage transit-supported development within the vicinity of high-performance transit (HPT) stops in the City of Spokane.

#### LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY:

The proposed policy would be enforced city-wide within the general vicinity of high-performance transit stops in the City of Spokane.

Legal Description: n/a

**LEAD AGENCY**: City of Spokane

with the specifics of a SEPA appeal.

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

1 1	There is no comment period for this DNS.
I I	This DNS is issued after using the optional DNS process in section 197-11-355 WAC. There is no further comment period on the DNS.
[X]	This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for at least 14 days from the date of issuance (below). Comments regarding this DNS must be submitted no later than 5 p.m. on September 10, 2019 if they are intended to alter the DNS.
*****	**************************
Respon	sible Official: Heather Trautman
Positio	n/Title: Director, Planning Services Phone: (509) 625-6300
Addres	s: 808 W. Spokane Falls Blvd., Spokane, WA 99201
Date is	sued: August 27, 2019 Signat :
d. d. d. d. d. d.	
*****	********************
	OF THIS DETERMINATION, after it has become final, may be made to the City of Spokane Hearing Examiner,
	est Spokane Falls Blvd., Spokane WA 99201. The appeal deadline is Noon on September 18, 2019 (21 days
trom th	e date of the signing of this DNS). This appeal must be on forms provided by the Responsible Official, make

specific factual objections, and be accompanied by the appeal fee. Contact the Responsible Official for assistance

## **MEMORANDUM**



DATE:

**April 30, 2019** 

TO:

Kevin Freibott. Assistant Planner

Eulo

FROM:

Eldon Brown, P.E., Principal Engineer – Development Services Center

File No:

Z18-958COMP

SUBJECT:

Comprehensive Plan Text Amendment - Policy LU 4.6 Transit-

**Supported Development** 

APPLICANT: Ben Stuckart, President, Spokane City Council

#### **Comp Plan Amendment Comments**

- 1. Conflicts with city utilities (sewer, water, stormwater) cannot be foreseen at this time by the proposed Comprehensive Plan Text Amendment for Transit-Supported Development. Future development will require a review of existing public utilities and infrastructure before concurrency for new development is reached.
- 2. New driveway and business delivery/loading locations may be affected by the overlay zone.
- 3. Existing ADA accessibility must be protected and new ADA accessibility should be encouraged in the overlay zone.
- 4. Existing planting strips between the sidewalk and curb, outside of the loading zones, should be maintained and improved to reduce stormwater runoff from sidewalks to the street and to provide a better streetscape.
- 5. Minimum clear pedestrian paths must be maintained.

cc: Development Services File

Kris Becker, P.E., Manager, Development Services Mike Nilsson, P.E., Senior Engineer, Development Services

Patty Kells, Traffic Engineering Assistant, Development Services

From: <u>Carol Tomsic</u>

To: Black, Tirrell; Gwinn, Nathan; Freibott, Kevin

Cc: DOUGLAS & MARILYN LLOYD; Sally Phillips; Wittstruck, Melissa; Beggs, Breean; Kinnear, Lori; Stuckart, Ben;

**Greg Francis** 

**Subject:** Comment on 2018/2019 Comprehensive Plan Updates

**Date:** Wednesday, July 24, 2019 10:02:50 PM

#### [CAUTION - EXTERNAL EMAIL - Verify Sender]

#### Transit Supported Development - Text Amendment

The Lincoln Heights Neighborhood will be affected by the text amendment. The Monroe/Regal High Performance Transit will connect the South Hill with North Spokane. Our neighborhood will benefit from the proposed mixed-use, transit supported development. The Lincoln Heights Neighborhood District plan supports a pedestrian friendly and walkable economically vibrant neighborhood. Encouraging transit ridership will positively affect pedestrian safety on the traffic-congested 29th Ave.

I support the text amendment and discussion; "mixed use development in these areas will enable less reliance on automobiles for travel, reduce parking needs, and support robust transit ridership. Land use regulations and incentives will encourage this type of development along high-performance transit corridors." However, the benefits of the proposed text amendment is contrary to the existing Corridor and District Center Type 2 zoning which sadly allows auto-oriented businesses such as drive thru-coffee shops, tire shops and retail auto parts stores on the auto-congested intersection of Regal/29th. I would like an additional text added stating any inappropriate "transit-supported development" adversely affecting a neighborhood and not supported by neighborhood councils be addressed and favorably rectified.

#### General Commercial Uses Comprehensive Plan Update

I agree that it's necessary to add clarification against establishing new General Commercial areas outside of centers and establish limited exceptions. I'd like to see a text addition that supports a neighborhood council's objection to any development that is contrary their district plans.

Thank you

Carol Tomsic resident

#### Exhibit 8 - Related Comprehensive Plan Goals and Policies

#### **GOAL LU 3 EFFICIENT LAND USE**

Promote the efficient use of land by the use of incentives, density and mixed-use development in proximity to retail businesses, public services, places of work, and transportation systems.

#### Policy LU 3.1 Coordinated and Efficient Land Use

Encourage coordinated and efficient growth and development through infrastructure financing and construction programs, tax and regulatory incentives, and by focusing growth in areas where adequate services and facilities exist or can be economically extended.

**Discussion**: Future growth should be directed to locations where adequate services and facilities are available. Otherwise, services and facilities should be extended or upgraded only when it is economically feasible to do so.

The Centers and Corridors designated on the Land Use Plan Map are the areas of the city where incentives and other tools should be used to encourage infill development, redevelopment and new development. Examples of incentives the city could use include assuring public participation, using public facilities and lower development fees to attract investment, assisting with project financing, zoning for mixed-use and higher density development, encouraging rehabilitation, providing in-kind assistance, streamlining the permit process, providing public services, and addressing toxic contamination, among other things.

#### **GOAL LU 4 TRANSPORTATION**

Promote a network of safe and cost effective transportation alternatives, including transit, carpooling, bicycling, pedestrian-oriented environments, and more efficient use of the automobile, to recognize the relationship between land use and transportation.

#### Policy LU 4.1 Land Use and Transportation

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.

**Discussion**: The GMA recognizes the relationship between land use and transportation. It requires a transportation element that implements, and is consistent with, the land use element. The transportation element must forecast future traffic and provide information on the location, timing, and capacity needs of future growth. It must also identify funding to meet the identified needs. If probable funding falls short of needs, the GMA requires the land use element to be reassessed to ensure that needs are met.

#### TR GOAL C: ACCOMMODATE ACCESS TO DAILY NEEDS AND PRIORITY DESTINATIONS

Promote land use patterns and construct transportation facilities and other urban features that advance Spokane's quality of life.

#### INTENT

Land use type, mix, intensity, and distribution - as a result of on-going development of the city - greatly influences travel choices and decisions on connectivity, placement and investments of transportation facilities. Harmonize the key relationship between the places where people live, work, learn, access essential services, play, and shop and their need to have access to these places. Transportation investments should help drive economic development, energize activity centers, provide greater food security for residents, and produce quality places/neighborhoods/communities that retain value through time. Creating prosperous and walkable neighborhoods that offer opportunities for people to meet and connect means thinking of streets as people places as much as vehicle spaces.

Spokane recognizes that transportation needs and travel choices may change over time as new alternatives become available. Other modes become viable when land uses are planned in a way that connects to multiple travel options and the distance between daily needs are closer. Coordinating appropriate transportation options and land uses is important. Transportation facilities should be maintained and improved in a manner that equitably serves Spokane.

# TR GOAL G: MAXIMIZE PUBLIC BENEFITS AND FISCAL RESPONSIBILITY WITH INTEGRATION

Design and maintain a fiscally efficient, environmentally responsible, and socially equitable transportation system that serves its users through coordinated planning and budgeting with other partners and utilities.

#### **INTENT**

The City of Spokane recognizes that transportation has a major effect on the environment and that environmental and fiscal stewardship must be a central focus in establishing and maintaining a transportation system that serves both today's users and future generations.

The 2014 Street Levy identified several key elements:

- Street repair needs are perpetual and ongoing investment is critical to maintain our system.
- The City will prioritize projects using an integrated approach that considers all needs in the right of way.
- The City will use a pay-as-you-go approach in maintaining streets.

"The City will focus these dollars on improvements on arterials, including both complete rehabilitation of streets and maintenance work, and will use an integrated approach that incorporates all uses of the right of way to leverage dollars and gain greater community benefits."

The intent is to upgrade the arterial roadway system to an average of "good" condition and maintain them there throughout the 20 years. Work would include everything from major reconstruction to sealing cracks. Other dollars, including those generated through

the vehicle license tab fee, would be dedicated to repairs on residential and other non-arterial streets, and pedestrian improvements.

Spokane will emphasize investments for context-sensitive roadway projects – maintenance, preservation, right-sizing - equitably across the city by seeking funding from a variety of sources and pursuing opportunities for system maintenance revenue for arterials, residential streets, and sidewalks. In addition, the city will remain good stewards of the transportation system by seeking out ways to use cost saving strategies and efficiencies for the best use of the available funds.

## Policy TR 19 Plan Collaboratively

Work with partner agencies to achieve a regional transportation plan that meets the goals and requirements of the Growth Management Act (GMA) but also reflects the visions and values of the City of Spokane.

#### **Key Actions**

- a. Coordinate with SRTC and neighboring jurisdictions on transportation planning, projects and policies to ensure efficient, multi-modal transportation of people and goods between communities regionally.
- b. Coordinate the setting and maintaining of transportation level of service standards with other agencies and private providers of transportation to ensure coordination and consistency when possible.
- c. Coordinate with WSDOT in areas where Highways of Statewide Significance (HSS) intersect/impact the local roadway network.
- d. Use the adopted Countywide Planning Policies (CWPP) as additional guidance for transportation planning.
- e. Protect the operations of Fairchild Air Force Base, Spokane International Airport and Felts Field with compatible land use regulations and ensure planning is coordinated and consistent with the airfields' respective Master Plans.
- f. Share information between transportation entities on a regular basis and during appropriate phases of projects and comprehensive plan updates and amendments.
- g. Coordinate with Spokane Transit Authority to ensure and support an efficient transit system.

#### ORDINANCE NO. C35841

AN ORDINANCE RELATING TO APPLICATION Z18-958COMP, AMENDING CHAPTER 3 OF THE CITY'S COMPREHENSIVE PLAN TO INCLUDE A NEW POLICY ENCOURAGING TRANSIT SUPPORTED DEVELOPMENT IN THE VICINITY OF HIGH-PERFORMANCE TRANSIT STOPS IN THE CITY OF SPOKANE.

WHEREAS, the Washington State Legislature passed the Growth Management Act (GMA) in 1990, requiring among other things, the development of a Comprehensive Plan (RCW 36.70A); and

WHEREAS, the City of Spokane adopted a Comprehensive Plan in May of 2001 that complies with the requirements of the Growth Management Act; and

WHEREAS, the Growth Management Act requires continuing review and evaluation of the Comprehensive Plan and contemplates an annual amendment process for incorporating necessary and appropriate revisions to the Comprehensive Plan; and

WHEREAS, the City of Spokane adopted Resolution 2016-0076 recognizing the Central City Line Strategic Overlay Plan as a guide for future policy development and potential regulatory implementation measures; and

WHEREAS, application Z18-958COMP seeks to add a new policy for Chapter 3, Land Use encouraging transit-supported development in the vicinity of high-performance transit stops, consistent with a recommendation by the Central City Line Strategic Overlay Plan; and

WHEREAS, staff requested comments from agencies and departments on April 5, 2019, and a public comment period ran from May 28, 2019 to July 29, 2019; and

WHEREAS, the Washington State Department of Commerce and appropriate state agencies were given the required 60-day notice before adoption of proposed changes to the Comprehensive Plan on August 29, 2019; and

WHEREAS, the Spokane Plan Commission held substantive workshops regarding the proposed Comprehensive Plan amendment on June 26 and July 24, 2019; and

WHEREAS, the Spokane Plan Commission modified the proposal at their July 24, 2019 workshop to clarify where development should be encouraged and the process which should be undertaken to do so; and

WHEREAS, a State Environmental Policy Act (SEPA) Determination of Non-Significance ("DNS") was issued on August 27, 2019 for the proposed text amendments.

The public comment period for the SEPA determination ended on September 10, 2019; and

WHEREAS, notice of the SEPA Checklist and Determination, the proposed amendments, and announcement of the September 11, 2019 Plan Commission Public Hearing was published on August 28, 2019 and September 4, 2019; and

WHEREAS, the staff report for Application Z18-958COMP reviewed all the criteria relevant to consideration of the application; and

WHEREAS, the Spokane Plan Commission conducted a public hearing and deliberated on September 11, 2019 for Application Z18-958COMP and other proposed amendments; and

WHEREAS, the Spokane Plan Commission found that Application Z18-958COMP is consistent with and implements the Comprehensive Plan; and

WHEREAS, the Plan Commission voted 7 to 0 to recommend approval of Application Z18-958COMP; and

WHEREAS, the City Council adopts the recitals set forth herein as its findings and conclusions in support of its adoption of this ordinance and further adopts the findings, conclusions, and recommendations from the Planning & Development Services Staff Report and the City of Spokane Plan Commission for the same purposes; --

NOW, THEREFORE, THE CITY OF SPOKANE DOES ORDAIN:

- 1. Approval of the Application. Application Z18-958COMP is approved.
- 2. <u>Amendment of Chapter 3, Land Use, of the Comprehensive Plan.</u> Chapter 3 is amended to include the following new policy under Land Use Goal 4, Transportation:

#### LU 4.6Transit-Supported Development

Encourage transit-supported development, including a mix of employment, residential, and commercial uses, adjacent to high-performance transit stops.

**Discussion**: People are more likely to take transit to meet their everyday travel needs when transit service is frequent, at least every 15 minutes. Mixed-use development in these areas will enable less reliance on automobiles for travel, reduce parking needs, and support robust transit ridership. Land use regulations and incentives will encourage this type of development along high-performance transit corridors.

Transit-supported development should be encouraged through the application of development incentives, enhanced design measures, streetscape standards, parking standards, and potential changes in density and use. Each of these measures should be developed through a sub-area planning (or similar) process as each high-performance transit line is planned and developed. These sub-area planning processes should include neighborhood and stakeholder involvement and public participation processes to ensure that site-specific and neighborhood-context issues are addressed and benefits are maximized.

PASSED BY THE CITY COUNCIL ON	, 2019.
	Council President
Attest:	Approved as to form:
City Clerk	Assistant City Attorney
Mayor	Date
	Effective Date

# Spokane Plan Commission Findings of Fact, Conclusions, and Recommendations on the Comprehensive Plan Land Use

# Text Amendment File No. Z18-958COMP (LU 4.6 – Transit-Supported Development)

A Recommendation of the Spokane Plan Commission to the City Council to APPROVE the Comprehensive Plan Amendment proposal seeking to create a new policy LU 4.6, Transit-Supported Development, in Chapter 3, Land Use, of the Comprehensive Plan, regarding support for development that is served by high-performance transit in the City of Spokane.

#### FINDINGS OF FACT:

- A. The City of Spokane adopted a Comprehensive Plan in May of 2001 that complies with the requirements of the Growth Management Act (GMA).
- B. Under GMA, comprehensive plans generally may be amended no more frequently than once a year, and all amendment proposals must be considered concurrently in order to evaluate for their cumulative effect.
- C. On September 2, 2016 the City Council adopted Resolution RES 2016-0076, recognizing the Central City Line Strategic Overlay Plan as a guide for future policy development and potential regulatory implementation measures.
- D. In a letter to staff dated December 17, 2018 Council President Ben Stuckart proposed a new policy in the Comprehensive Plan regarding transit-supported development consistent with the recommendations of the Central City Line Strategic Overlay Plan.
- E. The proposal seeks to create a new policy, LU 4.6, calling on the City to support development in the vicinity of high-performance transit stops that would be supported by and take advantage of the greater transit service and demand at those locations.
- F. On February 25, 2019 the City Council adopted Resolution RES 2019-0011 establishing the 2019 Comprehensive Plan Amendment Work Program, and including the proposal in the Work Program.
- G. Thereafter, on April 5, 2019 staff requested comments from agencies and departments. No adverse comments were received from agencies or departments regarding the proposal.
- H. A public comment period ran from May 28, 2019 to July 29, 2019 which provided a 60-day public comment period. The City received one written comment in general support of the proposal.
- I. On June 6, 2019 the Community Assembly received a presentation regarding the 2019 Comprehensive Plan Amendment Work Program and the proposal, and has been provided with information regarding the dates of Plan Commission workshops and hearings.

- J. On June 26, 2019 the Spokane Plan Commission held a workshop to study the proposal.
- K. On July 24, 2019 the Spokane Plan Commission held a second workshop, during which they approved minor amendments to the proposal to clarify where development should be encouraged and how that process should be undertaken.
- L. On August 27, 2019 a State Environmental Policy Act (SEPA) Checklist and Determination of Non-Significance were issued for the Comprehensive Land Use Plan Map and Zoning Map changes, including the proposal. The deadline to appeal the SEPA determination was September 10, 2019. No comments on the SEPA determination were received.
- M. On August 29, 2019 the Washington State Department of Commerce and appropriate state agencies were given the required 60-day notice of intent to adopt before adoption of any proposed changes to the Comprehensive Plan.
- N. On August 28 and September 4, 2019 the City caused notice to be published in the Spokesman Review providing notice of the SEPA Checklist and Determination of Non-Significance, the Comprehensive Plan Land Use Map amendment, and announcing the September 11, 2019 Plan Commission Public Hearing.
- O. Prior to the Plan Commission hearing, staff prepared a report addressing SEPA and providing staff's analysis of the merits of the proposal, copies of which were circulated as prescribed by SMC 17G.020.060B.8. Staff's analysis of the proposal recommended approval of the application.
- P. On September 11, 2019 the Plan Commission held a public hearing on the proposal and concluded its deliberations on the proposal.
- Q. As a result of the City's efforts, pursuant to the requirements of SMC 17G.020.070, the public has had extensive opportunities to participate throughout the process and persons desiring to comment were given an opportunity to comment.
- R. Except as otherwise indicated herein, the Plan Commission adopts the findings and analysis set forth in the Staff Report prepared for the proposal (the "Staff Report").
- S. Comprehensive Plan Chapter 2, Implementation, Section 2.3 provides:

This section establishes a process to ensure the Plan functions as a living document, advancing the long range vision for the community, while also being responsive to changing conditions. The intended outcomes of these matrices are:

. . . .

Ensure the Plan is a living document, capable of responding to changing conditions and expanding information.

- T. The Plan Commission finds that the proposal meets the intent and requirements of the Comprehensive Plan.
- U. The Plan Commission finds that the proposal meets the demonstration of need described in SMC 17G.020.030.K as it relates to policy adjustments, in that the proposal would provide additional guidance as to the implementation of the policies and vision provided by the Comprehensive Plan.
- V. The Plan Commission finds that the proposal meets the decision criteria established by SMC 17G.020.030, as described in the Staff Report.

#### **CONCLUSIONS:**

Based upon the application materials, staff analysis (which is hereby incorporated into these findings, conclusions, and recommendation), SEPA review, agency and public comments received, and public testimony presented regarding the proposal File No. Z18-958COMP, the Plan Commission makes the following conclusions with respect to the review criteria outlined in SMC 17G.020.030:

- 1. The proposal was included in the 2019 Annual Comprehensive Plan Amendment Work Program.
- 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. The proposal is consistent with the goals and purposes of GMA.
- 4. Any potential infrastructure implications associated with the proposal will either be mitigated through projects reflected in the City's relevant six-year capital improvement plans or through enforcement of the City's development regulations at time of development.
- 5. As outlined in above in the Findings of Fact, the proposal is internally consistent within the meaning of SMC 17G.020.030E.
- 6. The proposal is consistent with the Countywide Planning Policies for Spokane County, the comprehensive plans of neighboring jurisdictions, applicable capital facilities plans, the reginal transportation plan, and official population growth forecasts.
- 7. The proposal has been considered simultaneously with the other proposals included in the 2019 Annual Comprehensive Plan

- Amendment Work Program in order to evaluate the cumulative effect of all the proposals.
- 8. SEPA review was completed for the proposal, and pursuant to SEPA, any adverse environmental impacts associated with the proposal will be mitigated by enforcement of the City's development regulations.
- 9. The proposal will not adversely affect the City's ability to provide the full range of urban public facilities and services citywide at the planned level of service, or consume public resources otherwise needed to support comprehensive plan implementation strategies.
- 10. The proposal represents a new policy and is in conformance with the appropriate demonstration of need identified for amendments to the comprehensive plan.

#### **RECOMMENDATIONS:**

In the matter of Z18-958COMP, a request by the Spokane City Council to create a new policy LU 4.6, Transit-Supported Development, in Chapter 3, Land Use, of the Comprehensive Plan, as based upon the above listed findings and conclusions, by a vote of 7 to 0, the Plan Commission recommends to City Council the APPROVAL of the requested amendment to Chapter 3, Policy LU 4.6, and 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 proposal.

--- DocuSigned by:

Gregory & Francis

Greg Francis, Vice President in lieu of

Todd Beyreuther, President Spokane Plan Commission

SPOKANE Agenda Sheet	Date Rec'd	10/28/2019	
0	Clerk's File #	ORD C35842	
		Renews #	
Submitting Dept	PLANNING	Cross Ref #	
<b>Contact Name/Phone</b>	KEVIN 625-6184	Project #	
Contact E-Mail	KFREIBOTT@SPOKANECITY.ORF	Bid #	
Agenda Item Type	Requisition #		
Agenda Item Name	: 0650 – TEXT AMENDMENT – GENERA	AL COMMERCIAL USE	S POLICY

# **Agenda Wording**

An Ordinance relating to application Z19-002COPM amending policy LU 1.8, General Commercial Uses, in Chapter 3, Land Use, of the Comprehensive Plan. This proposal is city-sponsored.

# **Summary (Background)**

This proposal would amend policy LU 1.8 to clarify the establishment of new Genera Commercial uses in the City and modifying conditions under which those uses can be placed outside of Centers or Corridors. This proposal is being considered concurrently through the annual Comprehensive Plan Amendment cycle as required by the Growth Management Act. The application has fulfilled public participation and notification requirements.

Fiscal Impact	Grant related?	NO	Budget Account		
<u>FISCAI IIIIPACE</u>			Budget Account		
	Public Works?	NO			
Neutral \$			#		
Select \$			#		
Select \$			#		
Select \$			#		
<b>Approvals</b>			<b>Council Notification</b>	<u>s</u>	
Dept Head	TRAUTIV	IAN, HEATHER	Study Session	10/10/2019	
<b>Division Director</b>	DUVALL,	MEGAN	<u>Other</u>		
<u>Finance</u>	ORLOB,	KIMBERLY	<u>Distribution List</u>		
Legal	RICHMA	N, JAMES	tblack@spokanecity.org		
For the Mayor	ORMSBY	, MICHAEL	ngwinn@spokanecity.org		
<b>Additional App</b>	rovals		dhume@spokane-landuse.com		
<u>Purchasing</u>			jrichman@spokanecity.org		
			htrautman@spokanecity.o	rg	
			tsanders@spokanecity.org		
			jchurchill@spokanecity.org		



# Continuation of Wording, Summary, Budget, and Distribution

# **Agenda Wording**

# **Summary (Background)**

The Plan Commission held a Public Hearing on September 11, 2019 to consider this amendment and has recommended approval of the amendment.

<u>Fiscal</u>	<u>Impact</u>	Budget Account
Select	\$	#
Select \$		#
Distrib	ution List	

# STAFF REPORT ON COMPREHENSIVE PLAN TEXT AMENDMENT APPLICATION POLICY LU 1.8 GENERAL COMMERCIAL USES; File Z19-002COMP

#### I. SUMMARY OF REQUEST AND RECOMMENDATIONS:

#### **DESCRIPTION OF PROPOSAL:**

This application, sponsored by Council Member Candace Mumm and initiated by the Spokane City Council, proposes to amend the text of Policy LU 1.8 General Commercial Uses in Chapter 3, Land Use, of the Comprehensive Plan. The proposal attempts to clarify the Comprehensive Plan's focused growth strategy as it relates to directing new commercial growth to Centers and Corridors.

#### II. GENERAL INFORMATION

Agent/Applicant:	Council Member Candace Mumm, on behalf of the Spokane City Council
Location of Proposal:	Various locations near existing General Commercial Land Use Plan Map Designations within the city of Spokane
Land Use Plan Designation:	This proposed amendment applies to property that is currently or may in the future be designated as "General Commercial" on the Land Use Plan Map
SEPA Status:	A SEPA threshold Determination of Non-Significance (DNS) was issued on August 27, 2019. The appeal deadline is 5 p.m. on September 10, 2019.
Enabling Code Section:	SMC 17G.020, Comprehensive Plan Amendment Procedure.
Plan Commission Hearing Date:	September 11, 2019
Staff Contact:	Kevin Freibott, Planner II, kfreibott@spokanecity.org
Recommendation:	Approve

#### III. BACKGROUND INFORMATION

- A. Site Description: No locations would be directly affected by this proposal, but future Land Use Plan Map changes particularly outside designated Centers and Corridors will be guided by the proposed changes to the text of Policy LU 1.8 General Commercial Uses. The City of Spokane currently encompasses approximately 2,450 parcels with a land-use designation of General Commercial. These parcels cover an area of approximately 1,625 acres. A breakdown of past amendments to General Commercial zones is attached in Exhibit 1.
- <u>B.</u> <u>Proposal Description:</u> Pursuant to the procedures provided in <u>chapter 17G.060</u> Spokane Municipal Code, "Comprehensive Plan Amendment Procedure," the

City Council has proposed a text amendment to Comprehensive Plan Chapter 3, Land Use. The change would amend text guiding the designation of appropriate areas for General Commercial in Policy LU 1.8, General Commercial Uses, and the supporting discussion text. The proposal does not include any specific plans for development or improvement to any property. Area specific amendments to the Land Use Plan Map to the General Commercial designation in the future would be subject to all relevant provisions of SMC 17G.020, Comprehensive Plan Amendments.

- <u>C.</u> Existing and Proposed Text: See Exhibit 2 for the full text of the proposed amended policy. Note that there were previously two drafts of the proposed text considered by the Plan Commission, but they approved a motion at their meeting on July 10, 2019 to put forward the text in Exhibit 2 for final consideration.
- <u>D.</u> <u>Land Use History:</u> General Commercial as a land use was originally established in the 2001 Comprehensive Plan. Since that time there have been ten private applications and five subarea planning or annexation actions that added land to the designated General Commercial area, highlighted in the map and lists in Exhibit 1. In addition, there is one private application pending in this year's cycle to add 0.12 acre at 15 E Walton Ave (File <u>Z18-882COMP</u>). Several other amendments in the past, not listed in Exhibit 1, changed General Commercial to either CC Core or Institutional.

#### E. Application Process:

- City Council established the Annual Comprehensive Plan Amendment Work Program for 2019 by resolution (<u>RES 2019-0011</u>) on February 25, 2019;
- Notice of Application was posted and published on May 28, 2019, which began a 60-day public comment period, ending on July 29, 2019;
- A SEPA Determination of Non Significance was issued on August 27, 2019;
- Notice of Public Hearing was posted and emailed by August 28, 2019;
- Notice of Public Hearing to be published on August 28 and September 4, 2019;
- Hearing date is scheduled with the Plan Commission for September 11, 2019.

#### IV. AGENCY, INTERESTED DEPARTMENT, & PUBLIC COMMENT

Notice of this proposal was sent to City departments and outside agencies for their review. Department and outside agency comments are included in this report as Exhibit 6. One agency/city department comment was received regarding this application:

City of Spokane, Development Services

Notice of this proposal was also sent to the City's neighborhood councils. Notice was posted in the Downtown library branch, and published in the Spokesman Review. One comment was received from members of the public at large prior to the comment deadline, included in this report as Exhibit 7.

## V. COMPREHENSIVE PLAN AMENDMENT PROCESS GUIDING PRINCIPLES

SMC <u>17G.020.010</u> provides the following guiding principles for the annual comprehensive plan amendment process:

- 1. Keep the comprehensive plan alive and responsive to the community.
- 2. Provide for simultaneous review of proposals to allow for cumulative impact analysis of all applications on a City-wide basis and in conjunction with budget decisions.
- 3. Make map adjustments based on a foundation in policy language, consistently applying those concepts citywide.
- 4. Honor the community's long-term investment in the comprehensive plan, through public participation and neighborhood planning processes, by not making changes lightly.
- 5. Encourage development that will enable our whole community to prosper and reinforce our sense of place and feeling of community, in an ecologically, economically and socially sustainable manner.
- 6. Amendments to the comprehensive plan must result in a net benefit to the general public.

#### VI. REVIEW CRITERIA

SMC Section <u>17G.020.030</u> establishes the approval criteria for Comprehensive Plan amendments, including Land Use Plan Map amendments. In order to approve a Comprehensive Plan Land Use Plan Map amendment request, the decision-making authority shall make findings of fact based on evidence provided by the applicant that demonstrates satisfaction of all the applicable criteria. The applicable criteria are shown below in *bold italic* print. Following each criterion is staff analysis relative to the amendment requested.

#### A. Regulatory Changes.

Amendments to the comprehensive plan must be consistent with any recent state or federal legislative actions, or changes to state or federal regulations, such as changes to the Growth Management Act, or new environmental regulations.

**Staff Analysis:** Staff reviewed and processed the proposed amendment under the most current regulations contained in the Growth Management Act, the Washington State Environmental Policy Act (SEPA), and the Spokane Municipal Code. Staff is unaware of any recent federal, state, or legislative actions with which the proposal would be in conflict, and no comments were received to this effect from any applicable agencies receiving notice of the proposal. The proposal meets this criterion.

#### B. GMA.

The change must be consistent with the goals and purposes of the state Growth Management Act.

**Staff Analysis:** The Growth Management Act (GMA) details 13 goals to guide the development and adoption of the comprehensive plans and development regulations (RCW 36.70A.020, "Planning Goals"), and these goals guided the City's development of its comprehensive plan and development regulations. No comments received or other evidence in the record indicates inconsistency between the proposed plan map amendment and the goals and purposes of the GMA. The proposal meets this criterion.

#### C. Financing.

In keeping with the GMA's requirement for plans to be supported by financing commitments, infrastructure implications of approved comprehensive plan amendments must be reflected in the relevant six-year capital improvement plan(s) approved in the same budget cycle.

**Staff Analysis:** The City did not require, nor did any Agency comment request or require a traffic impact analysis for the proposal. The proposed policy amendment does not include any direct changes to land use in the City, though future such amendments may be proposed in later amendment cycles in order to implement this policy. Any subsequent development of sites modified by future land use amendments enacted as a result of this policy would be subject to a concurrency determination pursuant to SMC <u>17D.010.020</u>. As such, staff finds that the proposal meets this criterion.

#### D. Funding Shortfall.

If funding shortfalls suggest the need to scale back on land use objectives and/or service level standards, those decisions must be made with public input as part of this process for amending the comprehensive plan and capital facilities program.

**Staff Analysis:** As described in item "C" above, implementation of the concurrency requirement as well as applicable development regulations and transportation impact fees will ensure that development is consistent with adopted comprehensive plan and capital facilities standards, and that sufficient funding is available to mitigate any impacts to existing infrastructure networks. The proposal meets this criterion.

#### E. Internal Consistency.

1. The requirement for internal consistency pertains to the comprehensive plan as it relates to all of its supporting documents, such as the development regulations, capital facilities program, shoreline master program, downtown plan, critical area regulations, and any neighborhood planning documents adopted after 2001. In addition, amendments should strive to be consistent with the parks

plan, and vice versa. For example, changes to the development regulations must be reflected in consistent adjustments to the goals or policies in the comprehensive plan. As appropriate, changes to the map or text of the comprehensive plan must also result in corresponding adjustments to the zoning map and implementation regulations in the Spokane Municipal Code.

**Staff Analysis:** The proposal is internally consistent with applicable supporting documents of the Comprehensive Plan as follows:

<u>Development Regulations.</u> As a non-project proposal, there are no specific plans for development of any site tied to this application. The proposal does not result in any non-conforming uses or development. Staff finds no reason to indicate that the proposed policy would conflict with applicable regulations.

<u>Capital Facilities Program.</u> As described in the staff analysis of Criterion C above, no additional demand for infrastructure or capital expenditures by the City would be directly created by this non-project action. Future actions would be subject to additional review and analysis at the time they are proposed. As such, it is not expected that the City's integrated Capital Facilities Program would be affected by the proposal.

Neighborhood Planning Documents Adopted after 2001. The proposed policy would not directly result in any development projects or changes to infrastructure or other physical features typically addressed by Neighborhood Plans. Future changes to land use and/or development regulations enacted as a result of this policy would be subject to a review and consideration of neighborhood plans on a case-by-case basis as those changes are considered as part of the sub-area planning process and exceptions adjacent to existing areas described by the policy.

Miscellaneous Comprehensive Plan Goals and Policies. Staff have compiled a group of Comprehensive Plan Goals and Policies excerpted from the Comprehensive Plan and contained in Exhibit 8 of this report. Further discussion of Comprehensive Plan Policy LU 1.8 General Commercial Uses is included under the staff analysis of Criterion K.2 below.

2. If a proposed amendment is significantly inconsistent with current policy within the comprehensive plan, an amendment proposal must also include wording that would realign the relevant parts of the comprehensive plan and its other supporting documents with the full range of changes implied by the proposal.

**Staff Analysis:** The proposed modifications to policy LU 1.8 serve to strengthen and clarify the existing Comprehensive Plan strategy for concentration of density and commercial development within Centers and Corridors within the City. As such, the proposed modifications are consistent with the Comprehensive Plan and no change to other parts of the Comprehensive Plan are required to ensure this criteria is met.

#### F. Regional Consistency.

All changes to the comprehensive plan must be consistent with the countywide planning policies (CWPP), the comprehensive plans of neighboring jurisdictions, applicable capital facilities or special district plans, the regional transportation improvement plan, and official population growth forecasts.

**Staff Analysis:** The proposed amendment is consistent with the various requirements for land use planning in the CWPPs, including the need for establishing efficient land use, providing certainty to capital facilities, and allowing timely extension of services and utilities for new development. Furthermore, no comments have been received from any agency, City department, or neighboring jurisdiction which would indicate that this proposal is not regionally consistent. Therefore, the proposal meets this criterion.

#### G. Cumulative Effect.

All amendments must be considered concurrently in order to evaluate their cumulative effect on the comprehensive plan text and map, development regulations, capital facilities program, neighborhood planning documents, adopted environmental policies and other relevant implementation measures.

#### 1. Land Use Impacts.

In addition, applications should be reviewed for their cumulative land use impacts. Where adverse environmental impacts are identified, mitigation requirements may be imposed as a part of the approval action.

#### 2. Grouping.

Proposals for area-wide rezones and/or site-specific land use plan map amendments may be evaluated by geographic sector and/or land use type in order to facilitate the assessment of their cumulative impacts.

**Staff Analysis:** The City is concurrently reviewing this application and four other applications for Comprehensive Plan amendments, as part of an annual plan amendment cycle. The three map amendment proposals are spread throughout the city and concern properties distant from and unconnected to any of the others under consideration. Both proposed text amendments are citywide in nature and significantly larger in the amount of property potentially impacted than the subject application, though their impacts are less direct. However, the proposed text amendments could not affect the map amendments as they would only apply to future land use amendments, not those currently under consideration. As such, the applications would not affect each other in any cumulative fashion and the proposals meet this criterion.

#### H. SEPA.

SEPA review must be completed on all amendment proposals and is described in chapter 17E.050.

#### 1. Grouping.

When possible, the SEPA review process should be combined for related land use types or affected geographic sectors in order to better evaluate the proposals' cumulative impacts. This combined review process results in a single threshold determination for those related proposals.

#### 2. DS.

If a determination of significance (DS) is made regarding any proposal, that application will be deferred for further consideration until the next applicable review cycle in order to allow adequate time for generating and processing the required environmental impact statement (EIS).

**Staff Analysis:** The application is under review in accordance with the State Environmental Policy Act (SEPA), which requires that the potential for adverse environmental impacts resulting from a proposal be evaluated during the decision-making process. On the basis of the information contained in the environmental checklist, written comments from local and State departments and agencies concerned with land development within the City, and a review of other information available to the Director of Planning Services, a Determination of Non-Significance was issued on August 27, 2019. The proposal meets this criterion.

#### I. Adequate Public Facilities

The amendment must not adversely affect the City's ability to provide the full range of urban public facilities and services (as described in CFU 2.1 and CFU 2.2) citywide at the planned level of service, or consume public resources otherwise needed to support comprehensive plan implementation strategies.

**Staff Analysis:** While the proposal would not modify any land uses immediately, it is conceivable that minor future land use modifications may result from this policy. Any development that occurs following those changes will be subject to a concurrency determination pursuant to <u>SMC 17D.010.020</u>, which will establish whether sufficient services are available to serve that development. Therefore, staff finds that the proposal meets this criterion.

#### J. UGA.

Amendments to the urban growth area boundary may only be proposed by the city council or the mayor of Spokane and shall follow the procedures of the countywide planning policies for Spokane County. **Staff Analysis:** The application does not propose an amendment to the urban growth area boundary. As such, this criterion does not apply.

#### K. Demonstration of Need.

#### 1. Policy Adjustments.

Proposed policy adjustments that are intended to be consistent with the comprehensive plan should be designed to provide correction or additional guidance so the community's original visions and values can better be achieved. [...]

**Staff Analysis:** The proposal clarifies the Comprehensive Plan's focused growth strategy around directing new commercial growth to Centers and Corridors by providing improved guidance so the community's original visions and values, as reflected in the Comprehensive Plan, can better be achieved. Chapter 3 Land Use, Section 3.2, Vision and Values, restates the original text adopted by the City in 1996 that formed the basis of the Land Use goals. The proposed amendments to LU 1.8 will help better achieve the Vision of "...land uses that fit, support, and enhance Spokane's neighborhoods..." by providing improved guidance in considering future proposals to amend General Commercial designations. The proposal eliminates specific distances and traffic volumes, and instead includes location-specific considerations, such as accommodating necessary expansions for neighborhood businesses and avoiding incompatibility with established neighborhoods. These amendments would assist the adopted Values of "maintaining ... opportunities for shopping, services, and employment" while "protecting the character of single-family neighborhoods."

In 2003 under ORD C33287, the City approved a private annual amendment application that changed the text of Policy LU 1.8 and changed the Land Use Plan Map at the northeast corner of Nevada and Lyons Ave from Office to General Commercial, amounting to 2.6 acres. That amendment added the exception relating to locations adjacent to a "...principal arterial street which as of September 2, 2003, has traffic at volumes greater than 20,000 vehicular trips a day ... but in no event should it extend further than 500' or have an area greater than 3 acres."

The existing text therefore reflects a change driven by a specific proposal. The current proposal would eliminate the reference to 2003 traffic volumes and dimensions that were specific to that site. As such, the current proposal attempts to bring Policy LU 1.8 back into its original focus.

The proposed language is consistent with the goal under which it is located (Land Use Goal 1), and if adopted would not substantially alter the Comprehensive Plan's policy of containing general commercial areas within their current boundaries in order to support growth and development of the Centers and Corridors already included in the Comprehensive Plan. As such, the proposal meets this criterion.

#### 2. Map Changes.

Changes to the land use plan map (and by extension, the zoning map) may only be approved if the proponent has demonstrated that all of the following are true:

a. The designation is in conformance with the appropriate location criteria identified in the comprehensive plan (e.g., compatibility with neighboring land uses, proximity to arterials, etc.);

**Staff Analysis:** The proposal does not involve a change to the land use plan or zoning maps. Consequently, this section does not apply.

b. The map amendment or site is suitable for the proposed designation;

**Staff Analysis:** As discussed above, the proposal does not include a map amendment and this section does not apply.

c. The map amendment implements applicable comprehensive plan policies and subarea plans better than the current map designation.

**Staff Analysis:** As discussed above, the proposal does not include a map amendment and this section does not apply.

3. Rezones, Land Use Plan Map Amendment.

Corresponding rezones will be adopted concurrently with land use plan map amendments as a legislative action of the city council. If policy language changes have map implications, changes to the land use plan map and zoning map will be made accordingly for all affected sites upon adoption of the new policy language. This is done to ensure that the comprehensive plan remains internally consistent and to preserve consistency between the comprehensive plan and supporting development regulations.

**Staff Analysis:** As this proposal does not include a map amendment, this criterion does not apply. Future map amendments would be subject to this criterion at the time of their consideration by the City.

#### VII. CONCLUSION:

Based on the facts and findings presented herein, staff concludes that the requested amendment to the text of the City's Comprehensive Plan satisfies the applicable criteria for approval as set forth in SMC Section <u>17G.020.030</u>.

#### VIII. STAFF RECOMMENDATION:

Following the close of public testimony and deliberations regarding conclusions with respect to the review criteria and decision criteria detailed in SMC Chapter 17G.020,

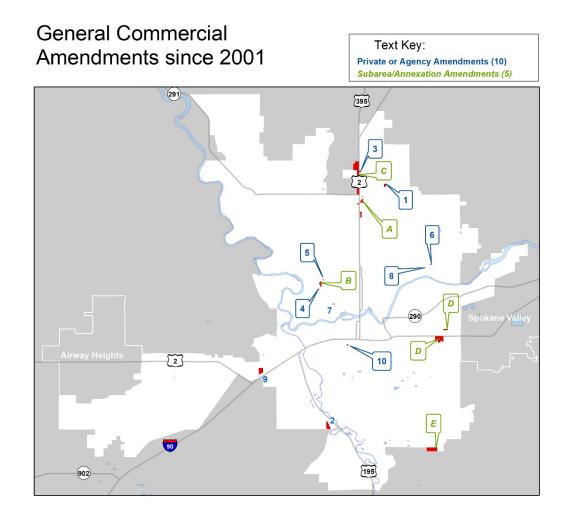
Plan Commission will need to make a recommendation to City Council for approval or denial of the requested amendment to the text of Chapter 3, Land Use, of the City's Comprehensive Plan.

Staff recommends that the Plan Commission adopt the facts and findings of the staff report and recommends approval of the requested amendment to the text of Chapter 3 of the City's Comprehensive Plan for the subject text amendment in Exhibit 2.

#### IX. LIST OF EXHIBITS

- 1. Description of General Commercial Land Use Plan Map Designations
- 2. Proposed Policy Text
- 3. Application Materials
- 4. SEPA Checklist
- 5. SEPA Determination of Non-Significance
- 6. Agency Comment
- 7. Public Comment
- 8. Applicable Comprehensive Plan Policies

# **EXHIBIT 1 LAND USE CHANGE HISTORY TO GENERAL COMMERCIAL**



# Private or agency applications to add General Commercial approved since 2001:

Map Key	Ordinance Number	Year	Acres	Nature of Amendment
1	C33287	2003	2.60	Land Use plan map change re 2.61 acres @ NE corner of Nevada & Lyons, from "Office" to "General Commercial."
2	C33587	2005	12.23	Land use map change lots at 4200 S. Cheney-Spokane Road from "Residential 4-10" to "General Commercial". Zoning will be B2-L.
3	C33588	2005	0.77	Land use map change for one parcel at 7404 N. Division from "Office" to "General Commercial". Zoning will be C1-1L.
4	C33589	2005	0.28	Land use map change for one parcel at 1809 N. Ash from "R15-30" to "General Commercial". Zoning will be B2-1L.
5	C34262	2008	0.68	Application Z2006-084-LU amending the Land Use Plan Map of the City's Comprehensive Plan from "Office" to "Commercial" for two parcels located at 1505 West Northwest Boulevard. Wollenberg/Penlube.

Map Key	Ordinance Number	Year	Acres	Nature of Amendment
6	C34495	2009	0.81	Z2007-064LU: Change from R4-10 & Commercial on one parcel located at 3024 E. Fairview Ave. to Commercial – rezoned from "RSF" and "GC-70" to "GC-70" for entire parcel.
7	C34930	2012	0.73	Application Z1100056COMP: Spokane Transit Authority two parcels from R10-20 to Institutional and one parcel from R10-20 to GC
8	C35307	2015	0.17	Application Z1400062COMP: R4-10 to GC located at 2829 N. Market.
9	C35689	2017	13.03	Application Z17-627COMP U-Haul: Office to GC
10	C35690	2017	1.05	Application Z17-621COMP Clanton Family: Office to GC
		Total:	32.35	Source: City of Spokane GIS

# Subarea planning actions and annexations to add General Commercial since 2001:

Map Key	Ordinance Number	Year	Acres	Nature of Amendment
Α	C33246	2003	>1.0	Land Use Plan Map amendment to include land use changes for the Holy Family Employment Center.
В	C33727	2005	5.36	Adoption of proposed changes in vicinity of Maxwell and Elm Employment Center located in West Central Neighborhood as recommended by the City Plan Commission following a neighborhood planning process.
С	C33884 (C33967, C34042)	2005	58.10	Park Place Annexation (Costco) – Land Use Plan amendments in northwest Spokane.
D	C33945	2007	29.07	Land Use Plan Map changes for East Central area.
Е	C35359	2016	23.54	Spokane Housing Ventures (53rd Ave) annexation.
		Total:	>116	Source: City of Spokane GIS

#### Exhibit 2-Proposed Amendments to Policy LU 1.8

The following changes are proposed to Policy LU 1.8. Changes are shown with new text underlined and omitted text in strikethrough.

#### LU 1.8 General Commercial Uses

<u>Contain Direct new</u> General Commercial <u>areas within the boundaries occupied by existing business</u> <u>designations and within the boundaries of designated uses to Centers and Corridors <u>designated on the Land Use Plan Map</u>.</u>

**Discussion**: General Commercial areas provide locations for a wide range of commercial uses. Typical development in these areas includes freestanding business sites and larger grouped businesses (shopping centers). Commercial uses that are auto-oriented and include outdoor sales and warehousing are also allowed in this designation. Land designated for General Commercial use is usually located at the intersection of or in strips along principal arterial streets. In many areas such as along Northwest Boulevard, this designation is located near residential neighborhoods.

To address conflicts that may occur in these areas, zoning categories should be implemented that limit the range of uses, and site development standards should be adopted to minimize detrimental impacts on the residential area. <a href="New General Commercial areas should not be designated in locations outside">New General Commercial areas should not be designated in locations outside</a> <a href="Centers and Corridors">Centers and Corridors</a>. <a href="Existing commercial strips should be contained within their current boundaries with no further extension along arterial streets allowed.

Recognizing existing investments by both the City of Spokane and private parties, and given deference to existing land use patterns, an exception to the containment policy may be allowed by means of a comprehensive plan amendment to expand an existing commercial designation, (Neighborhood Retail, Neighborhood Mini-Center, or General Commercial) at the intersection of two principal arterial streets or onto properties which are not designated for residential use at a signalized intersection of at least one principal arterial street which as of September 2, 2003, has traffic at volumes greater than 20,000 vehicular trips a day. Expansion of the commercial designation under this exception shall be limited to property immediately adjacent to the arterial street and the subject intersection and may not extend more than 250 feet from the center of the intersection unless a single lot, immediately adjacent to the subject intersection and in existence at the time this comprehensive plan was initially adopted, extends beyond 250 feet from the center of the intersection. In this case the commercial designation may extend the length of that lot but in no event should it extend farther than 500 feet or have an area greater than three acres.

If a commercial designation (Neighborhood Retail, Neighborhood Mini-Center, or General Commercial) exists at the intersection of two principal arterials, a zone change to allow the commercial use to be extended to the next street that runs parallel to the principal arterial street may be allowed. If there is not a street that runs parallel to the principal arterial, the maximum depth of commercial development extending from the arterial street shall not exceed 250 feet.

However, recognizing existing investments, and given deference to existing land-use patterns, exceptions to the containment policy may be allowed for limited expansions adjacent to existing General Commercial areas located outside Centers and Corridors. The factors to consider in such adjacent expansions include: maintaining the minimum depth from an arterial street necessary for the establishment or expansion of a general commercial neighborhood business; avoiding intrusion where

incompatible into established neighborhoods; and confining any such expansion within physical boundaries such as streets or alleys.

Areas designated General Commercial within Centers and Corridors are encouraged to be developed in accordance with the policies for Centers and Corridors. Through a neighborhood planning process for the Center, these General Commercial areas will be designated in a land use category that is appropriate in the context of a Center and to meet the needs of the neighborhood.

Residential uses are permitted in these areas. Residences may be in the form of single-family homes on individual lots, upper-floor apartments above business establishments, or other higher density residential uses.

#### **BRIEFING PAPER**

## City of Spokane

# **City Council Ad Hoc Committee**

# Setting the 2019 Annual Comprehensive Plan Amendment Work Program

# January 2019

#### **Subject**

During deliberations on November 19, 2018, the City Council directed staff bring forth a proposal to amend Policy LU 1.8 General Commercial in the City's Comprehensive Plan, Land Use Chapter. This policy was significantly amended in 2003 (ORD C33287) to add references to specific situations and traffic count numbers and is at times unclear.

The policy needed interpretation by the Plan Commission in two instances in the 2017/2018 amendment review. Council Member Mumm is the sponsor of this proposed amendment. Staff recommend that if this item is added to the Comprehensive Plan Annual Amendment Work Program for 2019, the Plan Commission establish a process, potentially a working group, for the drafting the changes to the text of policy LU 1.8.

## **Background**

In Chapter 3, Land Use, policies exist which describe the land use plan map categories. Under *Goal LU1 Citywide Land Use*, there are policies describing several commercial land use plan map designations, these include: General Commercial, Neighborhood Mini-Center, Neighborhood Retail, and Office. These policy descriptions provide guidance when a change to the Land Use Plan Map is contemplated.

Policy LU 1.8 General Commercial describes the General Commercial land use category and also states some instances in which this category can be expanded while recognizing that the City's adopted focused growth strategy encourages and should incentivize growth toward the centers. Similar policies exist for other commercial land use categories, such as "Office" or "Neighborhood Retail".

Historic, pre-Centers & Corridors adoption, land use patterns of commercial are recognized under the General Commercial Land Use category. The zoning categories of Community Business (CB) Zone and General Commercial (GC) zone are applied to this land use plan map category. Additionally, some Centers & Corridors (CC) zoning is applied over this land use category where "center's land use planning" has not occurred. When the City adopted the Centers & Corridors focused growth concept, new areas designated for commercial expansion were designated as "centers", not "general commercial".

#### **Impact**

This policy is important because it gives the Plan Commission and staff direction on when the Land Use Plan Map can be amended to the "General Commercial" Land Use Plan Map designation. Clarifying the policy will be useful when there is interest in pursuing a land use plan map change.

This policy is often called upon to allow adjustments to the land use plan map to areas with historic commercial development pattern history, but areas that are not "centers". This policy allow for reinvestment and redevelopment through appropriate adjustments to the land use plan map.

This policy should be understood in the framework of the adopted "Centers and Corridors" Focused Growth planning and continue to emphasize those areas for development. Amendment to the Centers & Corridors strategy is most appropriately addressed during a "periodic update" as established by RCW 36.70A.040.

#### **Action**

Staff recommend that if this item is added to the Comprehensive Plan Annual Amendment Work Program for 2019, the Plan Commission establish a process, potentially a working group, for the drafting the changes to the text of policy LU 1.8.

# Policy LU 1.8 in current version (2018) of Comprehensive Plan, Land Use Chapter 3

#### LU 1.8 General Commercial Uses

Contain General Commercial areas within the boundaries occupied by existing business designations and within the boundaries of designated Centers and Corridors.

**Discussion**: General Commercial areas provide locations for a wide range of commercial uses. Typical development in these areas includes freestanding business sites and larger grouped businesses (shopping centers). Commercial uses that are auto-oriented and include outdoor sales and warehousing are also allowed in this designation. Land designated for General Commercial use is usually located at the intersection of or in strips along principal arterial streets. In many areas such as along Northwest Boulevard, this designation is located near residential neighborhoods.

To address conflicts that may occur in these areas, zoning categories should be implemented that limit the range of uses, and site development standards should be adopted to minimize detrimental impacts on the residential area. Existing commercial strips should be contained within their current boundaries with no further extension along arterial streets allowed.

Recognizing existing investments by both the City of Spokane and private parties, and given deference to existing land use patterns, an exception to the containment policy may be allowed by means of a comprehensive plan amendment to expand an existing commercial designation, (Neighborhood Retail, Neighborhood Mini-Center, or General Commercial) at the intersection of two principal arterial streets or onto properties which are not designated for residential use at a signalized intersection of at least one principal arterial street which as of September 2, 2003, has traffic at volumes greater than 20,000 vehicular trips a day. Expansion of the commercial designation under this exception shall be limited to property immediately adjacent to the arterial street and the subject intersection and may not extend more than 250 feet from the center of the intersection unless a single lot, immediately adjacent to the subject intersection and in existence at the time this comprehensive plan was initially adopted, extends beyond 250 feet from the center of the intersection. In this case the commercial designation may extend the length of that lot but in no event should it extend farther than 500 feet or have an area greater than three acres.

If a commercial designation (Neighborhood Retail, Neighborhood Mini-Center, or General Commercial) exists at the intersection of two principal arterials, a zone change to allow the commercial use to be extended to the next street that runs parallel to the principal arterial street may be allowed. If there is not a street that runs parallel to the principal arterial, the maximum depth of commercial development extending from the arterial street shall not exceed 250 feet.

Areas designated General Commercial within Centers and Corridors are encouraged to be developed in accordance with the policies for Centers and Corridors. Through a neighborhood planning process for the Center, these General Commercial areas will be designated in a land use category that is appropriate in the context of a Center and to meet the needs of the neighborhood.

Residential uses are permitted in these areas. Residences may be in the form of single-family homes on individual lots, upper-floor apartments above business establishments, or other higher density residential uses.

(end)

# State Environmental Policy Act (SEPA) ENVIRONMENTAL CHECKLIST

File No. Z19-002COMP

#### PLEASE READ CAREFULLY BEFORE COMPLETING THE CHECKLIST!

#### **Purpose of Checklist:**

The State Environmental Policy Act (SEPA) chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An Environmental Impact Statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

#### **Instructions for Applicants:**

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

#### Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply."

IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (Part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

#### A. BACKGROUND

- 1. Name of proposed project: <u>Attached housing, lot widths, wall height, and parking area setback text amendments to the Development Code.</u>
- 2. Applicant: City of Spokane

3. Address: 808 West Spokane Falls Boulevard City/State/Zip: Spokane, WA 99201

Phone: <u>509-625-6893</u>

Agent or Primary Contact: Tirrell Black, Associate Planner

Address: Same as applicant City/State/Zip\_\_\_\_ Phone: \_\_\_\_

- 4. Date checklist prepared: March 28, 2019
- 5. Agency requesting checklist: City of Spokane Planning & Development
- Proposed timing or schedule (including phasing, if applicable): <u>Adoption expected</u>
   fall 2019.
- 7. a . Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. None that are directly related to this proposal. This policy will guide future decisions about the Land Use Plan Map of the Comprehensive Plan, which is typically amended as frequently as each year as part of the annual Comprehensive Plan amendment cycle. Any such potential change would require separate, additional amendment applications and environmental checklists.
  - b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain.

#### No, this is a non-project text amendment.

- 8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. A draft and final EIS were prepared for the City of Spokane Comprehensive Plan adopted in 2001. Environmental checklists have been prepared for each non-exempt amendment to the City of Spokane Comprehensive Plan.
- 9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. <u>In 2018</u>, the City received an early threshold review application for a potential Comprehensive Plan amendment request to change two adjacent parcels from Residential 4-10 to General Commercial land use under File Z18-881COMP (located at 6204 N Nevada St and 1015 E Decatur Ave). Under Resolution 2019-

- 0011, the City Council suspended this application for consideration until the docketing decision for the 2020 application cycle, pending potential changes to the policy under this proposal.
- 10. List any government approvals or permits that will be needed for your proposal, if known.
  - The proposed text amendments require approval of the Spokane City Council and Mayor.
- 11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. The proposal would amend the Comprehensive Plan Policy LU 1.8 General Commercial Uses. The changes are intended to clarify the policy which serves as guidance to the Plan Commission and staff when reviewing proposed Land Use Plan Map amendments.
- 12. Location of the proposal: Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit application related to this checklist. The proposal would have effect city-wide. Please see the City's MapSpokane interactive website, in the Planning group of layers under Landuse Plan, for locations of existing General Commercial and other designations on the Land Use Plan Map. Maps. SpokaneCity.org
- 13. Does the proposed action lie within the Aquifer Sensitive Area (ASA)? The General Sewer Service Area? The Priority Sewer Service Area? The City of Spokane? (See: Spokane County's ASA Overlay Zone Atlas for boundaries.) Yes, all of the above.
- 14. The following questions supplement Part A.
- a. Critical Aquifer Recharge Area (CARA) / Aquifer Sensitive Area (ASA)

(1) Describe any systems, other than those designed for the disposal of sanitary waste installed for the purpose of discharging fluids below the ground surface (includes systems such as those for the disposal of stormwater or drainage from floor drains). Describe the type of system, the amount of material to be disposed of through the system and the types of material likely to be disposed of (including materials which may enter the system inadvertently through spills or as a result of firefighting activities).

None that are directly related to this proposal. Systems designed for stormwater disposal would be included in new development projects. These are reviewed on a project basis and mitigated as required under chapter 17D.060 SMC.

(2) Will any chemicals (especially organic solvents or petroleum fuels) be stored in aboveground or underground storage tanks? If so, what types and quantities of material will be stored?

Not applicable. This is a non-project action. Chemical storage will be addressed at the time of project permit application.

(3) What protective measures will be taken to insure that leaks or spills of any chemicals stored or used on site will not be allowed to percolate to groundwater. This includes measures to keep chemicals out of disposal systems.

Not applicable. This is a non-project action.

(4) Will any chemicals be stored, handled or used on the site in a location where a spill or leak will drain to surface or groundwater or to a stormwater disposal system discharging to surface or groundwater?

Not applicable. This is a non-project action.

#### b. Stormwater

- (1) What are the depths on the site to groundwater and to bedrock (if known)?

  The depth to groundwater and to bedrock varies depending on location in the city of Spokane.
- (2) Will stormwater be discharged into the ground? If so, describe any potential impacts.

Not applicable. This is a non-project action.

#### **B. ENVIRONMENTAL ELEMENTS**

1.	Earth			
a.	General description of the site (check one):			
	☐ Flat ☐ Rolling ☐ Hilly ☐ Steep slopes ☐ Mountainous			
	Other: Not applicable. This is a non-project action.			
b.	What is the steepest slope on the site (approximate percent slope)?  Not applicable. This is a non-project action.			
C.	What general types of soils are found on the site (for example, clay, sand, gravel,			
	peat, muck)? If you know the classification of agricultural soils, specify them and			
	note any agricultural land of long-term commercial significance and whether the			
	proposal results in removing any of these soils. Not applicable. This is a non-project			
	action.			
d.	Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. Not applicable. This is a non-project action.			
e. [	e. Describe the purpose, type, total area, and approximate quantities and total affected			
	area of any filling, excavation, and grading proposed. Indicate source of fill: Not			
	applicable. This is a non-project action.			
f.	Could erosion occur as a result of clearing, construction, or use? If so, generally			
	describe. Not applicable. This is a non-project action.			
g.	About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt, or buildings)?  Not applicable. This is a non-project action.			

#### 2. Air

a. What type of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. Not applicable. This is a non-project action.

h. Proposed measures to reduce or control erosion or other impacts to the earth, if any:

Not applicable. This is a non-project action.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. <u>Not applicable. This is a non-project action.</u>
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: Not applicable. This is a non-project action.

#### 3. Water

#### a. SURFACE WATER:

- (1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. Not applicable. This is a non-project action.
- (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. Not applicable. This is a non-project action.
- (3) Estimate the amount of fill and dredge material that would be placed in or removed from the surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. <u>Not applicable. This</u> <u>is a non-project action.</u>
- (4) Will the proposal require surface water withdrawals or diversions? If yes, give general description, purpose, and approximate quantities if known. <u>Not applicable. This is a non-project action.</u>
- (5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. Not applicable. This is a non-project action.
- (6) Does the proposal involve any discharge of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. <u>Not applicable</u>. This is a non-project action.

#### b. GROUNDWATER:

(1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. Not applicable. This is a non-project action.

(2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. Not applicable. This is a non-project action.

#### c. WATER RUNOFF (INCLUDING STORMWATER):

- (1) Describe the source of runoff (including stormwater) and method of collection and disposal if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. <u>Not applicable. This is a non-project action.</u>
- (2) Could waste materials enter ground or surface waters? If so, generally describe. Not applicable. This is a non-project action.
- (3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. <u>Not applicable. This is a non-project action.</u>
- d. PROPOSED MEASURES to reduce or control surface, ground, and runoff water, and drainage patter impacts, if any. <u>Not applicable. This is a non-project action.</u>

#### 4. Plants

а

. C	Check the type of vegetation found on the site:		
	oeciduous tree: ☐ alder ☐ maple ☐ aspen		
C	Other: Not applicable. This is a non-project action.		
Е	evergreen tree:		
C	Other: Not applicable. This is a non-project action.		
	☐ Shrubs ☐ Grass ☐ Pasture ☐ Crop or grain		
	☐ Orchards, vineyards or other permanent crops		
٧	Wet soil plants: $\square$ cattail $\square$ buttercup $\square$ bullrush $\square$ skunk cabbage		

	Other: Not applicable. This is a non-project action.
	Water plants: ☐ water lily ☐ eelgrass ☐ milfoil
	Other: Not applicable. This is a non-project action.
	Other types of vegetation: Not applicable. This is a non-project action.
b.	What kind and amount of vegetation will be removed or altered? <u>Not applicable. This is a non-project action.</u>
C.	List threatened and endangered species known to be on or near the site.  Not applicable. This is a non-project action.
d. en	Proposed landscaping, use of native plants, or other measures to preserve or hance vegetation on the site, if any: Not applicable. This is a non-project action.
Э.	List all noxious weeds and invasive species known to be on or near the site. <u>Not applicable</u> . This is a non-project action.
5.	Animals
a.	<u>Check and List</u> any birds and other animals which have been observed on or near the site or are known to be on or near the site:
	Birds: ☐ hawk ☐ heron ☐ eagle ☐ songbirds
	Other: Not applicable. This is a non-project action.
	Mammals: ☐ deer ☐ bear ☐ elk ☐ beaver
	Other: Not applicable. This is a non-project action.  Fish: Dass Dass Dase herring shellfish
	Other: Not applicable. This is a non-project action.
	Other ( <u>not</u> listed in above categories): <u>Not applicable. This is a non-project action.</u>
b.	List any threatened or endangered animal species known to be on or near the site.  Not applicable. This is a non-project action.
С.	Is the site part of a migration route? If so, explain. <u>Not applicable. This is a non-project action.</u>
d.	Proposed measures to preserve or enhance wildlife, if any: <u>Not applicable. This is</u> a non-project action.

e. List any invasive animal species known to be on or near the site. <u>Not applicable.</u> This is a non-project action.

#### 6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.
  - Not applicable. This is a non-project action.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. Not applicable. This is a non-project action.
- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: Not applicable. This is a non-project action.

#### 7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe. Not applicable. This is a non-project action.
  - (1) Describe any known or possible contamination at the site from present or past uses. Not applicable. This is a non-project action.
  - (2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. <u>Not</u> <u>applicable. This is a non-project action.</u>
  - (3) Describe any toxic or hazardous chemicals/conditions that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. <u>Not applicable. This is a non-project action.</u>
  - (4) Describe special emergency services that might be required. <u>Not applicable. This is a non-project action.</u>

(5) Proposed measures to reduce or control environmental health hazards, if any:

Not applicable. This is a non-project action.

#### b. NOISE:

- (1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? Not applicable. This is a non-project action.
- (2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. <u>Not</u> <u>applicable. This is a non-project action.</u>
- (3) Proposed measure to reduce or control noise impacts, if any: <u>Not applicable.</u>

  <u>This is a non-project action.</u>

#### 8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. Not applicable. This is a non-project action. Changes to the policy are expected to be limited to guidance related to containment of existing designated areas, and future changes to the land use plan map designation on nearby or adjacent properties would require amendment applications and additional, non-project review under SEPA.
- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? <a href="Not applicable.">Not applicable.</a> This is a non-project action.
  - 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: Not applicable. This

#### is a non-project action.

- c. Describe any structures on the site. Not applicable. This is a non-project action.
- d. Will any structures be demolished? If so, which? <u>Not applicable. This is a non-project action.</u>
- e. What is the current zoning classification of the site? This is a non-project action affecting multiple parcels. A variety of commercial and Center and Corridor zoning classifications exist on existing areas designated General Commercial.
- f. What is the current comprehensive plan designation of the site? The proposal is a text amendment that would be applied citywide. This is a non-project action that will affect multiple parcels in multiple land use plan map designations.
- g. If applicable, what is the current shoreline master program designation of the site? <u>Not applicable. This is a non-project action.</u>
- h. Has any part of the site been classified as a critical area by the city or the county? If so, specify. Not applicable. This is a non-project action.
- Approximately how many people would reside or work in the completed project?
   Not applicable. This is a non-project action.
- j. Approximately how many people would the completed project displace?
   Not applicable. This is a non-project action.
- k. Proposed measures to avoid or reduce displacement impacts, if any: Not applicable. This is a non-project action.
- I. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: Not applicable. This is a non-project action.
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: <a href="Not applicable.">Not applicable.</a> This is a non-project action.

#### 9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low- income housing. Not applicable. This is a non-project action.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high-, middle- or low-income housing. Not applicable. This is a non-project action.
- c. Proposed measures to reduce or control housing impacts, if any: <u>Not applicable.</u> This is a non-project action.

#### 10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? <u>Not applicable</u>. This is a non-project action. Height limits are set depending on location and zoning district, and is subject to transition requirements near residential zones, height restrictions within overlay zones, and generally ranges from 40 to 150 feet in other locations.
- b. What views in the immediate vicinity would be altered or obstructed? <u>Not applicable.</u> This is a non-project action.
- c. Proposed measures to reduce or control aesthetic impacts, if any: <u>Not applicable.</u> This is a non-project action.

#### 11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? Not applicable. This is a non-project action.
- b. Could light or glare from the finished project be a safety hazard or interfere with views? Not applicable. This is a non-project action.
- c. What existing off-site sources of light or glare may affect your proposal? <u>Not</u> applicable. This is a non-project action.
- d. Proposed measures to reduce or control light and glare impacts, if any: Not applicable. This is a non-project action.

#### 12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? <u>Not applicable. This is a non-project action.</u>
- b. Would the proposed project displace any existing recreational uses? If so, describe. Not applicable. This is a non-project action.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: <u>Not applicable</u>. This is a non-project action.

Exhibit 4

#### 13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the sited that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. Not applicable. This is a non-project action. There are registered historic buildings and districts within the city of Spokane. This action would not change or affect historic designations.
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. Not applicable. This is a non-project action.
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archaeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. Not applicable. This is a non-project action.
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required Not applicable. This is a non-project action.

#### 14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. <u>Not applicable. This is a non-project action.</u>
- b. Is site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop Yes. Spokane Transit Authority serves most of the affected geographic area. More than 84 percent of the city is within ½ mile of an existing STA route.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? <u>Not applicable.</u> This is a non-project action.

Exhibit 4

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). Not applicable. This is a non-project action.
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe.

  Not applicable. This is a non-project action.
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

  Not applicable. This is a non-project action.

(Note: to assist in review and if known, indicate vehicle trips during PM peak, AM Peak, and Weekday (24 hours).)

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, general describe. Not applicable. This is a non-project action.
- h. Proposed measures to reduce or control transportation impacts, if any: <u>Not applicable</u>. This is a non-project action.

#### 15. Public services

- a. Would the project result in an increased need for public services (for example:fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. <u>Not applicable</u>. This is a non-project action.
- b. Proposed measures to reduce or control direct impacts on public services, if any: Not applicable. This is a non-project action.

1	6.	U	til	iti	es

a.	Check utilities currently available at the site:
	□ electricity
	□ natural gas
	□ water
	☐ refuse service
	☐ telephone
	☐ sanitary sewer
	□ septic system
	Other: Not applicable. This is a non-project action.
b.	Describe the utilities that are proposed for the project, the utility providing the
	service, and the general construction activities on the site or in the immediate vicinity
	which might be needed: Not applicable. This is a non-project action.
C.	SIGNATURE
I, tł	he undersigned, swear under penalty of perjury that the above responses are made truthfully and to
	best of my knowledge. I also understand that, should there be any willful misrepresentation of
	Iful lack of full disclosure on my part, the <i>agency</i> must withdraw any determination of Nonsignificance at it might issue in reliance upon this checklist.
Dat	te: <u>April 3, 2019</u> Signature: <u>Tirrell Black</u>
	Tirrell Black, AICP
Ple	ease Print or Type:
Pro	pponent: <u>City of Spokane</u> Address: <u>808 West Spokane Falls Boulevard</u>
Pho	one: <u>(509) 625-6300</u> <u>Spokane, WA 99201</u>
Per	rson completing form (if different from proponent): Nathan Gwinn
Pho	one: (509) 625-6300 Address: 808 West Spokane Falls Boulevard

Spokane, WA 99201

FOR STAFF USE ONLY			
Staff	f me	mber(s) reviewing checklist: <u>Tirrell Black, AICP</u>	
Based on this staff review of the environmental checklist and other pertinent information, the staff concludes that:			
X	A.	there are no probable significant adverse impacts and recommends a Determination of Nonsignificance.	
	В.	probable significant adverse environmental impacts do exist for the current proposal and recommends a Mitigated Determination of Nonsignificance with conditions.	
	C.	there are probable significant adverse environmental impacts and recommends a Determination of Significance.	

#### D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(Do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise? The proposal would not directly increase discharge to water, emissions to air, the production and storage of toxic or hazardous substances or noise.

Proposed measures to avoid or reduce such increases are: <u>No such measures</u> <u>are proposed.</u>

2. How would the proposal be likely to affect plants, animals, fish or marine life?

<u>This proposal is unlikely to directly affect plants and animals.</u>

Proposed measures to protect or conserve plants, animals, fish or marine life are: The Spokane Municipal Code includes standards related to protection of critical areas and habitat. No additional measures are proposed to specifically address the conservation of plants and animals in this proposal.

3. How would the proposal be likely to deplete energy or natural resources? <u>The</u> proposed code amendments will not directly affect energy or natural resources.

Proposed measures to protect or conserve energy and natural resources are: The proposed code amendments do not directly address energy and natural resource conservation.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, flood plains or prime farmlands? The proposed text amendments will not directly affect environmentally sensitive areas. New development would be subject to the critical area standards of the SMC.

Proposed measures to protect such resources or to avoid or reduce impacts are:

No additional measures are proposed. Project impacts will be addressed at the

time of permit application in accordance with the standards of the SMC.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans? The amendments are intended to be consistent with and implement other policies of the City's Comprehensive Plan. New projects that are allowed under the proposed amendments are required to meet the shoreline development standards.

Proposed measures to avoid or reduce shoreline and land use impacts are: <u>No</u> additional measures are proposed. This action will not supersede the regulations of the Shoreline Master Program SMC 17E.060.

6. How would the proposal be likely to increase demands on transportation or public services and utilities? This is a non-project action. Demands on transportation or public services and utilities will be addressed at the time of development permit approval as required by existing regulations. The existing designated commercial areas are generally located near planned urban growth centers with existing facilities and services.

Proposed measures to reduce or respond to such demand(s) are: <u>No additional measures are proposed.</u>

7. Identify, if possible, whether the proposal may conflict with local, state or federal laws or requirements for the protection of the environment. The proposal does not conflict with local, state, or federal laws or requirements for protection of the environment.

Exhibit 4

#### C. SIGNATURE

I, the undersigned, swear under penalty of perjury that the above responses are made truthfully and to the best of my knowledge. I also understand that, should there be any willful misrepresentation or willful lack of full disclosure on my part, the *agency* may withdraw any Determination of Nonsignificance that it might issue in reliance upon this checklist.

Date:	April 3, 2019	Signature:	Tirrell E	Black
		-	Tirrell E	Black, AICP
Please	Print or Type:			
Propon	ent: <u>City of Spokane</u>		Address	: 808 West Spokane Falls Boulevard
Phone:	(509) 625-6300			Spokane, WA 99201
Person completing form (if different from proponent): Nathan Gwinn				
Phone:	(509) 625-6893	Add	dress:	808 West Spokane Falls Boulevard
				<u>Spokane, WA 99201</u>

FOR STAFF USE ONLY			
Staff member(s) reviewing checklist:			
Based on this staff review of the environmental checklist and other pertinent information, the staff concludes that:			
A. x there are no probable significant adverse impacts and recommends a Determination of Nonsignificance.			
B.   probable significant adverse impacts do exist for the current proposal and recommends a Mitigated Determination of Nonsignificance with conditions.			
C. $\square$ there are probable significant adverse environmental impacts and recommends a Determination of Significance.			

#### NONPROJECT DETERMINATION OF NONSIGNIFICANCE

FILE NO(S): Z19-002COMP

**PROPONENT:** City of Spokane

**DESCRIPTION OF PROPOSAL:** This application, sponsored by Council Member Candace Mumm and initiated by the Spokane City Council, requests to change the text of Policy LU 1.8 General Commercial Uses in Chapter 3, Land Use, of the Comprehensive Plan. The changes clarify the description of appropriate areas for expansion of the General Commercial designation on Map LU 1, the Land Use Plan Map.

#### LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY:

The proposed policy modifications would affect any general commercial districts, new or existing, within the City of Spokane.

Legal Description: n/a

LEAD AGENCY: City of Spokane

with the specifics of a SEPA appeal.

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

[ ]	There is no comment period for this DNS.			
[ ]	This DNS is issued after using the optional DNS process in section 197-11-355 WAC. There is no further comment period on the DNS.			
[X]	This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for at least 14 days from the date of issuance (below). Comments regarding this DNS must be submitted no later than <u>5 p.m.</u> on September 10, 2019 if they are intended to alter the DNS.			
*****	******************			
Respon	sible Official: Heather Trautman			
Positio	n/Title: Director, Planning Services Phone: (509) 625-6300			
Addres	s: 808 W. Spokane Falls Blvd., Spokane, WA 99201			
Date Issued: August 27, 2019 Signature:				
*****	**************************************			
808 We	OF THIS DETERMINATION, after it has become final, may be made to the City of Spokane Hearing Examiner, est Spokane Falls Blvd., Spokane WA 99201. The appeal deadline is Noon on September 18, 2019 (21 days e date of the signing of this DNS). This appeal must be on forms provided by the Responsible Official, make			

specific factual objections, and be accompanied by the appeal fee. Contact the Responsible Official for assistance

#### **MEMORANDUM**



DATE:

**April 30, 2019** 

TO:

Tirrell Black, Assistant Planner

Ewb-

FROM:

Eldon Brown, P.E., Principal Engineer - Development Services Center

File No:

Z19-002COMP

SUBJECT:

Comprehensive Plan Text Amendment - Policy LU 1.8 General

**Commercial Uses** 

**APPLICANT: City Council, City of Spokane** 

#### **Comp Plan Amendment Comments**

1. Conflicts with city utilities (sewer, water, stormwater) cannot be foreseen at this time by the proposed Comprehensive Plan Text Amendment for General Commercial Uses. Future expansion of General Commercial zones will need to be evaluated for infrastructure capacity, including but not limited to, water, sewer, stormwater, and traffic. Compliance to Spokane Municipal Code requirements for infrastructure will be reviewed at the time of development application(s).

cc:

Development Services File

Kris Becker, P.E., Manager, Development Services

Mike Nilsson, P.E., Senior Engineer, Development Services

Patty Kells, Traffic Engineering Assistant, Development Services

From: <u>Carol Tomsic</u>

To: <u>Black, Tirrell; Gwinn, Nathan; Freibott, Kevin</u>

Cc: DOUGLAS & MARILYN LLOYD; Sally Phillips; Wittstruck, Melissa; Beggs, Breean; Kinnear, Lori; Stuckart, Ben;

**Greg Francis** 

**Subject:** Comment on 2018/2019 Comprehensive Plan Updates

**Date:** Wednesday, July 24, 2019 10:02:50 PM

#### [CAUTION - EXTERNAL EMAIL - Verify Sender]

#### Transit Supported Development - Text Amendment

The Lincoln Heights Neighborhood will be affected by the text amendment. The Monroe/Regal High Performance Transit will connect the South Hill with North Spokane. Our neighborhood will benefit from the proposed mixed-use, transit supported development. The Lincoln Heights Neighborhood District plan supports a pedestrian friendly and walkable economically vibrant neighborhood. Encouraging transit ridership will positively affect pedestrian safety on the traffic-congested 29th Ave.

I support the text amendment and discussion; "mixed use development in these areas will enable less reliance on automobiles for travel, reduce parking needs, and support robust transit ridership. Land use regulations and incentives will encourage this type of development along high-performance transit corridors." However, the benefits of the proposed text amendment is contrary to the existing Corridor and District Center Type 2 zoning which sadly allows auto-oriented businesses such as drive thru-coffee shops, tire shops and retail auto parts stores on the auto-congested intersection of Regal/29th. I would like an additional text added stating any inappropriate "transit-supported development" adversely affecting a neighborhood and not supported by neighborhood councils be addressed and favorably rectified.

#### General Commercial Uses Comprehensive Plan Update

I agree that it's necessary to add clarification against establishing new General Commercial areas outside of centers and establish limited exceptions. I'd like to see a text addition that supports a neighborhood council's objection to any development that is contrary their district plans.

Thank you

Carol Tomsic resident

#### **Exhibit 8–Related Comprehensive Plan Goals and Policies**

#### **Goal LU 1 CITYWIDE LAND USE**

Offer a harmonious blend of opportunities for living, working, recreation, education, shopping, and cultural activities by protecting natural amenities, providing coordinated, efficient, and cost effective public facilities and utility services, carefully managing both residential and non-residential development and design, and proactively reinforcing downtown Spokane's role as a vibrant urban center.

#### Policy LU 1.8 General Commercial Uses

Contain General Commercial areas within the boundaries occupied by existing business designations and within the boundaries of designated Centers and Corridors.

Discussion: General Commercial areas provide locations for a wide range of commercial uses. Typical development in these areas includes freestanding business sites and larger grouped businesses (shopping centers). Commercial uses that are auto-oriented and include outdoor sales and warehousing are also allowed in this designation. Land designated for General Commercial use is usually located at the intersection of or in strips along principal arterial streets. In many areas such as along Northwest Boulevard, this designation is located near residential neighborhoods.

To address conflicts that may occur in these areas, zoning categories should be implemented that limit the range of uses, and site development standards should be adopted to minimize detrimental impacts on the residential area. Existing commercial strips should be contained within their current boundaries with no further extension along arterial streets allowed.

Recognizing existing investments by both the City of Spokane and private parties, and given deference to existing land use patterns, an exception to the containment policy may be allowed by means of a comprehensive plan amendment to expand an existing commercial designation, (Neighborhood Retail, Neighborhood Mini-Center, or General Commercial) at the intersection of two principal arterial streets or onto properties which are not designated for residential use at a signalized intersection of at least one principal arterial street which as of September 2, 2003, has traffic at volumes greater than 20,000 vehicular trips a day. Expansion of the commercial designation under this exception shall be limited to property immediately adjacent to the arterial street and the subject intersection and may not extend more than 250 feet from the center of the intersection unless a single lot, immediately adjacent to the subject intersection and in existence at the time this comprehensive plan was initially adopted, extends beyond 250 feet from the center of the intersection. In this case the commercial designation may extend the length of that lot but in no event should it extend farther than 500 feet or have an area greater than three acres.

If a commercial designation (Neighborhood Retail, Neighborhood Mini-Center, or General Commercial) exists at the intersection of two principal arterials, a zone change to allow the commercial use to be extended to the next street that runs parallel to the principal arterial street may be allowed. If there is not a street that runs parallel to the principal arterial, the maximum depth of commercial development extending from the arterial street shall not exceed 250 feet.

Areas designated General Commercial within Centers and Corridors are encouraged to be developed in accordance with the policies for Centers and Corridors. Through a

neighborhood planning process for the Center, these General Commercial areas will be designated in a land use category that is appropriate in the context of a Center and to meet the needs of the neighborhood.

Residential uses are permitted in these areas. Residences may be in the form of single-family homes on individual lots, upper-floor apartments above business establishments, or other higher density residential uses.

#### **GOAL LU 3 EFFICIENT LAND USE**

Promote the efficient use of land by the use of incentives, density and mixed-use development in proximity to retail businesses, public services, places of work, and transportation systems.

#### **Policy LU 3.2 Centers and Corridors**

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.

Discussion: Suggested Centers are designated where the potential for Center development exists. Final determination is subject to a sub-area planning process.

#### Neighborhood Center

Neighborhood Centers designated on the Land Use Plan Map have a greater intensity of development than the surrounding residential areas. Businesses primarily cater to neighborhood residents, such as convenience businesses and services. Drive-through facilities, including gas stations and similar auto-oriented uses tend to provide services to people living outside the surrounding neighborhood and should be allowed only along principal arterials and be subject to size limitations and design guidelines. Uses such as a day care center, a church, or a school may also be found in the Neighborhood Center.

Businesses in the Neighborhood Center are provided support by including housing over ground floor retail and office uses. The highest density housing should be focused in and around the Neighborhood Center. Density is high enough to enable frequent transit service to a Neighborhood Center and to sustain neighborhood businesses. Housing density should decrease as the distance from the Neighborhood Center increases. Urban design guidelines for Centers and Corridors, located in the Spokane Municipal Code, are used to guide architectural and site design to promote compatible, mixed land uses, and to promote land use compatibility with adjoining neighborhoods.

Buildings in the Neighborhood Center are oriented to the street. This encourages walking by providing easy pedestrian connections, by bringing activities and visually interesting features closer to the street, and by providing safety through watchful eyes and activity day and night. Parking lots should not dominate the frontage of these pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding neighborhoods. Parking lots should be located behind or on the side of buildings as a rule.

To promote social interaction and provide a focal point for the center, a central gathering place, such as a civic green, square, or park, should be provided. To identify the Center as the major activity area of the neighborhood, it is important to encourage buildings in the core area of the Neighborhood Center to be taller. Buildings up to three stories are encouraged in this area.

Attention is given to the design of the circulation system so pedestrian access between residential areas and the Neighborhood Center is provided. To be successful, Centers need to be integrated with transit. Transit stops should be conveniently located near commercial and higher density residential uses, where transit service is most viable.

The size and composition of Neighborhood Centers, including recreation areas, vary by neighborhood, depending upon location, access, neighborhood character, local desires, and market opportunities. Neighborhood Centers should be separated by at least one mile (street distance) or as necessary to provide economic viability. As a general rule, the amount of commercial space and percent devoted to office and retail should be proportional to the number of housing units in the neighborhood. The size of individual commercial business buildings should be limited to assure that the business is truly neighborhood serving. The size of the Neighborhood Center, including the higher density housing surrounding the Center, should be approximately 15 to 25 square blocks. The density of housing should be about 32 units per acre in the core of the Neighborhood Center and may be up to 22 units per acre at the perimeter.

The following locations are designated as Neighborhood Centers on the Land Use Plan Map:

- Indian Trail and Barnes;
- South Perry;
- Grand Boulevard/12th to 14th;
- Garland:
- West Broadway;
- · Lincoln and Nevada; and
- Fort George Wright Drive and Government Way.

#### District Center

District Centers are designated on the Land Use Plan Map. They are similar to Neighborhood Centers, but the density of housing is greater (up to 44 dwelling units per acre in the core area of the center) and the size and scale of schools, parks, and shopping facilities are larger because they serve a larger portion of the city. As a general rule, the size of the District Center, including the higher density housing surrounding the Center, should be approximately 30 to 50 square blocks.

As with a Neighborhood Center, new buildings are oriented to the street and parking lots are located behind or on the side of buildings whenever possible. A central gathering place, such as a civic green, square, or park is provided. To identify the District Center as a major activity area, it is important to encourage buildings in the core area of the District center to be taller. Buildings up to five stories are encouraged in this area.

The circulation system is designed so pedestrian access between residential areas and the District Center is provided. Frequent transit service, walkways, and bicycle paths link District Centers and the downtown area.

The following locations are designated as District Centers on the Land Use Plan Map:

- Shadle Alberta and Wellesley;
- Lincoln Heights 29th and Regal;
- Southgate;
- 57th and Regal:
- Grand District;

- Five Mile Francis and Ash (suggested Center, with final determination subject to a sub-area planning process described in LU 3.4); and
- NorthTown Division and Wellesley (suggested Center, with final determination subject to a sub-area planning process described in LU 3.4).

#### **Employment Center**

Employment Centers have the same mix of uses and general character features as Neighborhood and District centers but also have a strong employment component. The employment component is expected to be largely non-service related jobs incorporated into the Center or on land immediately adjacent to the Center.

Employment Centers vary in size from 30 to 50 square blocks plus associated employment areas. The residential density in the core area of the Employment Center may be up to 44 dwelling units per acre. Surrounding the Center are medium density transition areas of up to 22 dwelling units per acre.

The following locations are designated as Employment Centers on the Land Use Plan Map:

- East Sprague Sprague and Napa;
- North Foothills Employment Center;
- Maxwell and Elm;
- Holy Family;
- · North Nevada, between Westview and Magnesium; and
- Trent and Hamilton.

#### Corridors

Corridors are areas of mixed land use that extend no more than two blocks in either direction from the center of a transportation corridor.

Within a Corridor there is a greater intensity of development in comparison to the surrounding residential areas. Housing at a density up to 44 units per acre and employment densities are adequate to support frequent transit service. The density of housing transitions to a lower level (up to 22 units per acre) at the outer edge of the Corridor. A variety of housing styles, apartments, condominiums, row houses, and houses on smaller lots are allowed. A full range of retail services, including grocery stores serving several neighborhoods, theaters, restaurants, dry-cleaners, hardware stores, and specialty shops are also allowed. Low intensity, auto-dependent uses (e.g., lumber yards, automobile dealers, and nurseries) are prohibited.

Corridors provide enhanced connections to other Centers, Corridors, and downtown Spokane. To accomplish this, it is important to make available safe, attractive transit stops and pedestrian and bicycle ways. The street environment for pedestrians is much improved by placing buildings with multiple stories close to the street with wide sidewalks and street trees, attractive landscaping, benches, and frequent transit stops. Parking lots should not dominate the frontage of these pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding neighborhoods. Parking lots should be located behind or on the side of buildings whenever possible.

The following locations are designated as Corridors on the Land Use Plan Map:

- North Monroe Street:
- · Hillyard Business Corridor; and

Hamilton Street Corridor.

#### **Regional Center**

Downtown Spokane is the Regional Center and is the primary economic, cultural and social center of the region. With the creation and development of the University District on the east end of Downtown, it is also a major academic hub with the collaboration of multiple institutions of higher education. Downtown contains the highest density and intensity of land use, and continues to be a targeted area for additional infill housing opportunities and neighborhood amenities to create a more livable experience.

The following location is designated as the Regional Center on the Land Use Plan Map:

• Downtown Spokane

The following comment was submitted by a member of the public during the Plan Commission Hearing on September 11, 2019. Therefore, it was not originally included in the staff report as the staff report predates the hearing.

# **Land Use Solutions**& Entitlement

### Land Use Planning Services 9101 N. MT. VIEW LANE Spokane, WA 99218

509-435-3108(V) dhume@spokane-landuse.com

(Sent this date via email)

9-26-19

Kevin Freibott, Planner II Planning & Development Services 3<sup>rd</sup> Floor, City Hall 808 W Spokane Falls Blvd Spokane WA 99201

Ref: Proposed Policy Language LU 1.8

Dear Kevin:

Yesterday, I observed the Planning Commissions discussions and action on the above matter in which they recommended to the Council to approve policy language that eliminates dimensional and traffic volume criteria and replaces it with performance language requiring "transitional land uses" with the <u>intent of protecting neighborhood</u> character. (Emphasis mine)

My concern with this language is that it expects a reduction in land use intensity, presumably with the designation of a more restricted zone, such as Office or Multi-Family and as such it pre-empts the purpose of the LU 1.8 Policy for Commercial zone expansion.

I recognize the desire to protect "neighborhood character" but we also need to protect market forces and sustainability of commercial sites. All too often, new commercial uses seek sites of existing commercial use and find them too small to accommodate their site plan needs. With this policy language as proposed, the existing commercial site is doomed for extinction, putting more pressure on other parts of the city for market forces to work, while ignoring the very criteria the new use wants, namely drive-by traffic volume.

Therefore, I recommend that the City modify the current LU 1.8 language that allows expansion to the next street parallel to the existing arterial frontage. In addition, we

should restore the provision for parking within a more restricted zone by Special Permit. This would ensure that the commercial use is left within the current zone and limits the "intrusion" into the neighborhood as parking.

On that point, the history of those special permit parking lots has demonstrated that they do not adversely affect the rest of the neighborhood, so why not allow them without the need for annual amendments? It is certainly a more efficient way of accommodating future commercial uses, in-lieu-of the 12-15 months walk through the annual amendment process.

In conclusion, the proposed language prevents commercial expansion while LU 1.8 is supposed to accommodate new commercial expansion. Traffic volume thresholds are not as important as designating expansion limits, such as the next street parallel to the arterial. We should rely upon the performance language of the adopted Development Code as the standard imposed on all commercial sites and new commercial development. Change of zones as a transitional land use pattern such as is currently proposed ignores market demand and we need a balance between market forces and neighborhood forces, not just the latter.

Thank you for considering my comments. Please feel free to forward to each planning commission and council member as well.

Respectfully Submitted

Dwight J Hume

Dwight J Hume

Land Use Solutions and Entitlement

#### ORDINANCE NO. C35842

AN ORDINANCE RELATING TO APPLICATION Z19-002COMP, AMENDING POLICY LU 1.8, GENERAL COMMERCIAL USES, IN CHAPTER 3 OF THE COMPREHENSIVE PLAN AS IT RELATES TO DIRECTING NEW COMMERCIAL GROWTH TO CENTERS AND CORRIDORS.

WHEREAS, the Washington State Legislature passed the Growth Management Act (GMA) in 1990, requiring among other things, the development of a Comprehensive Plan (RCW 36.70A); and

WHEREAS, the City of Spokane adopted a Comprehensive Plan in May of 2001 that complies with the requirements of the Growth Management Act; and

WHEREAS, the Growth Management Act requires continuing review and evaluation of the Comprehensive Plan and contemplates an annual amendment process for incorporating necessary and appropriate revisions to the Comprehensive Plan; and

WHEREAS, application Z19-002COMP seeks to amend policy LU 1.8, General Commercial Uses, to guide the designation of appropriate areas for general commercial uses clarifying while updating situations wherein general commercial might be considered outside of Centers and Corridors; and

WHEREAS, policy LU 1.8 was previously amended by Ordinance ORD C33287 in 2003, adding exception language to the policy that is proposed to be removed by application Z19-002COMP; and

WHEREAS, the proposed amendments to policy LU 1.8 were developed via a Plan Commission Subcommittee/Working Group which met in April 2019 to formulate the proposal; and

WHEREAS, staff requested comments from agencies and departments on April 5, 2019, and a public comment period ran from May 28, 2019 to July 29, 2019; and

WHEREAS, the Washington State Department of Commerce and appropriate state agencies were given the required 60-day notice before adoption of proposed changes to the Comprehensive Plan on August 29, 2019; and

WHEREAS, the Spokane Plan Commission held substantive workshops regarding the proposed Comprehensive Plan amendment on May 8, May 22, and July 10, 2019; and

WHEREAS, a State Environmental Policy Act (SEPA) Determination of Non-Significance ("DNS") was issued on August 27, 2019 for the proposed text amendments.

The public comment period for the SEPA determination ended on September 10, 2019; and

WHEREAS, notice of the SEPA Checklist and Determination, the proposed amendments, and announcement of the September 11, 2019 Plan Commission Public Hearing was published on August 28, 2019 and September 4, 2019; and

WHEREAS, the staff report for Application Z19-002COMP reviewed all the criteria relevant to consideration of the application; and

WHEREAS, the Spokane Plan Commission conducted a public hearing on September 11 and deliberated on September 25, 2019 for Application Z19-002COMP and other proposed amendments; and

WHEREAS, the Spokane Plan Commission amended the proposal during their deliberations to strike the consideration of streets or alleys as boundaries to general commercial uses and to add consideration of transitional land uses; and

WHEREAS, the Spokane Plan Commission found that Application Z19-002COMP is consistent with and implements the Comprehensive Plan; and

WHEREAS, the Plan Commission voted 6 to 0 to recommend approval of Application Z19-002COMP; and

WHEREAS, the City Council adopts the recitals set forth herein as its findings and conclusions in support of its adoption of this ordinance and further adopts the findings, conclusions, and recommendations from the Planning & Development Services Staff Report and the City of Spokane Plan Commission for the same purposes; --

NOW, THEREFORE, THE CITY OF SPOKANE DOES ORDAIN:

- 1. <u>Approval of the Application</u>. Application Z19-002COMP is approved.
- 2. <u>Amendment of Chapter 3, Land Use, of the Comprehensive Plan.</u> Policy LU 1.8, General Commercial Uses, is amended as follows:

#### LU 1.8 General Commercial Uses

((Contain)) <u>Direct new</u> General Commercial ((areas within the boundaries occupied by existing business designations and within the boundaries of designated)) <u>uses to</u> Centers and Corridors <u>designated on the Land Use Plan Map</u>.

Discussion: General Commercial areas provide locations for a wide range of commercial uses. Typical development in these areas includes freestanding business sites and larger grouped businesses (shopping centers). Commercial uses that are auto-oriented and include outdoor sales and warehousing are also

allowed in this designation. Land designated for General Commercial use is usually located at the intersection of or in strips along principal arterial streets. In many areas such as along Northwest Boulevard, this designation is located near residential neighborhoods.

To address conflicts that may occur in these areas, zoning categories should be implemented that limit the range of uses, and site development standards should be adopted to minimize detrimental impacts on the residential area. New General Commercial areas should not be designated in locations outside Centers and Corridors. Existing commercial strips should be contained within their current boundaries with no further extension along arterial streets allowed.

((Recognizing existing investments by both the City of Spokane and private parties, and given deference to existing land use patterns, an exception to the containment policy may be allowed by means of a comprehensive plan amendment to expand an existing commercial designation, (Neighborhood Retail, Neighborhood Mini-Center, or General Commercial) at the intersection of two principal arterial streets or onto properties which are not designated for residential use at a signalized intersection of at least one principal arterial street which as of September 2, 2003, has traffic at volumes greater than 20,000 vehicular trips a day. Expansion of the commercial designation under this exception shall be limited to property immediately adjacent to the arterial street and the subject intersection and may not extend more than 250 feet from the center of the intersection unless a single lot, immediately adjacent to the subject intersection and in existence at the time this comprehensive plan was initially adopted, extends beyond 250 feet from the center of the intersection. In this case the commercial designation may extend the length of that lot but in no event should it extend farther than 500 feet or have an area greater than three acres.))

((If a commercial designation (Neighborhood Retail, Neighborhood Mini-Center, or General Commercial) exists at the intersection of two principal arterials, a zone change to allow the commercial use to be extended to the next street that runs parallel to the principal arterial street may be allowed. If there is not a street that runs parallel to the principal arterial, the maximum depth of commercial development extending from the arterial street shall not exceed 250 feet.))

However, recognizing existing investments, and given deference to existing landuse patterns, exceptions to the containment policy may be allowed for limited expansions adjacent to existing General Commercial areas located outside Centers and Corridors. The factors to consider in such adjacent expansions include: maintaining the minimum depth from an arterial street necessary for the establishment or expansion of a general commercial neighborhood business; avoiding intrusion where incompatible into established neighborhoods; and implementing transitional land uses with the intent of protecting neighborhood character. Areas designated General Commercial within Centers and Corridors are encouraged to be developed in accordance with the policies for Centers and Corridors. Through a neighborhood planning process for the Center, these General Commercial areas will be designated in a land use category that is appropriate in the context of a Center and to meet the needs of the neighborhood.

Residential uses are permitted in these areas. Residences may be in the form of single-family homes on individual lots, upper-floor apartments above business establishments, or other higher density residential uses.

PASSED BY THE CITY COUNCIL ON	, 2019.
	Council President
Attest:	Approved as to form:
City Clerk	Assistant City Attorney
Mayor	Date
	Effective Date

## Spokane Plan Commission Findings of Fact, Conclusions, and Recommendations on the Comprehensive Plan Land Use

#### Plan Map Amendment File No. Z19-002COMP (LU 1.8 – General Commercial Uses)

A Recommendation of the Spokane Plan Commission to the City Council to APPROVE the Comprehensive Plan Amendment application seeking to amend the text of policy LU 1.8, General Commercial Uses, in Chapter 3, Land Use, as it relates to directing new commercial growth to Centers and Corridors.

#### **FINDINGS OF FACT:**

- A. The City of Spokane adopted a Comprehensive Plan in May of 2001 that complies with the requirements of the Growth Management Act (GMA).
- B. Under GMA, comprehensive plans generally may be amended no more frequently than once a year, and all amendment proposals must be considered concurrently in order to evaluate for their cumulative effect.
- C. During deliberations on November 1, 2018 the City Council asked staff to bring forth a proposal to amend Policy LU 1.8 General Commercial Uses (the "proposal").
- D. The proposal is to amend policy LU 1.8 General Commercial Uses. This policy guides the designation of appropriate areas for general commercial uses and was previously amended in 2003 (ORD C33287), clarifying and updating situations wherein general commercial might be considered outside of Centers and Corridors.
- E. On February 25, 2019 the City Council adopted Resolution RES 2019-0011 establishing the 2019 Comprehensive Plan Amendment Work Program, and including the proposal in the Work Program.
- F. On March 27, 2019 the Plan Commission established a working subcommittee to propose amendments to Policy LU 1.8.
- G. Thereafter, on April 5, 2019 staff requested comments from agencies and departments. No adverse comments were received from agencies or departments regarding the proposal.
- H. During the Plan Commission's May 8 and 22, 2019 workshops, the subcommittee's proposed amendments to Policy LU 1.8 were presented to the Plan Commission. During the workshops the Plan Commission finalized the language of the proposal for consideration at a public hearing, held on September 11 and 25, 2019.
- I. A public comment period ran from May 28, 2019 to July 29, 2019 which provided a 60-day public comment period. The City received one written comment in general support of the proposal.

- J. On June 6, 2019 the Community Assembly received a presentation regarding the 2019 Comprehensive Plan Amendment Work Program and the proposal, and has been provided with information regarding the dates of Plan Commission workshops and hearings.
- K. On July 10, 2019 the Spokane City Plan Commission held a final workshop to study the proposal.
- L. On August 27, 2019 a State Environmental Policy Act (SEPA) Checklist and Determination of Non-Significance were issued for the Comprehensive Land Use Plan Map and Zoning Map changes, including the proposal. The deadline to appeal the SEPA determination was September 10, 2019. No comments on the SEPA determination were received.
- M. On August 29, 2019 the Washington State Department of Commerce and appropriate state agencies were given the required 60-day notice of intent to adopt before adoption of any proposed changes to the Comprehensive Plan.
- N. On August 28 and September 4, 2019 the City caused notice to be published in the Spokesman Review providing notice of the SEPA Checklist and Determination of Non-Significance, the Comprehensive Plan Land Use Map amendment, and announcing the September 11, 2019 Plan Commission Public Hearing.
- O. Prior to the Plan Commission hearing, staff prepared a report addressing SEPA and providing staff's analysis of the merits of the proposal, copies of which were circulated as prescribed by SMC 17G.020.060B.8. Staff's analysis of the proposal recommended approval of the application.
- P. On September 11, 2019 the Plan Commission held a public hearing on the proposal, and closed the public record but continued its deliberations until the next hearing date on September 25, 2019.
- Q. During the public hearing, the Plan Commission received testimony in favor of minor modifications to the proposal relating to the inclusion of transitional land uses when considering general commercial uses outside a center.
- R. During the deliberations held on September 25, 2019, the Plan Commission voted to modify the proposal to strike the consideration of streets or alleys as boundaries to general commercial uses and to add the consideration of transitional land uses.
- S. As a result of the City's efforts, pursuant to the requirements of SMC 17G.020.070, the public has had extensive opportunities to participate throughout the process and persons desiring to comment on the proposal were given ample opportunity to do so.
- T. Except as otherwise indicated herein, the Plan Commission adopts the findings and analysis set forth in the Staff Report prepared for the proposal (the "Staff Report").
- U. Comprehensive Plan Chapter 2, Implementation, Section 2.3 provides:

This section establishes a process to ensure the Plan functions as a living document, advancing the long range vision for the community, while also being responsive to changing conditions. The intended outcomes of these matrices are:

. . .

Ensure the Plan is a living document, capable of responding to changing conditions and expanding information.

- V. The Plan Commission finds that the proposal meets the intent and requirements of the Comprehensive Plan, most specifically as it relates to the Comprehensive Plan vision for concentrated density and use intensity in Centers and Corridors.
- W. The Plan Commission finds that the proposal meets the demonstration of need described in SMC 17G.020.030.K as it relates to policy adjustments, in that the proposal would provide correction and additional guidance as to the implementation of the policies and vision provided by the Comprehensive Plan.
- X. The Plan Commission finds that the proposal meets the decision criteria established by SMC 17G.020.030, as described in the Staff Report.

#### **CONCLUSIONS:**

Based upon the application materials, staff analysis (which is hereby incorporated into these findings, conclusions, and recommendation), SEPA review, agency and public comments received, and public testimony presented regarding the proposal File No. Z19-958COMP, the Plan Commission makes the following conclusions with respect to the review criteria outlined in SMC 17G.020.030:

- 1. The proposal was included in the 2019 Annual Comprehensive Plan Amendment Work Program.
- 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. The proposal is consistent with the goals and purposes of GMA.
- 4. Any potential infrastructure implications associated with the proposal will either be mitigated through projects reflected in the City's relevant six-year capital improvement plans or through enforcement of the City's development regulations at time of development.

- 5. As outlined in above in the Findings of Fact, the proposal is internally consistent within the meaning of SMC 17G.020.030E.
- 6. The proposal is consistent with the Countywide Planning Policies for Spokane County, the comprehensive plans of neighboring jurisdictions, applicable capital facilities plans, the regional transportation plan, and official population growth forecasts.
- 7. The proposal has been considered simultaneously with the other proposals included in the 2019 Annual Comprehensive Plan Amendment Work Program in order to evaluate the cumulative effect of all the proposals.
- 8. SEPA review was completed for the proposal, and pursuant to SEPA, any adverse environmental impacts associated with the proposal will be mitigated by enforcement of the City's development regulations.
- 9. The proposal will not adversely affect the City's ability to provide the full range of urban public facilities and services citywide at the planned level of service, or consume public resources otherwise needed to support comprehensive plan implementation strategies.
- 10. The proposal represents an amendment to the text of a policy and is in conformance with the appropriate demonstration of need identified for amendments to the comprehensive plan.

#### **RECOMMENDATIONS:**

In the matter of Z19-002COMP, a request by the Spokane City Council to amend policy LU 1.8, General Commercial Uses, in Chapter 3, Land Use, of the Comprehensive Plan, as based upon the above listed findings and conclusions, by a vote of 6 to 0, the Plan Commission recommends to City Council the APPROVAL of the requested amendment to Chapter 3, Policy LU 1.8, as amended during the Plan Commission's deliberations, and authorized 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 proposal.

Gregory & Francis

DocuSigned by:

Greg Francis, Vice President in lieu of Todd Beyreuther, President Spokane Plan Commission