**CITY OF SPOKANE**

**NOTICE**

**REGARDING CITY COUNCIL MEETINGS**

Notice is hereby given that, pursuant to Governor Jay Inslee's **Revised** Proclamation **20-28.15**, dated **January 19, 2021**, all public meetings subject to the Open Public Meetings Act, Chapter 42.30 RCW, are to be held remotely and that the in-person attendance requirement in RCW 42.30.030 has been suspended until termination of the state of emergency pursuant to RCW 43.06.210, or until rescinded, whichever occurs first. Proclamations 20-28, et seq, were amended by the Washington State Legislature to recognize the extension of statutory waivers and suspensions therein until termination of the state of emergency pursuant to RCW 43.06.210 or until rescinded.

While all public meetings must continue to be held remotely, an option for an additional in-person meeting component is permitted consistent with the business meetings requirements contained in the Miscellaneous Venues guidance incorporated into Proclamation 20-25, et seq. At this time, the City Council has decided to continue its meetings with remote access only and to not include an in-person attendance component.

Temporarily and until further notice, the public's ability to attend City Council meetings is by remote access only. In-person attendance is not permitted at this time. The public is encouraged to tune in to the meeting as noted below.

Public comment will be taken virtually on legislative items during the 6:00 p.m. Legislative Session on **November 22, 2021.**

The regularly scheduled Spokane City Council 3:30 p.m. Briefing Session and 6:00 p.m. Legislative Session will be held virtually and streamed live online and airing on City Cable 5. Some members of the City Council and City staff will be attending virtually. The public is encouraged to tune in to the meeting live on Channel 5, at **https://my.spokanecity.org/citycable5/live**, or by calling **1-408-418-9388** and entering the access code **146 396 3105** for the 3:30 p.m. Briefing Session or **146 176 6932** for the 6:00 p.m. Legislative Session when prompted; meeting password is **0320.**

**To participate in virtual public comment:**
Sign up to give testimony at **https://forms.gle/RtciKb2tju6322BB7.** You must sign up in order to be called on to testify. The form will be **open at 5:00 p.m. on Monday, November 22, 2021, and will close at 6:00 p.m.** At 6:00 p.m., you will call in to the meeting using the information above. When it is your turn to testify, Council President will call your name and direct you to hit *3 on your phone to ask to be unmuted. The system will alert you when you have been unmuted and you can begin giving your testimony. When you are done, you will need to hit *3 again.

**To participate in Open Forum:**
Open Forum will take place at the end of the City Council Legislative Session unless the meeting lasts past 9:30 p.m., which may be extended by motion. Each speaker is limited to no more than three minutes. In order to participate in Open Forum, you must sign up here: **https://forms.gle/WtfGZ3HqQuXCipcX9**. The form will **open at 5:00 p.m. on Monday, November 22, and will close at 6:00 p.m.** Instructions for participating are available on the form. The Open Forum is a limited public forum; all matters discussed in the open forum shall relate to the affairs of the City and items of interest not relating to 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.

**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!**

**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**

A. At each meeting, after the conclusion of the legislative agenda, the Council shall hold an open public comment period until 9:30 pm, which may be extended by motion.

B. At the beginning of the open forum session, staff will collect the sign-up sheet(s) and deliver them to the Chair. The order of the speakers and the appropriate time limits for the speakers will be determined at the discretion of the Chair. Each speaker shall be limited to no more than three minutes.

C. No action, other than a statement of Councilmembers' intent to address the matter in the future, points of order, or points of information will be taken by Council members during an 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 and items not currently included on that week's current agenda or the next week's advance Council agendas. No person shall be permitted to speak in open forum 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.

**Rule 2.7 SERVICE ANIMALS AT CITY COUNCIL MEETINGS**

A. For purposes of these Rules, only dogs that are individually trained to do work or perform tasks for a person with a disability are recognized as service animals. Dogs or other animals whose sole function is to provide comfort or emotional support do not qualify as service animals under these Rules. Service animals are permitted to accompany people with disabilities in City Council meetings, as well as all areas where members of the public are allowed to go.

B. Service animals must, at all times while present in a City Council meeting, be harnessed, leashed, or tethered, unless these devices interfere with the service animal's work or the individual's disability prevents using these devices, in which case, the individual must maintain control of the animal through voice, signal, or other effective controls.

**Rule 2.15 PARTICIPATION OF MEMBERS OF THE PUBLIC IN COUNCIL MEETINGS**

A. Members of the public may address the Council regarding the following items on the Council's legislative agenda: first and final readings of regular and special budget ordinances, emergency ordinances, special consideration items, hearing items, and other items before the City Council requiring Council action, except those that are adjudicatory or solely administrative in nature. This rule shall not limit the public's right to speak during the open forum.

B. No member of the public 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 and provide their city of residence as a condition of recognition. Council members must be recognized by the Chair for the purpose of obtaining the floor.

C. Each person speaking in a public Council meeting shall verbally identify themselves by name, city of residence, and, if appropriate, representative capacity.

D. Each speaker shall follow all written and verbal instructions so that verbal remarks are electronically recorded, and documents submitted for the record are identified and marked by the Clerk.

E. In order that evidence and expressions of opinion be included in the record and that decorum befitting a deliberative process be maintained, no modes of expression not provided by these rules, including but not limited to demonstrations, banners, signs, applause, profanity, vulgar language, or personal insults will be permitted.

F. A speaker asserting a statement of fact may be asked to document and identify the sources of the factual datum being asserted.

G. When addressing the Council, members of the public shall direct all remarks to the Council President, shall refrain from remarks directed personally to any Council Member, and shall confine remarks to the matters that are specifically before the Council at that time.

H. When any person, including members of the public, City staff, and others, are addressing the Council, Council members shall observe the same decorum and process, as the rules require among the members *inter se*. That is, a Council member shall not engage the person addressing the Council in colloquy but shall speak only when granted the floor by the Council President. All persons and/or Council members shall not interrupt one another. The duty of mutual respect set forth in Rule 1.2 and the rules governing debate set forth in *Robert's Rules of Order, newly revised*, shall extend to all speakers before the City Council. The City Council's Policy Director and/or City Attorney shall, with the assistance of Council staff, assist the Council President to ensure that all individuals desiring to speak shall be identified, appropriately recognized, and provided the opportunity to speak.

**Rule 2.16 PUBLIC TESTIMONY REGARDING LEGISLATIVE AGENDA ITEMS – TIME LIMITS**

A. The City Council shall take public testimony on all matters included on its legislative agenda as described at Rule 2.16(A), with those exceptions stated in Rule 2.17(B). Public testimony shall be limited to the final Council action, except that public testimony shall be allowed at the first reading of ordinances. Public testimony shall be limited to three (3) minutes per speaker, unless, at their discretion, the Chair determines that, because of the number of speakers signed up to testify, less time will be needed for each speaker in order to accommodate all 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 items on the Council's consent agenda, amendments to legislative agenda items, or solely procedural, parliamentary, or administrative matters of the Council, including amendments to these Rules.

C. For legislative or hearing items that may affect an identifiable individual, association, or group, the following procedure may be implemented at the discretion of the Council President:

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 their presentation the testimony of expert witnesses, visual displays, and any other reasonable methods of presenting the case. Up to thirty (30) minutes may be granted for the proponent's presentation. If there be more than one designated representative, they shall allocate the allotted time between or among themselves.

    c. Following the presentation of the proponents of the issue, three (3) minutes shall be granted for any other person not associated with the designated representative of the proponents 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 amount of time which was allotted to the proponents.

    e. Following the presentation by the opponents of the issue, three (3) minutes shall be granted for any other person not associated with the designated representative of the opponents who wishes to speak on behalf of the opponents' position.

    f. Up to ten (10) minutes of rebuttal time may 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 (3) minutes to present their 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

# CURRENT COUNCIL AGENDA

## MEETING OF MONDAY, NOVEMBER 22, 2021

## MISSION STATEMENT

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

**MAYOR NADINE WOODWARD**
**COUNCIL PRESIDENT BREEAN BEGGS**

**COUNCIL MEMBER KATE BURKE**
**COUNCIL MEMBER MICHAEL CATHCART**
**COUNCIL MEMBER LORI KINNEAR**
**COUNCIL MEMBER CANDACE MUMM**
**COUNCIL MEMBER KAREN STRATTON**
**COUNCIL MEMBER BETSY WILKERSON**

**CITY COUNCIL CHAMBERS**
**CITY HALL**
**808 W. SPOKANE FALLS BLVD.**
**SPOKANE, WA 99201**

City of Spokane Guest Wireless access for Council Chambers for November 22, 2021:

User Name: **COS Guest**
Password: **ehCyS53s**

**Please note the space in user name.**
**Both user name and password are case sensitive.**

# LAND ACKNOWLEDGEMENT

We acknowledge that we are on the unceded land of the Spokane people. And that these lands were once the major trading center for the Spokanes as they shared this place and welcomed other area tribes through their relations, history, trade, and ceremony. We also want to acknowledge that the land holds the spirit of the place, through its knowledge, culture, and all the original peoples Since Time Immemorial.

As we take a moment to consider the impacts of colonization may we also acknowledge the strengths and resiliency of the Spokanes and their relatives. As we work together making decisions that benefit all, may we do so as one heart, one mind, and one spirit.

We are grateful to be on the shared lands of the Spokane people and ask for the support of their ancestors and all relations. We ask that you recognize these injustices that forever changed the lives of the Spokane people and all their relatives.

We agree to work together to stop all acts of continued injustices towards Native Americans and all our relatives. It is time for reconciliation. We must act upon the truths and take actions that will create restorative justice for all people.

Adopted by Spokane City Council on the 22nd day of March, 2021
*via Resolution 2021-0019*

# 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 during the Open Forum at the beginning and the conclusion of the Legislative Agenda on any issue not relating to the Current or Advance Agendas, pending hearing items, or initiatives or referenda in a pending election.**

## ADDRESSING THE COUNCIL

- **No member of the public 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 and provide their city of residence as a condition of recognition.**
- **Each person speaking at the public microphone shall verbally identify themselves by name, city of residency 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, no modes of expression including but not limited to demonstrations, banners, signs, applause, profanity, vulgar language or personal insults will 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 msteinolfson@spokanecity.org. 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. | Purchase from Babcock & Wilcox Company (Akron, OH) of two replacement boiler fan assemblies—$408,296.56 (incl. tax and shipping). (Council Sponsor: Council President Beggs) | Approve | OPR 2021-0750<br>ITB 5229-21 |
| 2. | Low Bid of Cameron Reilly LLC (Spokane Valley, WA) for the Thor-Freya Reconstruction Hartson to Sprague—$8,959,655. An administrative reserve of $895,965.50, which is 10% of the contract price, will be set aside. (East Central and Lincoln Neighborhoods) (Council Sponsor: Council President Beggs) | Approve | OPR 2021-0751<br>ENG 2019135 |
| 3. | Accept grant from the Washington State Office of Public Defense for use in Public Defense from January 1, 2022 through December 31, 2023—$186,000 Revenue. (Council Sponsor: Council Member Kinnear) | Approve | OPR 2021-0752 |
| 4. | Multiple Family Housing Property Tax Exemption Conditional Agreement with Proclaim Liberty West LLC for the construction of 54 housing units at Parcel Number(s) 35212.2918, 35201.6301, 35201.6309, 35201.6310, commonly known as 610, 622, & 628 South Perry Street and 1527 East Hartson. This Conditional | Approve | OPR 2021-0754 |

| | | | |
|---|---|---|---|
| | **Agreement will ultimately result in the issuance of a final certificate of tax exemption to be filed with the Spokane County Assessor's Office post construction. (Council Sponsor: Council Member Kinnear)** | | |
| **5.** | **Contract with Structured Communication Systems, Inc. (Clackamas, OR) for Cohesity 2-node block storage expansion with three years hardware support and installation services from November 29, 2021, through November 28, 2024, utilizing NCPA contract #01-97—$129,089.71. (Council Sponsor: Council Member Cathcart)** | **Approve** | **OPR 2021-0755** |
| **6.** | **Contract Extension with Systems & Software, Inc. (Winooski, VT) for the Utility Information System Project from October 1, 2021, through May 31, 2022—$492,947.50 (incl. tax). (Council Sponsor: Council President Beggs)** | **Approve** | **OPR 2019-0364 RFP 4480-18** |
| **7.** | **Report of the Mayor of pending:** | **Approve & Authorize Payments** | |
| | **a. Claims and payments of previously approved obligations, including those of Parks and Library, through November 12, 2021, total $4,953,668.29, with Parks and Library claims approved by their respective boards. Warrants excluding Parks and Library total $4,362,227.85.** | | **CPR 2021-0002** |
| | **b. Payroll claims of previously approved obligations through November 13, 2021: $8,502,768.89.** | | **CPR 2021-0003** |
| **8.** | **City Council Meeting Minutes: November 8, 2021.** | **Approve All** | **CPR 2021-0013** |

# 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)**

**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)**

# LEGISLATIVE AGENDA

## SPECIAL BUDGET ORDINANCES

**(Require Five Affirmative, Recorded Roll Call Votes)**

**Ordinance C36138 amending Ordinance No. C35971 passed by the City Council December 14, 2020, and entitled, "An Ordinance adopting the Annual Budget of the City of Spokane for 2021, making appropriations to the various funds of the City of Spokane government for the fiscal year ending December 31, 2021, and providing it shall take effect immediately upon passage," and declaring an emergency and appropriating funds in:**

**Miscellaneous Grants Fund**
**(1) Increase the appropriation level for grant revenue by $50,000**
**a. $50,000 of the increased revenue in the Miscellaneous Grants Fund is provided by the USDOT for operation of the Spokane Municipal DUI Court.**
**(2) Increase the appropriation level for travel by $12,000**
**a. Increase in appropriation will be used to travel to national trainings and/or conferences such as the NCDC DUI Court foundations training.**
**(3) Increase the appropriation level for professional services by $38,000**
**a. Increase in appropriation will be used for program office supplies and urinalysis testing for program participants.**

**(This action accepts the 2021 DUI Candidate Court Grant for DOT passed thru from the Washington Safety Commission) (Council Sponsor: Council President Beggs)**

# NO EMERGENCY ORDINANCES

# RESOLUTIONS

**(Require Four Affirmative, Recorded Roll Call Votes)**

**RES 2021-0097** **Approving an extension of a development agreement regarding the preliminary plat and planned unit development referred to as The Vistas at Beacon Hill. (Council Sponsor: Council Member Cathcart) (Deferred from the November 15, 2021, Agenda)**

# NO FINAL READING ORDINANCES

# FIRST READING ORDINANCES

**ORD C36139** **Relating to application Z20-194COMP, and amending Map LU 1, Land Use Plan Map, of the City's Comprehensive Plan from "Light Industrial" to "Centers and Corridors Core" for approximately 2.5 acres located at 120 North Magnolia Street (Parcel 35163.3001) and amending the Zoning Map from "Light Industrial (LI)" to "Centers And Corridors Type 1, Employment Center (CC1-EC)". (By a vote of 8 to 0, the Plan Commission recommends approval.) (Council Sponsor: Council Member Kinnear)**

**ORD C36140** **Relating to application Z20-206COMP, amending Map LU 1, Land Use Plan Map, of the City's Comprehensive Plan from "Residential 4-10" to "Residential 15-30" for approximately 3.9 acres located at 155, 173, 177, 203, 203 ½, 209, 215, 221, 227, 301, 305, 317, 327, & 403 East Cleveland Avenue (Parcels 35082.0919 through 0933) and amending the Zoning Map from "Residential Single Family (RSF)" to "Residential Multifamily (RMF)". (By a vote of 6 to 2, the Plan Commission recommends approval.) (Council Sponsor: Council Member Kinnear)**

**ORD C36141** **Relating to application file Z20-207COMP amending Map LU 1, Land Use Plan Map, of the City's Comprehensive Plan from "Residential 4-10" to "General Commercial" for approximately 0.16 acres located at 1015 West Montgomery Avenue (Parcel 35073.2505) and amending the Zoning Map from "Residential Single Family (RSF)" to "Centers and Corridors Type 2, District Center (CC2-DC). (By a vote of 8 to 0, the Plan Commission recommends approval.) (Council Sponsor: Council Member Kinnear)**

**ORD C36142** **Relating to application file Z20-208COMP and amending Map LU 1, Land Use Plan Map, of the City's Comprehensive Plan from "Residential 10-20" to "Residential 15+" for approximately 1.31 acres located at 1014, 1022, 1028 West Sinto Avenue and 1011, 1017, 1023, 1027 West Maxwell Avenue (Parcels 35182.2401 through 35182.2407 & 35182.2409) and amending the Zoning Map from "Residential Two Family (RTF)" to "Residential High Density, 55-foot max height (RHD-55)". (By a vote of 8 to 0, the Plan Commission recommends approval.) (Council Sponsor: Council Member Kinnear)**

**ORD C36143** **Relating to application file Z20-209COMP and amending Map LU 1, Land Use Plan Map, of the City's Comprehensive Plan from "Residential 10-20" to "Centers and Corridors Core" for approximately 1.9 acres located at 1025 West Spofford Ave (Parcel 35076.3915) and amending the Zoning Map from "Residential Two Family (RTF)" to "Centers and Corridors Type 1, District Center (CC1-DC)". (By a vote of 8 to 0, the Plan Commission recommends approval.) (Council Sponsor: Council Member Kinnear)**

**ORD C36144** **Relating to proposal file Z21-022COMP and amending Comprehensive Plan Map TR-5, proposed Bike Network Map, in various locations Citywide. (By a vote of 8 to 0, the Plan Commission recommends approval.) (Council Sponsor: Council Member Kinnear)**

**FURTHER ACTION DEFERRED**

# NO SPECIAL CONSIDERATIONS

# 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.** | **Continued Hearing on Proposed 2022 Budget. (Continued from November 15, 2021)** | **Hold Hearing. then Continue to 11/29/21** | **FIN 2021-0001** |

# OPEN FORUM

**At each meeting after the conclusion of the legislative agenda, the Council shall hold an open public comment period until 9:30 p.m., which may be extended by motion. Each speaker is limited to no more than three minutes. In order to participate in Open Forum, you must sign up here: https://forms.gle/WtfGZ3HqQuXCipcX9. The form will open at 5:00 p.m. on Monday, November 8, and will close at 6:00 p.m. Instructions for participating are available on the form. The Open Forum is a limited public forum; all matters discussed in the open forum shall relate to the affairs of the City and items of interest not relating to 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.**

## ADJOURNMENT

**The November 22, 2021, Regular Legislative Session of the City Council is adjourned to November 29, 2021.**

# NOTES

| | | | |
|---|---|---|---|
| **Agenda Sheet for City Council Meeting of:** 11/22/2021 | | **Date Rec'd** | 11/2/2021 |
| | | **Clerk's File #** | OPR 2021-0750 |
| | | **Renews #** | |
| **Submitting Dept** | SOLID WASTE DISPOSAL | **Cross Ref #** | |
| **Contact Name/Phone** | DAVID PAINE 625-6878 | **Project #** | |
| **Contact E-Mail** | DPAINE@SPOKANECITY.ORG | **Bid #** | ITB 5529-21 |
| **Agenda Item Type** | Purchase w/o Contract | **Requisition #** | RE 19981 |
| **Agenda Item Name** | 4490 PURCHASE OF REPLACEMENT BOILER FANS FOR THE WTE | | |

**Agenda Wording**

Purchase of two (2) replacement boiler fan assemblies from Babcock & Wilcox Company of Akron, OH, for a total cost of $408,296.56 including tax and shipping.

**Summary (Background)**

The WTE utilizes two (2) Babcock and Wilcox refuse-fired boiler units for the combustion of solid waste. The boilers use induction draft fans, specifically designed for this type of boiler, to pull air through the boiler and push it up and out of the stack. Due to 24/7/365 operation of the boilers, these fans need replacement. On Oct. 25, 2021, bidding closed on ITB 5529-21 for the purchase of these fans and Babcock & Wilcox Company was the low-cost biddder.

Lease? NO Grant related? NO Public Works? NO

| **Fiscal Impact** | | **Budget Account** |
|---|---|---|
| Expense | **$** 408,296.56 | **#** 4490-44100-37148-53201-34002 |
| Select | **$** | **#** |
| Select | **$** | **#** |
| Select | **$** | **#** |

| **Approvals** | | **Council Notifications** | |
|---|---|---|---|
| **Dept Head** | AVERYT, CHRIS | **Study Session\Other** | Urban Experience 11/8/21 |
| **Division Director** | FEIST, MARLENE | **Council Sponsor** | CP Beggs |
| **Finance** | ALBIN-MOORE, ANGELA | **Distribution List** | |
| **Legal** | ODLE, MARI | mdorgan@spokanecity.org | |
| **For the Mayor** | ORMSBY, MICHAEL | jsalstrom@spokanecity.org | |
| **Additional Approvals** | | tprince@spokanecity.org | |
| **Purchasing** | PRINCE, THEA | rrinderle@spokanecity.org | |
| | | dpaine@spokanecity.org | |
| | | | |
| | | | |

# Briefing Paper
# Urban Experience Committee

| | |
|---|---|
| **Division & Department:** | Public Works Division; Solid Waste Disposal |
| **Subject:** | Purchase of Boiler Replacement Fan Assemblies for the WTE |
| **Date:** | November 8, 2021 |
| **Contact (email & phone):** | David Paine, dpaine@spokanecity.org, 625-6878 |
| **City Council Sponsor:** | Breean Beggs, City Council President |
| **Executive Sponsor:** | Marlene Feist, Public Works Director |
| **Committee(s) Impacted:** | Urban Experience/Public Infrastructure, Environment and Sustainability Committee |
| **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) | |
| **Strategic Initiative:** | Sustainable Resources-Sustainable Practices; Innovative Infrastructure-Affordable Services |
| **Deadline:** | |
| **Outcome:** (deliverables, delivery duties, milestones to meet) | Council approval of the purchase of two boiler fans to ensure efficient operation of the WTE. |

Background:

The Waste to Energy Facility utilizes two (2) Babcock and Wilcox refuse-fired boiler units for the combustion of municipal solid waste. The boilers use induction draft fans specifically designed for this type of boiler which pull air through the boiler and push it up and out of the stack. This process allows for proper combustion. Due to 24/7/365 operation of the boilers, the fans need replacement to ensure continued safe and efficient operation.

On October 25, 2021, bidding closed on ITB 5529-21 for the purchase of two (2) boiler replacement fan assemblies. Babcock & Wilcox Company of Akron, OH were the low-cost bidder. The total cost including shipping will be $374,584.00 plus tax.

Executive Summary:

- Purchase of two (2) boiler replacement fan assemblies at the WTE.
- Babcock & Wilcox Company of Akron, OH was the low-cost bidder on ITB 5529-21.
- Total cost including shipping is $374,584.00 plus tax.
- Requesting council approval for this purchase to ensure continued safe and efficient operation of the boilers.

Budget Impact:

Approved in current year budget? ☒ Yes ☐ No ☐ N/A
Annual/Reoccurring expenditure? ☐ Yes ☒ No ☐ N/A
If new, specify funding source:
Other budget impacts: (revenue generating, match requirements, etc.)

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/barriers:

| Agenda Sheet for City Council Meeting of: 11/22/2021 | | Date Rec'd | 10/26/2021 |
|---|---|---|---|
| | | Clerk's File # | OPR 2021-0751 |
| | | Renews # | |
| Submitting Dept | ENGINEERING SERVICES | Cross Ref # | |
| Contact Name/Phone | DAN BULLER 625-6391 | Project # | 2019135 |
| Contact E-Mail | DBULLER@SPOKANECITY.ORG | Bid # | |
| Agenda Item Type | Contract Item | Requisition # | 2022 FUNDS |
| Agenda Item Name | 0370 – LOW BID AWARD – CAMERON REILLY LLC | | |

**Agenda Wording**

Low Bid of Cameron Reilly LLC of Spokane Valley, WA for the Thor-Freya Reconstruction Hartson to Sprague in the amount of $8,959,655.00. An administrative reserve of $895,965.50, which is 10% of the contract price, will be set aside.(East Central and Lincoln Neighborhood Council)

**Summary (Background)**

On October 25, 2021 bids were opened for the above project. The low bid was from Cameron Reilly LLC in the amount of $8,959,655.00, which is $751,834.00 or 6.8% over the Engineer's Estimate; two other bids were received as follows: Acme Concrete Paving, Inc., - $9,016,299.25 and Halme Construction Inc. - $9,316,092.65.

Lease? NO Grant related? NO Public Works? YES

| Fiscal Impact | | Budget Account |
|---|---|---|
| Expense | $ 8,625,177.58 | # 3200 95156 95300 56501 99999 |
| Expense | $ 282,948.47 | # 4250 43387 94350 56501 14480 |
| Expense | $ 1,022,518.82 | # 4250 42300 94340 56501 14480 |
| Select | $ | # |

| Approvals | | Council Notifications | |
|---|---|---|---|
| Dept Head | TWOHIG, KYLE | Study Session\Other | PIES 9/27/21 |
| Division Director | FEIST, MARLENE | Council Sponsor | Beggs |
| Finance | ORLOB, KIMBERLY | Distribution List | |
| Legal | ODLE, MARI | eraea@spokanecity.org | |
| For the Mayor | ORMSBY, MICHAEL | publicworksaccounting@spokanecity.org | |
| Additional Approvals | | kgoodman@spokanecity.org | |
| Purchasing | | jgraff@spokanecity.org | |
| | | ddaniels@spokanecity.org | |
| | | dbuller@spokanecity.org | |
| | | mike@cameron-reilly.com Signer | |

# City Of Spokane
## Engineering Services Department
## ***Bid Tabulation***

**Project Number** 2019135

**Project Description** Thor-Freya Couplet, Hartson Ave to Sprague Ave

**Original Date** 10/26/2021 8:15:00 AM

| Project Number: 2019135 | | | Engineer's Estimate | | CAMERON-REILLY LLC | | ACME CONCRETE PAVING INC | | HALME CONSTRUCTION INC | |
|---|---|---|---|---|---|---|---|---|---|---|
| Item No | Bid Item Description | Est Qty | Unit Price | Amount | Unit Price | Amount | Unit Price | Amount | Unit Price | Amount |
| | **Tax Classification** | | | | | | | | | |
| | Sales tax shall be included in unit prices | | | | | | | | | |
| 1 | ADA FEATURES SURVEYING | 1 LS | 12,000.00 | 12,000.00 | 10,000.00 | $10,000.00 | 16,000.00 | $16,000.00 | 15,800.00 | $15,800.00 |
| 2 | REIMBURSEMENT OF THIRD PARTY DAMAGE | 1 EST | 1.00 | 1.00 | 1.00 | $1.00 | 1.00 | $1.00 | 1.00 | $1.00 |
| 3 | SPCC PLAN | 1 LS | 1,500.00 | 1,500.00 | 3,000.00 | $3,000.00 | 1,100.00 | $1,100.00 | 990.00 | $990.00 |
| 4 | POTHOLING | 50 EA | 700.00 | 35,000.00 | 250.00 | $12,500.00 | 1,000.00 | $50,000.00 | 436.00 | $21,800.00 |
| 5 | PUBLIC LIAISON REPRESENTATIVE | 1 LS | 30,000.00 | 30,000.00 | 15,000.00 | $15,000.00 | 8,500.00 | $8,500.00 | 35,000.00 | $35,000.00 |
| 6 | TYPE B PROGRESS SCHEDULE | 1 LS | 5,000.00 | 5,000.00 | 8,500.00 | $8,500.00 | 3,500.00 | $3,500.00 | 2,900.00 | $2,900.00 |
| 7 | MOBILIZATION | 1 LS | 746,000.00 | 746,000.00 | 400,000.00 | $400,000.00 | 592,120.00 | $592,120.00 | 900,000.00 | $900,000.00 |
| 8 | PROJECT TEMPORARY TRAFFIC CONTROL | 1 LS | 130,000.00 | 130,000.00 | 250,000.00 | $250,000.00 | 250,000.00 | $250,000.00 | 440,000.00 | $440,000.00 |
| 9 | SPECIAL SIGNS | 320 SF | 20.00 | 6,400.00 | 30.00 | $9,600.00 | 16.00 | $5,120.00 | 18.00 | $5,760.00 |
| 10 | SEQUENTIAL ARROW SIGNS | 18500 HR | 5.00 | 92,500.00 | 1.50 | $27,750.00 | 2.00 | $37,000.00 | 1.20 | $22,200.00 |
| 11 | PORTABLE CHANGEABLE MESSAGE SIGN | 700 HR | 10.00 | 7,000.00 | 5.00 | $3,500.00 | 4.00 | $2,800.00 | 5.75 | $4,025.00 |
| 12 | TYPE III BARRICADE | 75 EA | 100.00 | 7,500.00 | 85.00 | $6,375.00 | 110.00 | $8,250.00 | 35.00 | $2,625.00 |
| 13 | PORTABLE TEMPORARY TRAFFIC CONTROL SIGNAL | 1 LS | 125,000.00 | 125,000.00 | 285,000.00 | $285,000.00 | 275,000.00 | $275,000.00 | 330,000.00 | $330,000.00 |
| 14 | REMOVE TREE, CLASS I | 8 EA | 350.00 | 2,800.00 | 500.00 | $4,000.00 | 490.00 | $3,920.00 | 511.00 | $4,088.00 |
| 15 | REMOVE TREE, CLASS II | 3 EA | 500.00 | 1,500.00 | 1,500.00 | $4,500.00 | 1,730.00 | $5,190.00 | 1,800.00 | $5,400.00 |
| 16 | TREE ROOT TREATMENT | 14 EA | 750.00 | 10,500.00 | 850.00 | $11,900.00 | 820.00 | $11,480.00 | 850.00 | $11,900.00 |
| 17 | TREE PROTECTION ZONE | 38 EA | 350.00 | 13,300.00 | 315.00 | $11,970.00 | 300.00 | $11,400.00 | 312.00 | $11,856.00 |
| 18 | TREE PRUNING | 41 EA | 350.00 | 14,350.00 | 315.00 | $12,915.00 | 300.00 | $12,300.00 | 312.00 | $12,792.00 |
| 19 | REMOVAL OF STRUCTURE AND OBSTRUCTION | 1 LS | 15,000.00 | 15,000.00 | 50,000.00 | $50,000.00 | 245,000.00 | $245,000.00 | 50,000.00 | $50,000.00 |
| 20 | REMOVE EXISTING CURB | 4313 LF | 11.00 | 47,443.00 | 9.50 | $40,973.50 | 7.50 | $32,347.50 | 3.40 | $14,664.20 |

# City Of Spokane
## Engineering Services Department
## ***Bid Tabulation***

| Project Number: 2019135 | | | Engineer's Estimate | | CAMERON-REILLY LLC | | ACME CONCRETE PAVING INC | | HALME CONSTRUCTION INC | |
|---|---|---|---|---|---|---|---|---|---|---|
| Item No | Bid Item Description | Est Qty | Unit Price | Amount | Unit Price | Amount | Unit Price | Amount | Unit Price | Amount |
| 21 | REMOVE CEMENT CONCRETE SIDEWALK AND DRIVEWAY | 2942 SY | 20.00 | 58,840.00 | 12.50 | $36,775.00 | 10.50 | $30,891.00 | 6.00 | $17,652.00 |
| 22 | REMOVE MANHOLE, CATCH BASIN, OR DRYWELL | 17 EA | 650.00 | 11,050.00 | 750.00 | $12,750.00 | 975.00 | $16,575.00 | 233.00 | $3,961.00 |
| 23 | SAWCUTTING CURB | 260 EA | 50.00 | 13,000.00 | 40.00 | $10,400.00 | 60.00 | $15,600.00 | 28.00 | $7,280.00 |
| 24 | SAWCUTTING RIGID PAVEMENT | 10200 LFI | 1.10 | 11,220.00 | 2.50 | $25,500.00 | 2.50 | $25,500.00 | 0.80 | $8,160.00 |
| 25 | SAWCUTTING FLEXIBLE PAVEMENT | 8300 LFI | 0.80 | 6,640.00 | 1.25 | $10,375.00 | 1.25 | $10,375.00 | 0.25 | $2,075.00 |
| 26 | ABANDON EXISTING MANHOLE, CATCH BASIN OR DRYWELL | 3 EA | 600.00 | 1,800.00 | 900.00 | $2,700.00 | 500.00 | $1,500.00 | 301.00 | $903.00 |
| 27 | ABANDON VALVE BOX | 5 EA | 250.00 | 1,250.00 | 550.00 | $2,750.00 | 430.00 | $2,150.00 | 301.00 | $1,505.00 |
| 28 | REMOVE EXISTING ≤ 12 IN. DIA. PIPE | 655 LF | 12.00 | 7,860.00 | 13.00 | $8,515.00 | 16.00 | $10,480.00 | 8.00 | $5,240.00 |
| 29 | REMOVE EXISTING ≥ 30 IN. TO ≤ 42 IN. DIA. PIPE | 75 LF | 20.00 | 1,500.00 | 58.00 | $4,350.00 | 94.00 | $7,050.00 | 10.00 | $750.00 |
| 30 | ROADWAY EXCAVATION INCL. HAUL | 12638 CY | 28.00 | 353,864.00 | 32.00 | $404,416.00 | 31.00 | $391,778.00 | 25.00 | $315,950.00 |
| 31 | REMOVE UNSUITABLE FOUNDATION MATERIAL | 1500 CY | 20.00 | 30,000.00 | 19.00 | $28,500.00 | 21.00 | $31,500.00 | 17.50 | $26,250.00 |
| 32 | REPLACE UNSUITABLE FOUNDATION MATERIAL | 1500 CY | 40.00 | 60,000.00 | 29.00 | $43,500.00 | 40.00 | $60,000.00 | 18.50 | $27,750.00 |
| 33 | PREPARATION OF UNTREATED ROADWAY | 31094 SY | 2.00 | 62,188.00 | 2.50 | $77,735.00 | 5.00 | $155,470.00 | 2.50 | $77,735.00 |
| 34 | CONTROLLED DENSITY FILL | 10 CY | 150.00 | 1,500.00 | 135.00 | $1,350.00 | 162.00 | $1,620.00 | 209.00 | $2,090.00 |
| 35 | CONSTRUCTION GEOSYNTHETIC FOR SEPARATION | 245 SY | 5.00 | 1,225.00 | 30.00 | $7,350.00 | 2.25 | $551.25 | 7.00 | $1,715.00 |
| 36 | CRUSHED SURFACING TOP COURSE | 4556 CY | 65.00 | 296,140.00 | 40.00 | $182,240.00 | 54.00 | $246,024.00 | 49.00 | $223,244.00 |
| 37 | CSTC FOR SIDEWALK AND DRIVEWAYS | 176 CY | 180.00 | 31,680.00 | 110.00 | $19,360.00 | 119.00 | $20,944.00 | 120.00 | $21,120.00 |
| 38 | HMA CL. 1/2 IN. HEAVY TRAFFIC, 2 INCH THICK | 2080 SY | 12.00 | 24,960.00 | 13.50 | $28,080.00 | 13.00 | $27,040.00 | 13.50 | $28,080.00 |
| 39 | HMA FOR PAVEMENT REPAIR CL. 1/2 IN. HEAVY TRAFFIC, 3 INCH THICK | 635 SY | 25.00 | 15,875.00 | 21.00 | $13,335.00 | 20.00 | $12,700.00 | 21.00 | $13,335.00 |

# City Of Spokane
## Engineering Services Department
## ***Bid Tabulation***

| Project Number: 2019135 | | | Engineer's Estimate | | CAMERON-REILLY LLC | | ACME CONCRETE PAVING INC | | HALME CONSTRUCTION INC | |
|---|---|---|---|---|---|---|---|---|---|---|
| Item No | Bid Item Description | Est Qty | Unit Price | Amount | Unit Price | Amount | Unit Price | Amount | Unit Price | Amount |
| 40 | HMA FOR PAVEMENT REPAIR CL. 1/2 IN. HEAVY TRAFFIC, 4 INCH THICK | 704 SY | 30.00 | 21,120.00 | 28.50 | $20,064.00 | 26.50 | $18,656.00 | 28.00 | $19,712.00 |
| 41 | HMA FOR PAVEMENT REPAIR CL. 1/2 IN. HEAVY TRAFFIC, 6 INCH THICK | 205 SY | 40.00 | 8,200.00 | 50.50 | $10,352.50 | 47.00 | $9,635.00 | 49.00 | $10,045.00 |
| 42 | HMA FOR PAVEMENT REPAIR CL. 1/2 IN. HEAVY TRAFFIC, 7 INCH THICK | 2550 SY | 45.00 | 114,750.00 | 47.00 | $119,850.00 | 43.50 | $110,925.00 | 45.00 | $114,750.00 |
| 43 | PAVEMENT REPAIR EXCAVATION INCL. HAUL | 4094 SY | 40.00 | 163,760.00 | 20.00 | $81,880.00 | 28.00 | $114,632.00 | 17.00 | $69,598.00 |
| 44 | COMMERCIAL HMA FOR PRELEVELING CL. 3/8 IN. | 29 CY | 180.00 | 5,220.00 | 275.00 | $7,975.00 | 250.00 | $7,250.00 | 261.00 | $7,569.00 |
| 45 | PLANING BITUMINOUS PAVEMENT | 2080 SY | 6.00 | 12,480.00 | 3.75 | $7,800.00 | 11.00 | $22,880.00 | 4.50 | $9,360.00 |
| 46 | JOB MIX COMPLIANCE PRICE ADJUSTMENT | 1 EST | (1.00) | (1.00) | (1.00) | ($1.00) | (1.00) | ($1.00) | (1.00) | ($1.00) |
| 47 | COMPACTION PRICE ADJUSTMENT | 1200 EST | 1.00 | 1,200.00 | 1.00 | $1,200.00 | 1.00 | $1,200.00 | 1.00 | $1,200.00 |
| 48 | FURNISHING CONCRETE FOR CEMENT CONCRETE PAVEMENT | 8953 CY | 210.00 | 1,880,130.00 | 230.00 | $2,059,190.00 | 200.00 | $1,790,600.00 | 243.00 | $2,175,579.00 |
| 49 | CEMENT CONCRETE PAVEMENT, 11 IN. THICK | 20034 SY | 35.00 | 701,190.00 | 38.00 | $761,292.00 | 31.50 | $631,071.00 | 38.20 | $765,298.80 |
| 50 | PORTLAND CEMENT CONCRETE COMPLIANCE ADJUSTMEMT | 1 EST | 1.00 | 1.00 | 1.00 | $1.00 | 1.00 | $1.00 | 1.00 | $1.00 |
| 51 | STORM SEWER PIPE 8 IN. DIA. | 232 LF | 50.00 | 11,600.00 | 215.00 | $49,880.00 | 200.00 | $46,400.00 | 113.00 | $26,216.00 |
| 52 | STORM SEWER PIPE 10 IN. DIA. | 583 LF | 60.00 | 34,980.00 | 220.00 | $128,260.00 | 205.00 | $119,515.00 | 119.00 | $69,377.00 |
| 53 | STORM SEWER PIPE 12 IN. DIA. | 652 LF | 70.00 | 45,640.00 | 235.00 | $153,220.00 | 215.00 | $140,180.00 | 128.00 | $83,456.00 |
| 54 | MANHOLE - 48 IN. | 20 EA | 3,500.00 | 70,000.00 | 5,500.00 | $110,000.00 | 5,250.00 | $105,000.00 | 3,539.00 | $70,780.00 |
| 55 | MANHOLE ADDITIONAL HEIGHT 48 IN. DIA. | 18 VF | 150.00 | 2,700.00 | 115.00 | $2,070.00 | 108.00 | $1,944.00 | 216.00 | $3,888.00 |
| 56 | CATCH BASIN TYPE 1 | 14 EA | 3,000.00 | 42,000.00 | 5,000.00 | $70,000.00 | 4,600.00 | $64,400.00 | 2,453.00 | $34,342.00 |
| 57 | CATCH BASIN TYPE 3 | 5 EA | 3,500.00 | 17,500.00 | 5,250.00 | $26,250.00 | 4,900.00 | $24,500.00 | 2,550.00 | $12,750.00 |
| 58 | CATCH BASIN TYPE 4 | 18 EA | 4,500.00 | 81,000.00 | 5,000.00 | $90,000.00 | 4,700.00 | $84,600.00 | 3,027.00 | $54,486.00 |

# City Of Spokane
## Engineering Services Department
## ***Bid Tabulation***

| Project Number: 2019135 | | | Engineer's Estimate | | CAMERON-REILLY LLC | | ACME CONCRETE PAVING INC | | HALME CONSTRUCTION INC | |
|---|---|---|---|---|---|---|---|---|---|---|
| Item No | Bid Item Description | Est Qty | Unit Price | Amount | Unit Price | Amount | Unit Price | Amount | Unit Price | Amount |
| 59 | ADJUST EXISTING VALVE BOX, MON, OR CO IN ASPHALT | 3 EA | 600.00 | 1,800.00 | 475.00 | $1,425.00 | 1,700.00 | $5,100.00 | 498.00 | $1,494.00 |
| 60 | ADJUST EXISTING VALVE BOX, MON, OR CO IN CONCRETE | 11 EA | 600.00 | 6,600.00 | 500.00 | $5,500.00 | 1,675.00 | $18,425.00 | 726.00 | $7,986.00 |
| 61 | ADJUST EXISTING MH, CB, DW, OR INLET IN ASPHALT | 5 EA | 700.00 | 3,500.00 | 550.00 | $2,750.00 | 1,675.00 | $8,375.00 | 1,753.00 | $8,765.00 |
| 62 | ADJUST EXISTING MH, CB, DW, OR INLET IN CONCRETE | 1 EA | 700.00 | 700.00 | 550.00 | $550.00 | 1,675.00 | $1,675.00 | 2,042.00 | $2,042.00 |
| 63 | RETROFIT TYPE 2 CB WITH FRAME & DUAL VANED GRATE | 7 EA | 900.00 | 6,300.00 | 2,000.00 | $14,000.00 | 4,320.00 | $30,240.00 | 2,147.00 | $15,029.00 |
| 64 | RETROFIT SURFACE INLET CB WITH FRAME & VANED GRATE | 11 EA | 900.00 | 9,900.00 | 975.00 | $10,725.00 | 2,050.00 | $22,550.00 | 1,295.00 | $14,245.00 |
| 65 | RETROFIT GRATE INLET WITH FRAME & BI-DIRECTIONAL VANED GRATE | 1 EA | 900.00 | 900.00 | 1,000.00 | $1,000.00 | 856.00 | $856.00 | 1,295.00 | $1,295.00 |
| 66 | RETROFIT SURFACE INLET CB WITH FRAME & DUAL VANED GRATE | 7 EA | 900.00 | 6,300.00 | 1,750.00 | $12,250.00 | 2,600.00 | $18,200.00 | 1,295.00 | $9,065.00 |
| 67 | RETROFIT SURFACE INLET CB WITH FRAME & BI-DIRECTIONAL VANED GRATE | 5 EA | 900.00 | 4,500.00 | 1,025.00 | $5,125.00 | 860.00 | $4,300.00 | 1,295.00 | $6,475.00 |
| 68 | REPLACE EXISTING BRICK CONE WITH PRECAST CONCRETE CONE | 18 EA | 1,800.00 | 32,400.00 | 1,500.00 | $27,000.00 | 1,500.00 | $27,000.00 | 1,577.00 | $28,386.00 |
| 69 | SPOKANE COUNTY CURB INLET TYPE 2 | 2 EA | 1,600.00 | 3,200.00 | 1,100.00 | $2,200.00 | 2,000.00 | $4,000.00 | 4,020.00 | $8,040.00 |
| 70 | MH OR DW FRAME AND COVER (STANDARD) | 2 EA | 500.00 | 1,000.00 | 1,600.00 | $3,200.00 | 1,500.00 | $3,000.00 | 1,312.00 | $2,624.00 |
| 71 | MH OR DW FRAME AND COVER (LOCKABLE) | 24 EA | 500.00 | 12,000.00 | 1,750.00 | $42,000.00 | 1,510.00 | $36,240.00 | 1,352.00 | $32,448.00 |
| 72 | CONNECT 8 IN. DIA. PIPE TO EXISTING CB, DW, OR MH | 28 EA | 1,000.00 | 28,000.00 | 1,900.00 | $53,200.00 | 1,760.00 | $49,280.00 | 313.00 | $8,764.00 |
| 73 | CONNECT 10 IN. DIA. PIPE TO EXISTING CB, DW, OR MH | 3 EA | 1,000.00 | 3,000.00 | 1,500.00 | $4,500.00 | 1,330.00 | $3,990.00 | 460.00 | $1,380.00 |
| 74 | CONNECT 12 IN. DIA. PIPE TO EXISTING CB, DW, OR MH | 9 EA | 1,200.00 | 10,800.00 | 1,150.00 | $10,350.00 | 1,055.00 | $9,495.00 | 357.00 | $3,213.00 |

# City Of Spokane
## Engineering Services Department
## ***Bid Tabulation***

| Project Number: 2019135 | | | Engineer's Estimate | | CAMERON-REILLY LLC | | ACME CONCRETE PAVING INC | | HALME CONSTRUCTION INC | |
|---|---|---|---|---|---|---|---|---|---|---|
| Item No | Bid Item Description | Est Qty | Unit Price | Amount | Unit Price | Amount | Unit Price | Amount | Unit Price | Amount |
| 75 | CONNECT 8 IN. DIA. SEWER PIPE TO EXISTING SEWER PIPE | 1 EA | 700.00 | 700.00 | 2,500.00 | $2,500.00 | 2,300.00 | $2,300.00 | 445.00 | $445.00 |
| 76 | CONNECT 10 IN. DIA. SEWER PIPE TO EXISTING SEWER PIPE | 2 EA | 800.00 | 1,600.00 | 2,500.00 | $5,000.00 | 2,500.00 | $5,000.00 | 571.00 | $1,142.00 |
| 77 | MANHOLE TEST | 4 EA | 800.00 | 3,200.00 | 500.00 | $2,000.00 | 600.00 | $2,400.00 | 1,233.00 | $4,932.00 |
| 78 | RECONSTRUCT 48 IN. MANHOLE INVERT | 1 EA | 2,100.00 | 2,100.00 | 2,000.00 | $2,000.00 | 1,900.00 | $1,900.00 | 1,817.00 | $1,817.00 |
| 79 | REMOVE UNSUITABLE PIPE FOUNDATION MATERIAL | 50 CY | 20.00 | 1,000.00 | 75.00 | $3,750.00 | 72.00 | $3,600.00 | 18.00 | $900.00 |
| 80 | REPLACE UNSUITABLE PIPE FOUNDATION MATERIAL | 50 CY | 40.00 | 2,000.00 | 115.00 | $5,750.00 | 108.00 | $5,400.00 | 19.00 | $950.00 |
| 81 | TRENCH SAFETY SYSTEM | 1 LS | 4,000.00 | 4,000.00 | 4,500.00 | $4,500.00 | 4,100.00 | $4,100.00 | 20,000.00 | $20,000.00 |
| 82 | CATCH BASIN SEWER PIPE 8 IN. DIA. | 2067 LF | 70.00 | 144,690.00 | 125.00 | $258,375.00 | 120.00 | $248,040.00 | 95.00 | $196,365.00 |
| 83 | CATCH BASIN DI SEWER PIPE 12 IN. DIA. | 92 LF | 90.00 | 8,280.00 | 200.00 | $18,400.00 | 182.00 | $16,744.00 | 82.00 | $7,544.00 |
| 84 | PLUGGING EXISTING PIPE | 35 EA | 450.00 | 15,750.00 | 650.00 | $22,750.00 | 621.00 | $21,735.00 | 273.00 | $9,555.00 |
| 85 | TEMPORARY ADJACENT UTILITY SUPPORT | 1 LS | 5,000.00 | 5,000.00 | 5,000.00 | $5,000.00 | 11,500.00 | $11,500.00 | 25,000.00 | $25,000.00 |
| 86 | ENCASE WATER/SEWER AT CROSSINGS | 10 EA | 2,000.00 | 20,000.00 | 11,000.00 | $110,000.00 | 5,400.00 | $54,000.00 | 750.00 | $7,500.00 |
| 87 | SANITARY SEWER PIPE 8 IN. DIA. | 170 LF | 60.00 | 10,200.00 | 165.00 | $28,050.00 | 153.00 | $26,010.00 | 112.00 | $19,040.00 |
| 88 | SANITARY SEWER PIPE 10 IN. DIA. | 148 LF | 70.00 | 10,360.00 | 150.00 | $22,200.00 | 121.00 | $17,908.00 | 117.00 | $17,316.00 |
| 89 | SANITARY SEWER PIPE 12 IN. DIA. | 78 LF | 80.00 | 6,240.00 | 200.00 | $15,600.00 | 180.00 | $14,040.00 | 125.00 | $9,750.00 |
| 90 | SANITARY SEWER BYPASS | 1 LS | 8,000.00 | 8,000.00 | 35,000.00 | $35,000.00 | 30,000.00 | $30,000.00 | 24,280.00 | $24,280.00 |
| 91 | EXTERIOR DI DROP CONNECTION 8 IN. DIA. | 3 EA | 6,000.00 | 18,000.00 | 5,000.00 | $15,000.00 | 13,500.00 | $40,500.00 | 8,138.00 | $24,414.00 |
| 92 | EXTERIOR DI DROP CONNECTION 12 IN. DIA. | 2 EA | 10,000.00 | 20,000.00 | 15,000.00 | $30,000.00 | 13,000.00 | $26,000.00 | 11,635.00 | $23,270.00 |
| 93 | ESC LEAD | 1 LS | 2,500.00 | 2,500.00 | 10,000.00 | $10,000.00 | 1,350.00 | $1,350.00 | 4,000.00 | $4,000.00 |
| 94 | INLET PROTECTION | 55 EA | 100.00 | 5,500.00 | 225.00 | $12,375.00 | 225.00 | $12,375.00 | 60.00 | $3,300.00 |
| 95 | TOPSOIL TYPE A, 2 INCH THICK | 230 SY | 13.00 | 2,990.00 | 7.00 | $1,610.00 | 36.70 | $8,441.00 | 6.80 | $1,564.00 |

# City Of Spokane
## Engineering Services Department
## ***Bid Tabulation***

| Project Number: 2019135 | | | Engineer's Estimate | | CAMERON-REILLY LLC | | ACME CONCRETE PAVING INC | | HALME CONSTRUCTION INC | |
|---|---|---|---|---|---|---|---|---|---|---|
| Item No | Bid Item Description | Est Qty | Unit Price | Amount | Unit Price | Amount | Unit Price | Amount | Unit Price | Amount |
| 96 | BARK OR WOOD CHIP MULCH | 10 CY | 50.00 | 500.00 | 95.00 | $950.00 | 110.00 | $1,100.00 | 91.00 | $910.00 |
| 97 | ROCK MULCH | 15 CY | 60.00 | 900.00 | 95.00 | $1,425.00 | 110.00 | $1,650.00 | 91.00 | $1,365.00 |
| 98 | HYDROSEEDING | 270 SY | 1.50 | 405.00 | 2.00 | $540.00 | 3.00 | $810.00 | 1.70 | $459.00 |
| 99 | SOD INSTALLATION | 120 SY | 16.00 | 1,920.00 | 25.00 | $3,000.00 | 50.00 | $6,000.00 | 21.00 | $2,520.00 |
| 100 | QUARRY SPALLS | 45 CY | 115.00 | 5,175.00 | 175.00 | $7,875.00 | 155.00 | $6,975.00 | 91.00 | $4,095.00 |
| 101 | CONSTRUCT BIO-INFILTRATION SWALE | 36 SY | 12.00 | 432.00 | 70.00 | $2,520.00 | 24.00 | $864.00 | 61.00 | $2,196.00 |
| 102 | TOPSOIL FOR BIO-INFILTRATION SWALES, 12 INCH THICK INCL. SE | 36 SY | 35.00 | 1,260.00 | 70.00 | $2,520.00 | 110.00 | $3,960.00 | 68.00 | $2,448.00 |
| 103 | SWALE DRAIN PAD | 2 EA | 400.00 | 800.00 | 1,500.00 | $3,000.00 | 215.00 | $430.00 | 557.00 | $1,114.00 |
| 104 | CURB DROP INLET | 2 EA | 180.00 | 360.00 | 300.00 | $600.00 | 270.00 | $540.00 | 557.00 | $1,114.00 |
| 105 | REMOVE AND REPLACE EXISTING SPRINKLER HEADS AND LINES | 1 LS | 3,000.00 | 3,000.00 | 25,000.00 | $25,000.00 | 13,500.00 | $13,500.00 | 23,000.00 | $23,000.00 |
| 106 | CEMENT CONCRETE CURB | 2363 LF | 34.00 | 80,342.00 | 25.00 | $59,075.00 | 30.00 | $70,890.00 | 38.50 | $90,975.50 |
| 107 | CEMENT CONCRETE CURB AND GUTTER | 3158 LF | 45.00 | 142,110.00 | 35.00 | $110,530.00 | 40.00 | $126,320.00 | 47.00 | $148,426.00 |
| 108 | CEMENT CONCRETE DRIVEWAY - HIGH EARLY | 160 SY | 160.00 | 25,600.00 | 80.00 | $12,800.00 | 75.00 | $12,000.00 | 85.00 | $13,600.00 |
| 109 | CEMENT CONCRETE DRIVEWAY TRANSITION - HIGH EARLY | 35 SY | 160.00 | 5,600.00 | 90.00 | $3,150.00 | 76.00 | $2,660.00 | 85.00 | $2,975.00 |
| 110 | CHANNELIZING DEVICES - TYPE 4 | 8 EA | 400.00 | 3,200.00 | 300.00 | $2,400.00 | 100.00 | $800.00 | 290.00 | $2,320.00 |
| 111 | CLASSIFICATION AND PROTECTION OF SURVEY MONUMENTS | 1 LS | 4,000.00 | 4,000.00 | 7,000.00 | $7,000.00 | 11,000.00 | $11,000.00 | 6,381.00 | $6,381.00 |
| 112 | REFERENCE AND REESTABLISH SURVEY MONUMENT | 5 EA | 1,000.00 | 5,000.00 | 3,500.00 | $17,500.00 | 615.00 | $3,075.00 | 645.00 | $3,225.00 |
| 113 | MONUMENT FRAME AND COVER | 5 EA | 700.00 | 3,500.00 | 1,250.00 | $6,250.00 | 265.00 | $1,325.00 | 1,600.00 | $8,000.00 |
| 114 | ADJUST MONUMENT FRAME AND COVER | 5 EA | 700.00 | 3,500.00 | 500.00 | $2,500.00 | 1,650.00 | $8,250.00 | 171.00 | $855.00 |
| 115 | CEMENT CONCRETE SIDEWALK | 2656 SY | 65.00 | 172,640.00 | 53.00 | $140,768.00 | 70.00 | $185,920.00 | 80.00 | $212,480.00 |

# City Of Spokane
## Engineering Services Department
## ***Bid Tabulation***

| Project Number: 2019135 | | | Engineer's Estimate | | CAMERON-REILLY LLC | | ACME CONCRETE PAVING INC | | HALME CONSTRUCTION INC | |
|---|---|---|---|---|---|---|---|---|---|---|
| Item No | Bid Item Description | Est Qty | Unit Price | Amount | Unit Price | Amount | Unit Price | Amount | Unit Price | Amount |
| 116 | REINFORCED CONC. SIDEWALK | 350 SY | 80.00 | 28,000.00 | 95.00 | $33,250.00 | 82.00 | $28,700.00 | 91.00 | $31,850.00 |
| 117 | RAMP DETECTABLE WARNING | 504 SF | 29.00 | 14,616.00 | 20.00 | $10,080.00 | 27.00 | $13,608.00 | 28.00 | $14,112.00 |
| 118 | TRAFFIC SIGNAL SYSTEM RETROFIT, FIFTH & FREYA | 1 LS | 80,000.00 | 80,000.00 | 51,000.00 | $51,000.00 | 46,000.00 | $46,000.00 | 61,500.00 | $61,500.00 |
| 119 | TRAFFIC SIGNAL SYSTEM RETROFIT, FIFTH & THOR | 1 LS | 80,000.00 | 80,000.00 | 47,500.00 | $47,500.00 | 44,000.00 | $44,000.00 | 85,000.00 | $85,000.00 |
| 120 | TRAFFIC SIGNAL SYSTEM RETROFIT, FREYA & SPRAGUE | 1 LS | 90,000.00 | 90,000.00 | 77,500.00 | $77,500.00 | 72,000.00 | $72,000.00 | 92,000.00 | $92,000.00 |
| 121 | COMMUNICATION CONDUIT SYSTEM | 1 LS | 110,000.00 | 110,000.00 | 89,500.00 | $89,500.00 | 84,000.00 | $84,000.00 | 74,500.00 | $74,500.00 |
| 122 | COMMUNICATION CABLES AND INTERFACES | 1 LS | 75,000.00 | 75,000.00 | 12,500.00 | $12,500.00 | 12,000.00 | $12,000.00 | 40,000.00 | $40,000.00 |
| 123 | VIDEO & DATA TRANSMISSION AND DISTRIBUTION SYSTEM | 1 LS | 40,000.00 | 40,000.00 | 102,000.00 | $102,000.00 | 95,000.00 | $95,000.00 | 107,050.00 | $107,050.00 |
| 124 | COUNT LOOP SYSTEM 1 | 1 LS | 20,000.00 | 20,000.00 | 19,000.00 | $19,000.00 | 18,000.00 | $18,000.00 | 25,000.00 | $25,000.00 |
| 125 | COUNT LOOP SYSTEM 2 | 1 LS | 20,000.00 | 20,000.00 | 19,000.00 | $19,000.00 | 18,000.00 | $18,000.00 | 26,000.00 | $26,000.00 |
| 126 | COUNT LOOP SYSTEM 3 | 1 LS | 10,000.00 | 10,000.00 | 8,000.00 | $8,000.00 | 7,500.00 | $7,500.00 | 17,000.00 | $17,000.00 |
| 127 | TEMPORARY INTERSECTION LIGHTING SYSTEM | 1 LS | 70,000.00 | 70,000.00 | 13,000.00 | $13,000.00 | 23,000.00 | $23,000.00 | 24,000.00 | $24,000.00 |
| 128 | RECTANGULAR RAPID FLASHING BEACON SYSTEM | 1 LS | 35,000.00 | 35,000.00 | 73,000.00 | $73,000.00 | 68,000.00 | $68,000.00 | 57,000.00 | $57,000.00 |
| 129 | EMERGENCY FIBER OPTIC SPLICING SUBCONTRACTOR - ON CALL | 1 LS | 15,000.00 | 15,000.00 | 16,000.00 | $16,000.00 | 15,000.00 | $15,000.00 | 28,000.00 | $28,000.00 |
| 130 | SIGNING, PERMANENT - CONTRACTOR MANUFACTURED SIGNS | 1 LS | 40,000.00 | 40,000.00 | 50,000.00 | $50,000.00 | 47,000.00 | $47,000.00 | 48,825.00 | $48,825.00 |
| 131 | TEMPORARY SIGNS | 1 LS | 20,000.00 | 20,000.00 | 5,000.00 | $5,000.00 | 5,800.00 | $5,800.00 | 17,040.00 | $17,040.00 |
| 132 | REMOVAL OF EXISTING PAVEMENT MARKINGS | 2650 SF | 4.50 | 11,925.00 | 2.00 | $5,300.00 | 2.20 | $5,830.00 | 2.30 | $6,095.00 |
| 133 | PAVEMENT MARKING - DURABLE HEAT APPLIED | 5110 SF | 15.00 | 76,650.00 | 12.00 | $61,320.00 | 11.50 | $58,765.00 | 12.00 | $61,320.00 |
| 134 | WORD AND SYMBOL MARKINGS – DURABLE HEAT APPLIED | 11 EA | 400.00 | 4,400.00 | 400.00 | $4,400.00 | 400.00 | $4,400.00 | 397.00 | $4,367.00 |

# City Of Spokane
## Engineering Services Department
## ***Bid Tabulation***

| Project Number: 2019135 | | | Engineer's Estimate | | CAMERON-REILLY LLC | | ACME CONCRETE PAVING INC | | HALME CONSTRUCTION INC | |
|---|---|---|---|---|---|---|---|---|---|---|
| Item No | Bid Item Description | Est Qty | Unit Price | Amount | Unit Price | Amount | Unit Price | Amount | Unit Price | Amount |
| 135 | TEMPORARY PAVEMENT MARKING | 1 LS | 12,000.00 | 12,000.00 | 21,000.00 | $21,000.00 | 8,000.00 | $8,000.00 | 17,040.15 | $17,040.15 |
| 136 | REINFORCED DOWELED CURB | 1430 LF | 30.00 | 42,900.00 | 32.00 | $45,760.00 | 24.00 | $34,320.00 | 25.00 | $35,750.00 |
| 137 | CONCRETE TRAFFIC ISLAND 12 IN. WIDE | 263 LF | 50.00 | 13,150.00 | 35.00 | $9,205.00 | 49.00 | $12,887.00 | 51.00 | $13,413.00 |
| 138 | CONCRETE TRAFFIC ISLAND 24 IN. WIDE | 271 LF | 70.00 | 18,970.00 | 52.00 | $14,092.00 | 81.00 | $21,951.00 | 85.00 | $23,035.00 |
| 139 | TRAFFIC ISLAND CONCRETE | 778 SY | 70.00 | 54,460.00 | 40.00 | $31,120.00 | 70.00 | $54,460.00 | 74.00 | $57,572.00 |
| 150 | CEMENT CONCRETE PAVEMENT, 10 IN. THICK | 10187 SY | 30.00 | 305,610.00 | 38.00 | $387,106.00 | 31.50 | $320,890.50 | 38.00 | $387,106.00 |
| 151 | JUST IN TIME TRAINING | 1 LS | 5,000.00 | 5,000.00 | 4,500.00 | $4,500.00 | 4,000.00 | $4,000.00 | 28,000.00 | $28,000.00 |
| 152 | TRAINING | 400 HR | 15.00 | 6,000.00 | 1.00 | $400.00 | 14.00 | $5,600.00 | 99.00 | $39,600.00 |
| | | | | ***Tax Classification*** | | | | | | |
| ***Schedule 01*** | | | Sales tax shall NOT be included in unit prices | | | | | | | |
| 140 | DI PIPE FOR WATER MAIN 4 IN. DIA. | 5 LF | 80.00 | 400.00 | 570.00 | $2,850.00 | 530.00 | $2,650.00 | 339.00 | $1,695.00 |
| 141 | DI PIPE FOR WATER MAIN 8 IN. DIA. | 2627 LF | 80.00 | 210,160.00 | 95.00 | $249,565.00 | 90.00 | $236,430.00 | 83.00 | $218,041.00 |
| 142 | DI PIPE FOR WATER MAIN 12 IN. DIA. | 965 LF | 130.00 | 125,450.00 | 175.00 | $168,875.00 | 162.00 | $156,330.00 | 161.00 | $155,365.00 |
| 143 | DI PIPE FOR WATER MAIN 36 IN. DIA. | 77 LF | 350.00 | 26,950.00 | 1,685.00 | $129,745.00 | 1,600.00 | $123,200.00 | 1,200.00 | $92,400.00 |
| 144 | GATE VALVE 4 IN. | 1 EA | 1,100.00 | 1,100.00 | 3,500.00 | $3,500.00 | 3,250.00 | $3,250.00 | 1,300.00 | $1,300.00 |
| 145 | GATE VALVE 6 IN. | 1 EA | 1,400.00 | 1,400.00 | 3,500.00 | $3,500.00 | 2,950.00 | $2,950.00 | 1,900.00 | $1,900.00 |
| 146 | GATE VALVE 8 IN. | 19 EA | 2,000.00 | 38,000.00 | 3,800.00 | $72,200.00 | 3,625.00 | $68,875.00 | 1,900.00 | $36,100.00 |
| 147 | GATE VALVE 12 IN. | 8 EA | 3,200.00 | 25,600.00 | 1,500.00 | $12,000.00 | 1,400.00 | $11,200.00 | 3,060.00 | $24,480.00 |
| 148 | HYDRANT ASSEMBLY | 7 EA | 6,500.00 | 45,500.00 | 10,250.00 | $71,750.00 | 9,800.00 | $68,600.00 | 6,720.00 | $47,040.00 |
| 149 | TRENCH EXC. FOR WATER SERVICE TAP | 1112 LF | 40.00 | 44,480.00 | 30.00 | $33,360.00 | 25.00 | $27,800.00 | 25.00 | $27,800.00 |
| **Bid Total** | | | | **$8,207,831.00** | | **$8,959,665.00** | | **$9,016,299.25** | | **$9,316,092.65** |

# City Of Spokane
## Engineering Services Department
## ***Bid Tabulation***

### SCHEDULE SUMMARY

| | Sched 1 | Sched 2 | Sched 3 | Sched 4 | Sched 5 | Sched 6 | Total |
|---|---|---|---|---|---|---|---|
| ENGINEER'S ESTIMATE | 7,688,791.00 | 0.00 | 519,040.00 | 0.00 | 0.00 | 0.00 | 8,207,831.00 |
| CAMERON-REILLY LLC | 8,212,320.00 | 0.00 | 747,345.00 | 0.00 | 0.00 | 0.00 | 8,959,665.00 |
| ACME CONCRETE PAVING INC | 8,315,014.25 | 0.00 | 701,285.00 | 0.00 | 0.00 | 0.00 | 9,016,299.25 |
| HALME CONSTRUCTION INC | 8,709,971.65 | 0.00 | 606,121.00 | 0.00 | 0.00 | 0.00 | 9,316,092.65 |

***Low Bid Contractor:*** CAMERON-REILLY LLC

| | Contractor's Bid | Engineer's Estimate | % Variance | |
|---|---|---|---|---|
| ***Schedule 01*** | 8,212,320.00 | 7,688,791.00 | 6.81 | % Over Estimate |
| ***Schedule 03*** | 814,606.05 | 519,040.00 | 56.94 | % Over Estimate |
| ***Bid Totals*** | 9,026,926.05 | 8,207,831.00 | 9.98 | % Over Estimate |

# City Of Spokane
## Engineering Services Department
## ***Bid Tabulation***

**Project Number** **2019135**

**Project Description** Thor-Freya Couplet, Hartson Ave to Sprague Ave

**Original Date** 10/26/2021 8:15:00 AM

| Project Number: 2019135 | | | Engineer's Estimate | | CAMERON-REILLY LLC | | ACME CONCRETE PAVING INC | | HALME CONSTRUCTION INC | |
|---|---|---|---|---|---|---|---|---|---|---|
| Item No | Bid Item Description | Est Qty | Unit Price | Amount | Unit Price | Amount | Unit Price | Amount | Unit Price | Amount |
| | **Tax Classification** | | | | | | | | | |
| | Sales tax shall be included in unit prices | | | | | | | | | |
| 1 | ADA FEATURES SURVEYING | 1 LS | 12,000.00 | 12,000.00 | 10,000.00 | $10,000.00 | 16,000.00 | $16,000.00 | 15,800.00 | $15,800.00 |
| 2 | REIMBURSEMENT OF THIRD PARTY DAMAGE | 1 EST | 1.00 | 1.00 | 1.00 | $1.00 | 1.00 | $1.00 | 1.00 | $1.00 |
| 3 | SPCC PLAN | 1 LS | 1,500.00 | 1,500.00 | 3,000.00 | $3,000.00 | 1,100.00 | $1,100.00 | 990.00 | $990.00 |
| 4 | POTHOLING | 50 EA | 700.00 | 35,000.00 | 250.00 | $12,500.00 | 1,000.00 | $50,000.00 | 436.00 | $21,800.00 |
| 5 | PUBLIC LIAISON REPRESENTATIVE | 1 LS | 30,000.00 | 30,000.00 | 15,000.00 | $15,000.00 | 8,500.00 | $8,500.00 | 35,000.00 | $35,000.00 |
| 6 | TYPE B PROGRESS SCHEDULE | 1 LS | 5,000.00 | 5,000.00 | 8,500.00 | $8,500.00 | 3,500.00 | $3,500.00 | 2,900.00 | $2,900.00 |
| 7 | MOBILIZATION | 1 LS | 746,000.00 | 746,000.00 | 400,000.00 | $400,000.00 | 592,120.00 | $592,120.00 | 900,000.00 | $900,000.00 |
| 8 | PROJECT TEMPORARY TRAFFIC CONTROL | 1 LS | 130,000.00 | 130,000.00 | 250,000.00 | $250,000.00 | 250,000.00 | $250,000.00 | 440,000.00 | $440,000.00 |
| 9 | SPECIAL SIGNS | 320 SF | 20.00 | 6,400.00 | 30.00 | $9,600.00 | 16.00 | $5,120.00 | 18.00 | $5,760.00 |
| 10 | SEQUENTIAL ARROW SIGNS | 18500 HR | 5.00 | 92,500.00 | 1.50 | $27,750.00 | 2.00 | $37,000.00 | 1.20 | $22,200.00 |
| 11 | PORTABLE CHANGEABLE MESSAGE SIGN | 700 HR | 10.00 | 7,000.00 | 5.00 | $3,500.00 | 4.00 | $2,800.00 | 5.75 | $4,025.00 |
| 12 | TYPE III BARRICADE | 75 EA | 100.00 | 7,500.00 | 85.00 | $6,375.00 | 110.00 | $8,250.00 | 35.00 | $2,625.00 |
| 13 | PORTABLE TEMPORARY TRAFFIC CONTROL SIGNAL | 1 LS | 125,000.00 | 125,000.00 | 285,000.00 | $285,000.00 | 275,000.00 | $275,000.00 | 330,000.00 | $330,000.00 |
| 14 | REMOVE TREE, CLASS I | 8 EA | 350.00 | 2,800.00 | 500.00 | $4,000.00 | 490.00 | $3,920.00 | 511.00 | $4,088.00 |
| 15 | REMOVE TREE, CLASS II | 3 EA | 500.00 | 1,500.00 | 1,500.00 | $4,500.00 | 1,730.00 | $5,190.00 | 1,800.00 | $5,400.00 |
| 16 | TREE ROOT TREATMENT | 14 EA | 750.00 | 10,500.00 | 850.00 | $11,900.00 | 820.00 | $11,480.00 | 850.00 | $11,900.00 |
| 17 | TREE PROTECTION ZONE | 38 EA | 350.00 | 13,300.00 | 315.00 | $11,970.00 | 300.00 | $11,400.00 | 312.00 | $11,856.00 |
| 18 | TREE PRUNING | 41 EA | 350.00 | 14,350.00 | 315.00 | $12,915.00 | 300.00 | $12,300.00 | 312.00 | $12,792.00 |
| 19 | REMOVAL OF STRUCTURE AND OBSTRUCTION | 1 LS | 15,000.00 | 15,000.00 | 50,000.00 | $50,000.00 | 245,000.00 | $245,000.00 | 50,000.00 | $50,000.00 |
| 20 | REMOVE EXISTING CURB | 4313 LF | 11.00 | 47,443.00 | 9.50 | $40,973.50 | 7.50 | $32,347.50 | 3.40 | $14,664.20 |

# City Of Spokane
## Engineering Services Department
## ***Bid Tabulation***

| Project Number: 2019135 | | | Engineer's Estimate | | CAMERON-REILLY LLC | | ACME CONCRETE PAVING INC | | HALME CONSTRUCTION INC | |
|---|---|---|---|---|---|---|---|---|---|---|
| Item No | Bid Item Description | Est Qty | Unit Price | Amount | Unit Price | Amount | Unit Price | Amount | Unit Price | Amount |
| 21 | REMOVE CEMENT CONCRETE SIDEWALK AND DRIVEWAY | 2942 SY | 20.00 | 58,840.00 | 12.50 | $36,775.00 | 10.50 | $30,891.00 | 6.00 | $17,652.00 |
| 22 | REMOVE MANHOLE, CATCH BASIN, OR DRYWELL | 17 EA | 650.00 | 11,050.00 | 750.00 | $12,750.00 | 975.00 | $16,575.00 | 233.00 | $3,961.00 |
| 23 | SAWCUTTING CURB | 260 EA | 50.00 | 13,000.00 | 40.00 | $10,400.00 | 60.00 | $15,600.00 | 28.00 | $7,280.00 |
| 24 | SAWCUTTING RIGID PAVEMENT | 10200 LFI | 1.10 | 11,220.00 | 2.50 | $25,500.00 | 2.50 | $25,500.00 | 0.80 | $8,160.00 |
| 25 | SAWCUTTING FLEXIBLE PAVEMENT | 8300 LFI | 0.80 | 6,640.00 | 1.25 | $10,375.00 | 1.25 | $10,375.00 | 0.25 | $2,075.00 |
| 26 | ABANDON EXISTING MANHOLE, CATCH BASIN OR DRYWELL | 3 EA | 600.00 | 1,800.00 | 900.00 | $2,700.00 | 500.00 | $1,500.00 | 301.00 | $903.00 |
| 27 | ABANDON VALVE BOX | 5 EA | 250.00 | 1,250.00 | 550.00 | $2,750.00 | 430.00 | $2,150.00 | 301.00 | $1,505.00 |
| 28 | REMOVE EXISTING ≤ 12 IN. DIA. PIPE | 655 LF | 12.00 | 7,860.00 | 13.00 | $8,515.00 | 16.00 | $10,480.00 | 8.00 | $5,240.00 |
| 29 | REMOVE EXISTING ≥ 30 IN. TO ≤ 42 IN. DIA. PIPE | 75 LF | 20.00 | 1,500.00 | 58.00 | $4,350.00 | 94.00 | $7,050.00 | 10.00 | $750.00 |
| 30 | ROADWAY EXCAVATION INCL. HAUL | 12638 CY | 28.00 | 353,864.00 | 32.00 | $404,416.00 | 31.00 | $391,778.00 | 25.00 | $315,950.00 |
| 31 | REMOVE UNSUITABLE FOUNDATION MATERIAL | 1500 CY | 20.00 | 30,000.00 | 19.00 | $28,500.00 | 21.00 | $31,500.00 | 17.50 | $26,250.00 |
| 32 | REPLACE UNSUITABLE FOUNDATION MATERIAL | 1500 CY | 40.00 | 60,000.00 | 29.00 | $43,500.00 | 40.00 | $60,000.00 | 18.50 | $27,750.00 |
| 33 | PREPARATION OF UNTREATED ROADWAY | 31094 SY | 2.00 | 62,188.00 | 2.50 | $77,735.00 | 5.00 | $155,470.00 | 2.50 | $77,735.00 |
| 34 | CONTROLLED DENSITY FILL | 10 CY | 150.00 | 1,500.00 | 135.00 | $1,350.00 | 162.00 | $1,620.00 | 209.00 | $2,090.00 |
| 35 | CONSTRUCTION GEOSYNTHETIC FOR SEPARATION | 245 SY | 5.00 | 1,225.00 | 30.00 | $7,350.00 | 2.25 | $551.25 | 7.00 | $1,715.00 |
| 36 | CRUSHED SURFACING TOP COURSE | 4556 CY | 65.00 | 296,140.00 | 40.00 | $182,240.00 | 54.00 | $246,024.00 | 49.00 | $223,244.00 |
| 37 | CSTC FOR SIDEWALK AND DRIVEWAYS | 176 CY | 180.00 | 31,680.00 | 110.00 | $19,360.00 | 119.00 | $20,944.00 | 120.00 | $21,120.00 |
| 38 | HMA CL. 1/2 IN. HEAVY TRAFFIC, 2 INCH THICK | 2080 SY | 12.00 | 24,960.00 | 13.50 | $28,080.00 | 13.00 | $27,040.00 | 13.50 | $28,080.00 |
| 39 | HMA FOR PAVEMENT REPAIF CL. 1/2 IN. HEAVY TRAFFIC, 3 INCH THICK | 635 SY | 25.00 | 15,875.00 | 21.00 | $13,335.00 | 20.00 | $12,700.00 | 21.00 | $13,335.00 |

# City Of Spokane
## Engineering Services Department
## ***Bid Tabulation***

| Project Number: 2019135 | | | Engineer's Estimate | | CAMERON-REILLY LLC | | ACME CONCRETE PAVING INC | | HALME CONSTRUCTION INC | |
|---|---|---|---|---|---|---|---|---|---|---|
| Item No | Bid Item Description | Est Qty | Unit Price | Amount | Unit Price | Amount | Unit Price | Amount | Unit Price | Amount |
| 40 | HMA FOR PAVEMENT REPAIF CL. 1/2 IN. HEAVY TRAFFIC, 4 INCH THICK | 704 SY | 30.00 | 21,120.00 | 28.50 | $20,064.00 | 26.50 | $18,656.00 | 28.00 | $19,712.00 |
| 41 | HMA FOR PAVEMENT REPAIF CL. 1/2 IN. HEAVY TRAFFIC, 6 INCH THICK | 205 SY | 40.00 | 8,200.00 | 50.50 | $10,352.50 | 47.00 | $9,635.00 | 49.00 | $10,045.00 |
| 42 | HMA FOR PAVEMENT REPAIF CL. 1/2 IN. HEAVY TRAFFIC, 7 INCH THICK | 2550 SY | 45.00 | 114,750.00 | 47.00 | $119,850.00 | 43.50 | $110,925.00 | 45.00 | $114,750.00 |
| 43 | PAVEMENT REPAIR EXCAVATION INCL. HAUL | 4094 SY | 40.00 | 163,760.00 | 20.00 | $81,880.00 | 28.00 | $114,632.00 | 17.00 | $69,598.00 |
| 44 | COMMERCIAL HMA FOR PRELEVELING CL. 3/8 IN. | 29 CY | 180.00 | 5,220.00 | 275.00 | $7,975.00 | 250.00 | $7,250.00 | 261.00 | $7,569.00 |
| 45 | PLANING BITUMINOUS PAVEMENT | 2080 SY | 6.00 | 12,480.00 | 3.75 | $7,800.00 | 11.00 | $22,880.00 | 4.50 | $9,360.00 |
| 46 | JOB MIX COMPLIANCE PRICE ADJUSTMENT | 1 EST | (1.00) | (1.00) | (1.00) | ($1.00) | (1.00) | ($1.00) | (1.00) | ($1.00) |
| 47 | COMPACTION PRICE ADJUSTMENT | 1200 EST | 1.00 | 1,200.00 | 1.00 | $1,200.00 | 1.00 | $1,200.00 | 1.00 | $1,200.00 |
| 48 | FURNISHING CONCRETE FOR CEMENT CONCRETE PAVEMENT | 8953 CY | 210.00 | 1,880,130.00 | 230.00 | $2,059,190.00 | 200.00 | $1,790,600.00 | 243.00 | $2,175,579.00 |
| 49 | CEMENT CONCRETE PAVEMENT, 11 IN. THICK | 20034 SY | 35.00 | 701,190.00 | 38.00 | $761,292.00 | 31.50 | $631,071.00 | 38.20 | $765,298.80 |
| 50 | PORTLAND CEMENT CONCRETE COMPLIANCE ADJUSTMEMT | 1 EST | 1.00 | 1.00 | 1.00 | $1.00 | 1.00 | $1.00 | 1.00 | $1.00 |
| 51 | STORM SEWER PIPE 8 IN. DIA. | 232 LF | 50.00 | 11,600.00 | 215.00 | $49,880.00 | 200.00 | $46,400.00 | 113.00 | $26,216.00 |
| 52 | STORM SEWER PIPE 10 IN. DIA. | 583 LF | 60.00 | 34,980.00 | 220.00 | $128,260.00 | 205.00 | $119,515.00 | 119.00 | $69,377.00 |
| 53 | STORM SEWER PIPE 12 IN. DIA. | 652 LF | 70.00 | 45,640.00 | 235.00 | $153,220.00 | 215.00 | $140,180.00 | 128.00 | $83,456.00 |
| 54 | MANHOLE - 48 IN. | 20 EA | 3,500.00 | 70,000.00 | 5,500.00 | $110,000.00 | 5,250.00 | $105,000.00 | 3,539.00 | $70,780.00 |
| 55 | MANHOLE ADDITIONAL HEIGHT 48 IN. DIA. | 18 VF | 150.00 | 2,700.00 | 115.00 | $2,070.00 | 108.00 | $1,944.00 | 216.00 | $3,888.00 |
| 56 | CATCH BASIN TYPE 1 | 14 EA | 3,000.00 | 42,000.00 | 5,000.00 | $70,000.00 | 4,600.00 | $64,400.00 | 2,453.00 | $34,342.00 |
| 57 | CATCH BASIN TYPE 3 | 5 EA | 3,500.00 | 17,500.00 | 5,250.00 | $26,250.00 | 4,900.00 | $24,500.00 | 2,550.00 | $12,750.00 |
| 58 | CATCH BASIN TYPE 4 | 18 EA | 4,500.00 | 81,000.00 | 5,000.00 | $90,000.00 | 4,700.00 | $84,600.00 | 3,027.00 | $54,486.00 |

# City Of Spokane
## Engineering Services Department
## ***Bid Tabulation***

| Project Number: 2019135 | | | Engineer's Estimate | | CAMERON-REILLY LLC | | ACME CONCRETE PAVING INC | | HALME CONSTRUCTION INC | |
|---|---|---|---|---|---|---|---|---|---|---|
| Item No | Bid Item Description | Est Qty | Unit Price | Amount | Unit Price | Amount | Unit Price | Amount | Unit Price | Amount |
| 59 | ADJUST EXISTING VALVE BOX, MON, OR CO IN ASPHALT | 3 EA | 600.00 | 1,800.00 | 475.00 | $1,425.00 | 1,700.00 | $5,100.00 | 498.00 | $1,494.00 |
| 60 | ADJUST EXISTING VALVE BOX, MON, OR CO IN CONCRETE | 11 EA | 600.00 | 6,600.00 | 500.00 | $5,500.00 | 1,675.00 | $18,425.00 | 726.00 | $7,986.00 |
| 61 | ADJUST EXISTING MH, CB, DW, OR INLET IN ASPHALT | 5 EA | 700.00 | 3,500.00 | 550.00 | $2,750.00 | 1,675.00 | $8,375.00 | 1,753.00 | $8,765.00 |
| 62 | ADJUST EXISTING MH, CB, DW, OR INLET IN CONCRETE | 1 EA | 700.00 | 700.00 | 550.00 | $550.00 | 1,675.00 | $1,675.00 | 2,042.00 | $2,042.00 |
| 63 | RETROFIT TYPE 2 CB WITH FRAME & DUAL VANED GRATE | 7 EA | 900.00 | 6,300.00 | 2,000.00 | $14,000.00 | 4,320.00 | $30,240.00 | 2,147.00 | $15,029.00 |
| 64 | RETROFIT SURFACE INLET CB WITH FRAME & VANED GRATE | 11 EA | 900.00 | 9,900.00 | 975.00 | $10,725.00 | 2,050.00 | $22,550.00 | 1,295.00 | $14,245.00 |
| 65 | RETROFIT GRATE INLET WITH FRAME & BI-DIRECTIONAL VANED GRATE | 1 EA | 900.00 | 900.00 | 1,000.00 | $1,000.00 | 856.00 | $856.00 | 1,295.00 | $1,295.00 |
| 66 | RETROFIT SURFACE INLET CB WITH FRAME & DUAL VANED GRATE | 7 EA | 900.00 | 6,300.00 | 1,750.00 | $12,250.00 | 2,600.00 | $18,200.00 | 1,295.00 | $9,065.00 |
| 67 | RETROFIT SURFACE INLET CB WITH FRAME & BI-DIRECTIONAL VANED GRATE | 5 EA | 900.00 | 4,500.00 | 1,025.00 | $5,125.00 | 860.00 | $4,300.00 | 1,295.00 | $6,475.00 |
| 68 | REPLACE EXISTING BRICK CONE WITH PRECAST CONCRETE CONE | 18 EA | 1,800.00 | 32,400.00 | 1,500.00 | $27,000.00 | 1,500.00 | $27,000.00 | 1,577.00 | $28,386.00 |
| 69 | SPOKANE COUNTY CURB INLET TYPE 2 | 2 EA | 1,600.00 | 3,200.00 | 1,100.00 | $2,200.00 | 2,000.00 | $4,000.00 | 4,020.00 | $8,040.00 |
| 70 | MH OR DW FRAME AND COVER (STANDARD) | 2 EA | 500.00 | 1,000.00 | 1,600.00 | $3,200.00 | 1,500.00 | $3,000.00 | 1,312.00 | $2,624.00 |
| 71 | MH OR DW FRAME AND COVER (LOCKABLE) | 24 EA | 500.00 | 12,000.00 | 1,750.00 | $42,000.00 | 1,510.00 | $36,240.00 | 1,352.00 | $32,448.00 |
| 72 | CONNECT 8 IN. DIA. PIPE TO EXISTING CB, DW, OR MH | 28 EA | 1,000.00 | 28,000.00 | 1,900.00 | $53,200.00 | 1,760.00 | $49,280.00 | 313.00 | $8,764.00 |
| 73 | CONNECT 10 IN. DIA. PIPE TO EXISTING CB, DW, OR MH | 3 EA | 1,000.00 | 3,000.00 | 1,500.00 | $4,500.00 | 1,330.00 | $3,990.00 | 460.00 | $1,380.00 |
| 74 | CONNECT 12 IN. DIA. PIPE TO EXISTING CB, DW, OR MH | 9 EA | 1,200.00 | 10,800.00 | 1,150.00 | $10,350.00 | 1,055.00 | $9,495.00 | 357.00 | $3,213.00 |

# City Of Spokane
## Engineering Services Department
## ***Bid Tabulation***

| Project Number: 2019135 | | | Engineer's Estimate | | CAMERON-REILLY LLC | | ACME CONCRETE PAVING INC | | HALME CONSTRUCTION INC | |
|---|---|---|---|---|---|---|---|---|---|---|
| Item No | Bid Item Description | Est Qty | Unit Price | Amount | Unit Price | Amount | Unit Price | Amount | Unit Price | Amount |
| 75 | CONNECT 8 IN. DIA. SEWER PIPE TO EXISTING SEWER PIPE | 1 EA | 700.00 | 700.00 | 2,500.00 | $2,500.00 | 2,300.00 | $2,300.00 | 445.00 | $445.00 |
| 76 | CONNECT 10 IN. DIA. SEWER PIPE TO EXISTING SEWER PIPE | 2 EA | 800.00 | 1,600.00 | 2,500.00 | $5,000.00 | 2,500.00 | $5,000.00 | 571.00 | $1,142.00 |
| 77 | MANHOLE TEST | 4 EA | 800.00 | 3,200.00 | 500.00 | $2,000.00 | 600.00 | $2,400.00 | 1,233.00 | $4,932.00 |
| 78 | RECONSTRUCT 48 IN. MANHOLE INVERT | 1 EA | 2,100.00 | 2,100.00 | 2,000.00 | $2,000.00 | 1,900.00 | $1,900.00 | 1,817.00 | $1,817.00 |
| 79 | REMOVE UNSUITABLE PIPE FOUNDATION MATERIAL | 50 CY | 20.00 | 1,000.00 | 75.00 | $3,750.00 | 72.00 | $3,600.00 | 18.00 | $900.00 |
| 80 | REPLACE UNSUITABLE PIPE FOUNDATION MATERIAL | 50 CY | 40.00 | 2,000.00 | 115.00 | $5,750.00 | 108.00 | $5,400.00 | 19.00 | $950.00 |
| 81 | TRENCH SAFETY SYSTEM | 1 LS | 4,000.00 | 4,000.00 | 4,500.00 | $4,500.00 | 4,100.00 | $4,100.00 | 20,000.00 | $20,000.00 |
| 82 | CATCH BASIN SEWER PIPE 8 IN. DIA. | 2067 LF | 70.00 | 144,690.00 | 125.00 | $258,375.00 | 120.00 | $248,040.00 | 95.00 | $196,365.00 |
| 83 | CATCH BASIN DI SEWER PIPE 12 IN. DIA. | 92 LF | 90.00 | 8,280.00 | 200.00 | $18,400.00 | 182.00 | $16,744.00 | 82.00 | $7,544.00 |
| 84 | PLUGGING EXISTING PIPE | 35 EA | 450.00 | 15,750.00 | 650.00 | $22,750.00 | 621.00 | $21,735.00 | 273.00 | $9,555.00 |
| 85 | TEMPORARY ADJACENT UTILITY SUPPORT | 1 LS | 5,000.00 | 5,000.00 | 5,000.00 | $5,000.00 | 11,500.00 | $11,500.00 | 25,000.00 | $25,000.00 |
| 86 | ENCASE WATER/SEWER AT CROSSINGS | 10 EA | 2,000.00 | 20,000.00 | 11,000.00 | $110,000.00 | 5,400.00 | $54,000.00 | 750.00 | $7,500.00 |
| 87 | SANITARY SEWER PIPE 8 IN. DIA. | 170 LF | 60.00 | 10,200.00 | 165.00 | $28,050.00 | 153.00 | $26,010.00 | 112.00 | $19,040.00 |
| 88 | SANITARY SEWER PIPE 10 IN. DIA. | 148 LF | 70.00 | 10,360.00 | 150.00 | $22,200.00 | 121.00 | $17,908.00 | 117.00 | $17,316.00 |
| 89 | SANITARY SEWER PIPE 12 IN. DIA. | 78 LF | 80.00 | 6,240.00 | 200.00 | $15,600.00 | 180.00 | $14,040.00 | 125.00 | $9,750.00 |
| 90 | SANITARY SEWER BYPASS | 1 LS | 8,000.00 | 8,000.00 | 35,000.00 | $35,000.00 | 30,000.00 | $30,000.00 | 24,280.00 | $24,280.00 |
| 91 | EXTERIOR DI DROP CONNECTION 8 IN. DIA. | 3 EA | 6,000.00 | 18,000.00 | 5,000.00 | $15,000.00 | 13,500.00 | $40,500.00 | 8,138.00 | $24,414.00 |
| 92 | EXTERIOR DI DROP CONNECTION 12 IN. DIA. | 2 EA | 10,000.00 | 20,000.00 | 15,000.00 | $30,000.00 | 13,000.00 | $26,000.00 | 11,635.00 | $23,270.00 |
| 93 | ESC LEAD | 1 LS | 2,500.00 | 2,500.00 | 10,000.00 | $10,000.00 | 1,350.00 | $1,350.00 | 4,000.00 | $4,000.00 |
| 94 | INLET PROTECTION | 55 EA | 100.00 | 5,500.00 | 225.00 | $12,375.00 | 225.00 | $12,375.00 | 60.00 | $3,300.00 |
| 95 | TOPSOIL TYPE A, 2 INCH THICK | 230 SY | 13.00 | 2,990.00 | 7.00 | $1,610.00 | 36.70 | $8,441.00 | 6.80 | $1,564.00 |

# City Of Spokane
## Engineering Services Department
## ***Bid Tabulation***

| Project Number: 2019135 | | | Engineer's Estimate | | CAMERON-REILLY LLC | | ACME CONCRETE PAVING INC | | HALME CONSTRUCTION INC | |
|---|---|---|---|---|---|---|---|---|---|---|
| Item No | Bid Item Description | Est Qty | Unit Price | Amount | Unit Price | Amount | Unit Price | Amount | Unit Price | Amount |
| 96 | BARK OR WOOD CHIP MULCH | 10 CY | 50.00 | 500.00 | 95.00 | $950.00 | 110.00 | $1,100.00 | 91.00 | $910.00 |
| 97 | ROCK MULCH | 15 CY | 60.00 | 900.00 | 95.00 | $1,425.00 | 110.00 | $1,650.00 | 91.00 | $1,365.00 |
| 98 | HYDROSEEDING | 270 SY | 1.50 | 405.00 | 2.00 | $540.00 | 3.00 | $810.00 | 1.70 | $459.00 |
| 99 | SOD INSTALLATION | 120 SY | 16.00 | 1,920.00 | 25.00 | $3,000.00 | 50.00 | $6,000.00 | 21.00 | $2,520.00 |
| 100 | QUARRY SPALLS | 45 CY | 115.00 | 5,175.00 | 175.00 | $7,875.00 | 155.00 | $6,975.00 | 91.00 | $4,095.00 |
| 101 | CONSTRUCT BIO-INFILTRATION SWALE | 36 SY | 12.00 | 432.00 | 70.00 | $2,520.00 | 24.00 | $864.00 | 61.00 | $2,196.00 |
| 102 | TOPSOIL FOR BIO-INFILTRATION SWALES, 12 INCH THICK INCL. SE | 36 SY | 35.00 | 1,260.00 | 70.00 | $2,520.00 | 110.00 | $3,960.00 | 68.00 | $2,448.00 |
| 103 | SWALE DRAIN PAD | 2 EA | 400.00 | 800.00 | 1,500.00 | $3,000.00 | 215.00 | $430.00 | 557.00 | $1,114.00 |
| 104 | CURB DROP INLET | 2 EA | 180.00 | 360.00 | 300.00 | $600.00 | 270.00 | $540.00 | 557.00 | $1,114.00 |
| 105 | REMOVE AND REPLACE EXISTING SPRINKLER HEADS AND LINES | 1 LS | 3,000.00 | 3,000.00 | 25,000.00 | $25,000.00 | 13,500.00 | $13,500.00 | 23,000.00 | $23,000.00 |
| 106 | CEMENT CONCRETE CURB | 2363 LF | 34.00 | 80,342.00 | 25.00 | $59,075.00 | 30.00 | $70,890.00 | 38.50 | $90,975.50 |
| 107 | CEMENT CONCRETE CURB AND GUTTER | 3158 LF | 45.00 | 142,110.00 | 35.00 | $110,530.00 | 40.00 | $126,320.00 | 47.00 | $148,426.00 |
| 108 | CEMENT CONCRETE DRIVEWAY - HIGH EARLY | 160 SY | 160.00 | 25,600.00 | 80.00 | $12,800.00 | 75.00 | $12,000.00 | 85.00 | $13,600.00 |
| 109 | CEMENT CONCRETE DRIVEWAY TRANSITION - HIGH EARLY | 35 SY | 160.00 | 5,600.00 | 90.00 | $3,150.00 | 76.00 | $2,660.00 | 85.00 | $2,975.00 |
| 110 | CHANNELIZING DEVICES - TYPE 4 | 8 EA | 400.00 | 3,200.00 | 300.00 | $2,400.00 | 100.00 | $800.00 | 290.00 | $2,320.00 |
| 111 | CLASSIFICATION AND PROTECTION OF SURVEY MONUMENTS | 1 LS | 4,000.00 | 4,000.00 | 7,000.00 | $7,000.00 | 11,000.00 | $11,000.00 | 6,381.00 | $6,381.00 |
| 112 | REFERENCE AND REESTABLISH SURVEY MONUMENT | 5 EA | 1,000.00 | 5,000.00 | 3,500.00 | $17,500.00 | 615.00 | $3,075.00 | 645.00 | $3,225.00 |
| 113 | MONUMENT FRAME AND COVER | 5 EA | 700.00 | 3,500.00 | 1,250.00 | $6,250.00 | 265.00 | $1,325.00 | 1,600.00 | $8,000.00 |
| 114 | ADJUST MONUMENT FRAME AND COVER | 5 EA | 700.00 | 3,500.00 | 500.00 | $2,500.00 | 1,650.00 | $8,250.00 | 171.00 | $855.00 |
| 115 | CEMENT CONCRETE SIDEWALK | 2656 SY | 65.00 | 172,640.00 | 53.00 | $140,768.00 | 70.00 | $185,920.00 | 80.00 | $212,480.00 |

# City Of Spokane
## Engineering Services Department
## ***Bid Tabulation***

| Project Number: 2019135 | | | Engineer's Estimate | | CAMERON-REILLY LLC | | ACME CONCRETE PAVING INC | | HALME CONSTRUCTION INC | |
|---|---|---|---|---|---|---|---|---|---|---|
| Item No | Bid Item Description | Est Qty | Unit Price | Amount | Unit Price | Amount | Unit Price | Amount | Unit Price | Amount |
| 116 | REINFORCED CONC. SIDEWALK | 350 SY | 80.00 | 28,000.00 | 95.00 | $33,250.00 | 82.00 | $28,700.00 | 91.00 | $31,850.00 |
| 117 | RAMP DETECTABLE WARNING | 504 SF | 29.00 | 14,616.00 | 20.00 | $10,080.00 | 27.00 | $13,608.00 | 28.00 | $14,112.00 |
| 118 | TRAFFIC SIGNAL SYSTEM RETROFIT, FIFTH & FREYA | 1 LS | 80,000.00 | 80,000.00 | 51,000.00 | $51,000.00 | 46,000.00 | $46,000.00 | 61,500.00 | $61,500.00 |
| 119 | TRAFFIC SIGNAL SYSTEM RETROFIT, FIFTH & THOR | 1 LS | 80,000.00 | 80,000.00 | 47,500.00 | $47,500.00 | 44,000.00 | $44,000.00 | 85,000.00 | $85,000.00 |
| 120 | TRAFFIC SIGNAL SYSTEM RETROFIT, FREYA & SPRAGUE | 1 LS | 90,000.00 | 90,000.00 | 77,500.00 | $77,500.00 | 72,000.00 | $72,000.00 | 92,000.00 | $92,000.00 |
| 121 | COMMUNICATION CONDUIT SYSTEM | 1 LS | 110,000.00 | 110,000.00 | 89,500.00 | $89,500.00 | 84,000.00 | $84,000.00 | 74,500.00 | $74,500.00 |
| 122 | COMMUNICATION CABLES AND INTERFACES | 1 LS | 75,000.00 | 75,000.00 | 12,500.00 | $12,500.00 | 12,000.00 | $12,000.00 | 40,000.00 | $40,000.00 |
| 123 | VIDEO & DATA TRANSMISSION AND DISTRIBUTION SYSTEM | 1 LS | 40,000.00 | 40,000.00 | 102,000.00 | $102,000.00 | 95,000.00 | $95,000.00 | 107,050.00 | $107,050.00 |
| 124 | COUNT LOOP SYSTEM 1 | 1 LS | 20,000.00 | 20,000.00 | 19,000.00 | $19,000.00 | 18,000.00 | $18,000.00 | 25,000.00 | $25,000.00 |
| 125 | COUNT LOOP SYSTEM 2 | 1 LS | 20,000.00 | 20,000.00 | 19,000.00 | $19,000.00 | 18,000.00 | $18,000.00 | 26,000.00 | $26,000.00 |
| 126 | COUNT LOOP SYSTEM 3 | 1 LS | 10,000.00 | 10,000.00 | 8,000.00 | $8,000.00 | 7,500.00 | $7,500.00 | 17,000.00 | $17,000.00 |
| 127 | TEMPORARY INTERSECTION LIGHTING SYSTEM | 1 LS | 70,000.00 | 70,000.00 | 13,000.00 | $13,000.00 | 23,000.00 | $23,000.00 | 24,000.00 | $24,000.00 |
| 128 | RECTANGULAR RAPID FLASHING BEACON SYSTEM | 1 LS | 35,000.00 | 35,000.00 | 73,000.00 | $73,000.00 | 68,000.00 | $68,000.00 | 57,000.00 | $57,000.00 |
| 129 | EMERGENCY FIBER OPTIC SPLICING SUBCONTRACTOR - ON CALL | 1 LS | 15,000.00 | 15,000.00 | 16,000.00 | $16,000.00 | 15,000.00 | $15,000.00 | 28,000.00 | $28,000.00 |
| 130 | SIGNING, PERMANENT - CONTRACTOR MANUFACTURED SIGNS | 1 LS | 40,000.00 | 40,000.00 | 50,000.00 | $50,000.00 | 47,000.00 | $47,000.00 | 48,825.00 | $48,825.00 |
| 131 | TEMPORARY SIGNS | 1 LS | 20,000.00 | 20,000.00 | 5,000.00 | $5,000.00 | 5,800.00 | $5,800.00 | 17,040.00 | $17,040.00 |
| 132 | REMOVAL OF EXISTING PAVEMENT MARKINGS | 2650 SF | 4.50 | 11,925.00 | 2.00 | $5,300.00 | 2.20 | $5,830.00 | 2.30 | $6,095.00 |
| 133 | PAVEMENT MARKING - DURABLE HEAT APPLIED | 5110 SF | 15.00 | 76,650.00 | 12.00 | $61,320.00 | 11.50 | $58,765.00 | 12.00 | $61,320.00 |
| 134 | WORD AND SYMBOL MARKINGS – DURABLE HEAT APPLIED | 11 EA | 400.00 | 4,400.00 | 400.00 | $4,400.00 | 400.00 | $4,400.00 | 397.00 | $4,367.00 |

# City Of Spokane
## Engineering Services Department
## ***Bid Tabulation***

| Project Number: 2019135 | | | Engineer's Estimate | | CAMERON-REILLY LLC | | ACME CONCRETE PAVING INC | | HALME CONSTRUCTION INC | |
|---|---|---|---|---|---|---|---|---|---|---|
| Item No | Bid Item Description | Est Qty | Unit Price | Amount | Unit Price | Amount | Unit Price | Amount | Unit Price | Amount |
| 135 | TEMPORARY PAVEMENT MARKING | 1 LS | 12,000.00 | 12,000.00 | 21,000.00 | $21,000.00 | 8,000.00 | $8,000.00 | 17,040.15 | $17,040.15 |
| 136 | REINFORCED DOWELED CURB | 1430 LF | 30.00 | 42,900.00 | 32.00 | $45,760.00 | 24.00 | $34,320.00 | 25.00 | $35,750.00 |
| 137 | CONCRETE TRAFFIC ISLAND 12 IN. WIDE | 263 LF | 50.00 | 13,150.00 | 35.00 | $9,205.00 | 49.00 | $12,887.00 | 51.00 | $13,413.00 |
| 138 | CONCRETE TRAFFIC ISLAND 24 IN. WIDE | 271 LF | 70.00 | 18,970.00 | 52.00 | $14,092.00 | 81.00 | $21,951.00 | 85.00 | $23,035.00 |
| 139 | TRAFFIC ISLAND CONCRETE | 778 SY | 70.00 | 54,460.00 | 40.00 | $31,120.00 | 70.00 | $54,460.00 | 74.00 | $57,572.00 |
| 150 | CEMENT CONCRETE PAVEMENT, 10 IN. THICK | 10187 SY | 30.00 | 305,610.00 | 38.00 | $387,106.00 | 31.50 | $320,890.50 | 38.00 | $387,106.00 |
| 151 | JUST IN TIME TRAINING | 1 LS | 5,000.00 | 5,000.00 | 4,500.00 | $4,500.00 | 4,000.00 | $4,000.00 | 28,000.00 | $28,000.00 |
| 152 | TRAINING | 400 HR | 15.00 | 6,000.00 | 1.00 | $400.00 | 14.00 | $5,600.00 | 99.00 | $39,600.00 |
| | | | | ***Tax Classification*** | | | | | | |
| ***Schedule 01*** | | | Sales tax shall NOT be included in unit prices | | | | | | | |
| 140 | DI PIPE FOR WATER MAIN 4 IN. DIA. | 5 LF | 80.00 | 400.00 | 570.00 | $2,850.00 | 530.00 | $2,650.00 | 339.00 | $1,695.00 |
| 141 | DI PIPE FOR WATER MAIN 8 IN. DIA. | 2627 LF | 80.00 | 210,160.00 | 95.00 | $249,565.00 | 90.00 | $236,430.00 | 83.00 | $218,041.00 |
| 142 | DI PIPE FOR WATER MAIN 12 IN. DIA. | 965 LF | 130.00 | 125,450.00 | 175.00 | $168,875.00 | 162.00 | $156,330.00 | 161.00 | $155,365.00 |
| 143 | DI PIPE FOR WATER MAIN 36 IN. DIA. | 77 LF | 350.00 | 26,950.00 | 1,685.00 | $129,745.00 | 1,600.00 | $123,200.00 | 1,200.00 | $92,400.00 |
| 144 | GATE VALVE 4 IN. | 1 EA | 1,100.00 | 1,100.00 | 3,500.00 | $3,500.00 | 3,250.00 | $3,250.00 | 1,300.00 | $1,300.00 |
| 145 | GATE VALVE 6 IN. | 1 EA | 1,400.00 | 1,400.00 | 3,500.00 | $3,500.00 | 2,950.00 | $2,950.00 | 1,900.00 | $1,900.00 |
| 146 | GATE VALVE 8 IN. | 19 EA | 2,000.00 | 38,000.00 | 3,800.00 | $72,200.00 | 3,625.00 | $68,875.00 | 1,900.00 | $36,100.00 |
| 147 | GATE VALVE 12 IN. | 8 EA | 3,200.00 | 25,600.00 | 1,500.00 | $12,000.00 | 1,400.00 | $11,200.00 | 3,060.00 | $24,480.00 |
| 148 | HYDRANT ASSEMBLY | 7 EA | 6,500.00 | 45,500.00 | 10,250.00 | $71,750.00 | 9,800.00 | $68,600.00 | 6,720.00 | $47,040.00 |
| 149 | TRENCH EXC. FOR WATER SERVICE TAP | 1112 LF | 40.00 | 44,480.00 | 30.00 | $33,360.00 | 25.00 | $27,800.00 | 25.00 | $27,800.00 |
| **Bid Total** | | | | **$8,207,831.00** | | **$8,959,665.00** | | **$9,016,299.25** | | **$9,316,092.65** |

# City Of Spokane
## Engineering Services Department
## ***Bid Tabulation***

### SCHEDULE SUMMARY

| | Sched 1 | Sched 2 | Sched 3 | Sched 4 | Sched 5 | Sched 6 | Total |
|---|---|---|---|---|---|---|---|
| ENGINEER'S ESTIMATE | 7,688,791.00 | 0.00 | 519,040.00 | 0.00 | 0.00 | 0.00 | 8,207,831.00 |
| CAMERON-REILLY LLC | 8,212,320.00 | 0.00 | 747,345.00 | 0.00 | 0.00 | 0.00 | 8,959,665.00 |
| ACME CONCRETE PAVING INC | 8,315,014.25 | 0.00 | 701,285.00 | 0.00 | 0.00 | 0.00 | 9,016,299.25 |
| HALME CONSTRUCTION INC | 8,709,971.65 | 0.00 | 606,121.00 | 0.00 | 0.00 | 0.00 | 9,316,092.65 |

***Low Bid Contractor:*** CAMERON-REILLY LLC

| | Contractor's Bid | Engineer's Estimate | % Variance | |
|---|---|---|---|---|
| ***Schedule 01*** | 8,212,320.00 | 7,688,791.00 | 6.81 | % Over Estimate |
| ***Schedule 03*** | 814,606.05 | 519,040.00 | 56.94 | % Over Estimate |
| ***Bid Totals*** | 9,026,926.05 | 8,207,831.00 | 9.98 | % Over Estimate |

# Briefing Paper
# PIES

| | |
|---|---|
| **Division & Department:** | Public Works, Engineering |
| **Subject:** | Thor-Freya Reconstruction |
| **Date:** | 9-27-21 |
| **Contact (email & phone):** | Dan Buller (dbuller@spokanecity.org 625-6391) |
| **City Council Sponsor:** | Breean Beggs |
| **Executive Sponsor:** | Marlene Feist |
| **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) | This project is in the 6 year street plan. |
| **Strategic Initiative:** | Innovative Infrastructure |
| **Deadline:** | |
| **Outcome:** (deliverables, delivery duties, milestones to meet) | Approval of construction contract |

Background/History:

- The Thor Freya couplet sees approximately 20,000 vehicles per day making these streets amongst the five busiest in Spokane.
- Both streets are in need of reconstruction rather than the periodic grind & overlay each has received in recent decades.

Executive Summary:

- The proposed replacement section is concrete which, while more expensive initially, will mean this road will now last for many decades and require less frequent maintenance.
- Also included are miscellaneous stormwater, sanitary, water and curb ramp upgrades.
- Construction is expected to last at least 6 months and will be done one street at a time (i.e., when working on Thor, Thor will be closed and traffic will be routed to Freya with Freya being converted to two way traffic and vice versa).
- The City has obtained a federal grant which will cover most of the project cost.
- See attached exhibit.

Budget Impact:

Approved in current year budget? ☒Yes ☐No ☐N/A

Annual/Reoccurring expenditure? ☐Yes ☒No ☐N/A

If new, specify funding source:

Other budget impacts: (revenue generating, match requirements, etc.)

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/barriers:

Project Location
Union Pacific
E Sprague Ave
90
E 1st Ave
S Thor St
S Ralph St
Qualchan
No work these intersections
Concrete road construction
E 2nd Ave
S Freya St
E 90 Hwy
Eagle Ridge
E 3rd Ave
G&O only these intersections
Thor St
Fred Meyer
E 4th Ave
S Ferrall St
E 5th Ave
E 5th Ave
S Ralph St
Freya St
E 6th Ave
E Hartson Ave
Note: Thor/Freya/2nd/3rd will be constructed as a separate Thor-Freya Phase 2 project in the next few years due to needed coordination with WSDOT-NSC work.

City Clerk's No. 2021-0751
Engineering No. 2019135

# City of Spokane

## PUBLIC WORKS CONTRACT

Title: **THOR-FREYA RECONSTRUCTION – HARTSON TO SPRAGUE PROJECT**

This Contract is made and entered into by and between the **CITY OF SPOKANE** as ("City"), a Washington municipal corporation, and **CAMERON – REILLY, LLC**, whose address is 309 North Park Road, Spokane Valley, Washington, 99212 as ("Contractor"), individually hereafter referenced as a "party", and together as the "parties".

The parties agree as follows:

1. PERFORMANCE. The Contractor will do all work, furnish all labor, materials, tools, construction equipment, transportation, supplies, supervision, organization and other items of work and costs necessary for the proper execution and completion of the work described in the specifications entitled **THOR-FREYA RECONSTRUCTION – HARTSON TO SPRAGUE PROJECT.**

2. CONTRACT DOCUMENTS. The contract documents are this Contract, the Contractor's completed bid proposal form, the Washington State Department of Transportation's Standard Specifications for Road, Bridge and Municipal Construction 2021, contract provisions, contract plans, standard specifications, standard plans, addenda, various certifications and affidavits, supplemental agreements, change orders and subsurface boring logs (if any). These contract documents are on file in the Engineering Services Department and are incorporated into this Contract by reference as if they were set forth at length. In the event of a conflict, or to resolve an ambiguity or dispute, federal and state requirements supersede this Contract, and this Contract supersedes the other contract documents.

3. TIME OF PERFORMANCE. The time of performance of the Contract shall be in accordance with the contract documents.

4. LIQUIDATED DAMAGES. Liquidated damages shall be in accordance with the contract documents.

5. TERMINATION. Either party may terminate this Contract in accordance with the contract documents.

6. COMPENSATION. This is a unit price contract, and upon full and complete performance by the Contractor, the City will pay only the amounts set forth in Schedules A-1 and A-3 for the actual quantities furnished for each bid item.

7. TAXES. Bid items in Schedule A-1 shall include sales tax. Bid items in Schedule A-3 shall **not** include sales tax.

8. PAYMENT. The Contractor will send its applications for payment to the Engineering Services Department – Construction Management, 1225 East Marietta Avenue, Spokane, Washington 99207-2751. All invoices should include the Department Contract No. "OPR XXXX-XXXX" and an approved L & I Intent to Pay Prevailing Wage number. The final invoice should include an approved Affidavit of Wages Paid number. Payment will not be made without this documentation included on the invoice. **Payment will be made via direct deposit/ACH** within thirty (30) days after receipt of the Company's application except as provided by state law.

9. INDEMNIFICATION. The Contractor shall defend, indemnify, and hold the City and its officers and employees harmless from all claims, demands, or suits at law or equity asserted by third parties for bodily injury (including death) and/or property damage which arise from the Contractor's negligence or willful misconduct under this Agreement, including attorneys' fees and litigation costs; provided that nothing herein shall require a Contractor to indemnify the City against and hold harmless the City from claims, demands or suits based solely upon the negligence of the City, its agents, officers, and employees. If a claim or suit is caused by or results from the concurrent negligence of the Contractor's agents or employees and the City, its agents, officers and employees, this indemnity provision shall be valid and enforceable to the extent of the negligence of the Contractor, its agents or employees. The Contractor specifically assumes liability and agrees to defend, indemnify, and hold the City harmless for actions brought by the Contractor's own employees against the City and, solely for the purpose of this indemnification and defense, the Contractor specifically waives any immunity under the Washington State industrial insurance law, or Title 51 RCW. The Contractor recognizes that this waiver was specifically entered into pursuant to the provisions of RCW 4.24.115 and was the subject of mutual negotiation. The indemnity and agreement to defend and hold the City harmless provided for in this section shall survive any termination or expiration of this agreement.

10. BONDS. The Contractor may not commence work until it obtains all insurance, permits and bonds required by the contract documents and applicable law. This includes the execution of a performance bond and a payment bond on the forms attached, each equal to one hundred percent (100%) of the contract price, and written by a corporate surety company licensed to do business in Washington State.

11. INSURANCE. The Contractor represents that it and its employees, agents and subcontractors, in connection with the Contract, are protected against the risk of loss by the insurance coverages required in the contract documents. The policies shall be issued by companies that meet with the approval of the City Risk Manager. The policies shall not be canceled without at least minimum required written notice to the City as Additional Insured.

12. CONTRACTOR'S WARRANTY. The Contractor's warranty for all work, labor and materials shall be in accordance with the contract documents.

13. WAGES. Contractor will comply with the Davis Bacon Act (40 USC 3141-3144, and 3146-3148) as supplemented by Department of Labor regulations (29 CFR Part 5, "Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction"). Minimum wages paid by the Contractor will be those determined by the Secretary of Labor under the Davis Bacon Act, 40 USC 276(a). In the event that a state minimum wage rate exceeds a Department of Labor rate, the conflict will be resolved by applying the higher rate. The Contractor and all subcontractors will submit a "Statement of Intent to Pay Prevailing Wages" certified by the industrial statistician of the State Department of Labor and Industries, prior to any payments. The "Statement of Intent to Pay Prevailing Wages" shall include: (1) the Contractor's registration number; and (2) the prevailing rate of wage for each classification of workers entitled to prevailing wages under RCW 39.12.020 and the number of workers in each classification. Each voucher

claim submitted by the Contractor for payment on a project estimate shall state that the prevailing wages have been paid in accordance with the “Statement(s) of Intent to Pay Prevailing Wages” on file with the City.

Under 40 USC 3702 of the Act, contractor is required to compute the wages of every mechanic and laborer on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than one and a half times the basic rate of pay for all hours worked in excess of 40 hours in the work week. No laborer or mechanic may be required to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous.

14. STATEMENT OF INTENT TO PAY PREVAILING WAGES TO BE POSTED. The Contractor and each subcontractor required to pay the prevailing rate of wages shall post in a location readily visible at the job site: (1) a copy of a "Statement of Intent to Pay Prevailing Wages" approved by the industrial statistician of the State Department of Labor and Industries; and (2) the address and telephone number of the industrial statistician of the Department of Labor and Industries where a complaint or inquiry concerning prevailing wages may be made.

15. PUBLIC WORKS REQUIREMENTS. The Contractor and each subcontractor are required to fulfill the Department of Labor and Industries Public Works and Prevailing Wage Training Requirement under RCW 39.04.350. The contractor must verify responsibility criteria for each first tier subcontractor, and a subcontractor of any tier that hires other subcontractors must verify the responsibility criteria listed in RCW 39.04.350(1) for each of its subcontractors. Verification shall include that each subcontractor, at the time of subcontract execution, meets the responsibility criteria. This verification requirement, as well as responsibility criteria, must be included in every public works contract and subcontract of every tier.

16. SUBCONTRACTOR RESPONSIBILITY.

A. The Contractor shall include the language of this section in each of its first tier subcontracts, and shall require each of its subcontractors to include the same language of this section in each of their subcontracts, adjusting only as necessary the terms used for the contracting parties. Upon request of the City, the Contractor shall promptly provide documentation to the City demonstrating that the subcontractor meets the subcontractor responsibility criteria below. The requirements of this section apply to all subcontractors regardless of tier.

B. At the time of subcontract execution, the Contractor shall verify that each of its first tier subcontractors meets the following bidder responsibility criteria:

1. Have a current certificate of registration in compliance with chapter 18.27 RCW, which must have been in effect at the time of subcontract bid submittal;

2. Have a current Washington Unified Business Identifier (UBI) number;

3. If applicable, have:

    a. Have Industrial Insurance (workers’ compensation) coverage for the subcontractor’s employees working in Washington, as required in Title 51 RCW;

    b. A Washington Employment Security Department number, as required in

Title 50 RCW;

c. A Washington Department of Revenue state excise tax registration number, as required in Title 82 RCW;

d. An electrical contractor license, if required by Chapter 19.28 RCW;
e. An elevator contractor license, if required by Chapter 70.87 RCW.

4. Not be disqualified from bidding on any public works contract under RCW 39.06.010 or 39.12.065 (3).

C. All Contractors and subcontractors are required to comply with the Spokane Municipal Code (SMC). In accordance with Article X, 7.06 SMC, Public Works Apprentice Program, for public works construction projects as defined in RCW 39.04.010 with an estimated cost of six hundred thousand dollars ($600,000.00) or more, at least fifteen (15%) percent of the total contract labor project (all contractor and subcontractor hours) shall be performed by apprentices enrolled in a state-approved apprenticeship program.

1. The utilization percentage requirement of apprenticeship labor for public works construction contracts shall also apply to all subcontracts which value exceeds one hundred thousand dollars ($100,000), provided there is a state-approved apprenticeship program for the trade for which a subcontract is issued (see, SMC 7.06.510).

2. Each subcontractor which this chapter applies is required to execute a form, provided by the city, acknowledging that the requirements of Article X 07.06 SMC are applicable to the labor hours for the project.

3. Each subcontractor is required to submit by the 15th of each month, a City of Spokane Statement of Apprentice/Journeyman Participation form for worked performed the previous month.

17. NONDISCRIMINATION. No individual shall be excluded from participation in, denied the benefit of, subjected to discrimination under, or denied employment in the administration of or in connection with this Contract because of age, sex, race, color, religion, creed, marital status, familial status, sexual orientation including gender expression or gender identity, national origin, honorably discharged veteran or military status, the presence of any sensory, mental or physical disability, or use of a service animal by a person with disabilities. The Contractor agrees to comply with, and to require that all subcontractors comply with, Section 504 of the Rehabilitation Act of 1973 and the Americans with Disabilities Act, as applicable to the Contractor.

18. EXECUTIVE ORDER 11246.

A. The Contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex or national origin. The Contractor will take affirmative action to insure that applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, sex or national origin. Such action shall include but not be limited to the following: employment upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the contracting officer setting forth the

provisions of this nondiscrimination clause.

B. The Contractor will, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex or national origin.

C. The Contractor will send each labor union, or representative of workers with which it has a collective bargaining contract or other contract or understanding, a notice, to be provided by the agency contracting officer, advising the labor union or workers' representative of the Contractor's commitments under Section 202 of Executive Order No. 11246 of September 24, 1965, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

D. The Contractor will comply with all provisions of Executive Order No. 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.

E. The Contractor will furnish all information and reports required by Executive Order No. 11246 of September 24, 1965, and by the rules, regulations and orders of the Secretary of Labor, or pursuant thereto, and will permit access to its books, records, and accounts by the contracting agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations and orders.

F. In the event of the Contractor's noncompliance with the nondiscrimination clauses of this Contract or with any of such rules, regulations or orders, this Contract may be canceled, terminated or suspended in whole or in part, and the Contractor may be declared ineligible for further government contracts in accordance with procedures authorized in Executive Order No. 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order No. 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

G. The Contractor will include the provisions of paragraphs A through G in every subcontract or purchase order unless exempted by rules, regulations or orders of the Secretary of Labor issued pursuant to Section 204 of Executive Order No. 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The Contractor will take such action with respect to any subcontract or purchase order as may be directed by the Secretary of Labor as a means of enforcing such provisions including sanctions for noncompliance: PROVIDED, HOWEVER, that in the event the Contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as the result of such direction, the Contractor may request the United States to enter into such litigation to protect the interests of the United States.

19. DEBARMENT AND SUSPENSION. The Contractor has provided its certification that it is in compliance with and shall not contract with individuals or organizations which are debarred, suspended, or otherwise excluded from or ineligible from participation in Federal Assistance Programs under Executive Order 12549 and “Debarment and Suspension”, codified at 29 CFR part 98.

20. ASSIGNMENTS. The Contractor may not assign, transfer or sublet any part of the work under this Contract, or assign any monies due, without the written approval of the City, except as may be required by law. In the event of assignment of accounts or monies due under this Contract, the Contractor specifically agrees to give immediate written notice to the City Administrator, no later than five (5) business days after the assignment.

21. ANTI-KICKBACK. No officer or employee of the City of Spokane, having the power or duty to perform an official act or action related to this Contract shall have or acquire any interest in the Contract, or have solicited, accepted or granted a present or future gift, favor, service or other thing of value from or to any person involved in the Contract.

22. COMPLIANCE WITH LAWS. Each party shall comply with all applicable federal, state, and local laws and regulations that are incorporated herein by reference.

23. DISPUTES. This Contract shall be performed under the laws of the State of Washington. Any litigation to enforce this Contract or any of its provisions shall be brought in Spokane County, Washington.

24. SEVERABILITY. In the event any provision of this Contract should become invalid, the rest of the Contract shall remain in full force and effect.

25. AUDIT / RECORDS. The Contractor and its subcontractors shall maintain for a minimum of three (3) years following final payment all records related to its performance of the Contract. The Contractor and its subcontractors shall provide access to authorized City representatives, at reasonable times and in a reasonable manner to inspect and copy any such record. In the event of conflict between this provision and related auditing provisions required under federal law applicable to the Contract, the federal law shall prevail.

26. BUSINESS REGISTRATION REQUIREMENT. Section 8.01.070 of the Spokane Municipal Code states that no person may engage in business with the City without first having obtained a valid annual business registration. The Contractor shall be responsible for contacting the State of Washington Business License Services at www.dor.wa.gov or 360-705-6741 to obtain a business registration. If the Contractor does not believe it is required to obtain a business registration, it may contact the City's Taxes and Licenses Division at (509) 625-6070 to request an exemption status determination.

27. CONSTRUAL. The Contractor acknowledges receipt of a copy of the contract documents and agrees to comply with them. The silence or omission in the contract documents concerning any detail required for the proper execution and completion of the work means that only the best general practice is to prevail and that only material and workmanship of the best quality are to be used. This Contract shall be construed neither in favor of nor against either party.

28. MODIFICATIONS. The City may modify this Contract and order changes in the work whenever necessary or advisable. The Contractor will accept modifications when ordered in writing by the Director of Engineering Services, and the Contract time and compensation will be adjusted accordingly.

29. INTEGRATION. This Contract, including any and all exhibits and schedules referred to herein or therein set forth the entire Agreement and understanding between the parties pertaining to the subject matter and merges all prior agreements, negotiations and discussions between them on the same subject matter.

30. OFF SITE PREFABRICATED ITEMS. In accordance with RCW 39.04.370, the Contractor shall submit certain information about off-site, prefabricated, nonstandard, project specific items produced under the terms of the Contract and produced outside Washington as a part of the "Affidavit of Wages Paid" form filed with the State Department of Labor and Industries.

31. FORCE MAJEURE. Neither party shall be liable to the other for any failure or delay in performing its obligations hereunder, or for any loss or damage resulting therefrom, due to: (1) acts of God or public enemy, acts of government, riots, terrorism, fires, floods, strikes, lock outs, epidemics, act or failure to act by the other party, or unusually severe weather affecting City, Contractor or its subcontractors, or (2) causes beyond their reasonable control and which are not foreseeable (each a "Force Majeure Event"). In the event of any such Force Majeure Event, the date of delivery or performance shall be extended for a period equal to the time lost by reason of

the delay.

32. CLEAN AIR ACT. Contractor must comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 USC 7401-7671q) and the Federal Water Pollution Control Act as amended (33 USC 1251-1387). Violations will be reported.

33. USE OF PROJECT MANAGEMENT SOFTWARE. The Contractor shall transmit all submittal documentation for proposed project materials by uploading it to the City's web based construction management software. A City representative will be available to assist in learning this process.

| **CAMERON – REILLY, LLC** | **CITY OF SPOKANE** |
|---|---|
| By_____ | By_____ |
| Signature Date | Signature Date |
| _____ | _____ |
| Type or Print Name | Type or Print Name |
| _____ | _____ |
| Title | Title |
| Attest: | Approved as to form: |
| _____ | _____ |
| City Clerk | Assistant City Attorney |

**Attachments that are part of this Contract**:
Payment Bond
Performance Bond
Exhibit A – Certification Regarding Debarment
Schedules A-1 and A-3

20-067

## PAYMENT BOND

We, **CAMERON – REILLY, LLC,** as principal, and _____, as surety, are held and firmly bound to the City of Spokane, Washington, in the sum of **EIGHT MILLION NINE HUNDRED FIFTY-NINE THOUSAND SIX HUNDRED SIXTY-FIVE AND NO /100 DOLLARS ($8,959,665.00)**, for the payment of which, we bind ourselves and our legal representatives and successors, jointly and severally by this document.

The principal has entered into a contract with the City of Spokane, Washington, to do all work and furnish all materials for the **THOR-FREYA RECONSTRUCTION – HARTSON TO SPRAGUE PROJECT.** If the principal shall:

A. pay all laborers, mechanics, subcontractors, material suppliers and all person(s) who shall supply such person or subcontractors; and pay all taxes and contributions, increases and penalties as authorized by law; and

B. comply with all applicable federal, state and local laws and regulations;

then this obligation shall be null and void; otherwise it shall remain in full force and effect.

The Surety for value received agrees that no change, extension of time, alteration or addition to the terms of the Contract, the specifications accompanying the Contract, or to the work to be performed under the Contract shall in any way affect its obligation on this bond, except as provided herein, and waives notice of any change, extension of time, alteration or addition to the terms of the Contract or the work performed. The Surety agrees that modifications and changes to the terms and conditions of the Contract that increase the total amount to be paid the Principal shall automatically increase the obligation of the Surety on this bond and notice to Surety is not required for such increased obligation... Any judgment obtained against the City, which relates to or is covered by the contract or this bond, shall be conclusive against the principal and the surety, as to the amount of damages, and their liability, if reasonable notice of the suit has been given.

SIGNED AND SEALED on _____.

CAMERON – REILLY, LLC,
AS PRINCIPAL

By: _____
Title: _____

_____,
AS SURETY

A valid POWER OF ATTORNEY
for the Surety's agent must
accompany this bond.

By: _____
Its Attorney in Fact

STATE OF WASHINGTON )
) ss.
County of _____)

I certify that I know or have satisfactory evidence that_____ _____signed this document; on oath stated that he/she was authorized to sign the document and acknowledged it as the agent or representative of the named surety company which is authorized to do business in the State of Washington, for the uses and purposes therein mentioned.

DATED: _____ _____
Signature of Notary Public

My appointment expires _____

Approved as to form:

_____
Assistant City Attorney

## PERFORMANCE BOND

We, **CAMERON – REILLY, LLC,** as principal, and _____, as Surety, are held and firmly bound to the City of Spokane, Washington, in the sum of **EIGHT MILLION NINE HUNDRED FIFTY-NINE THOUSAND SIX HUNDRED SIXTY-FIVE AND NO /100 DOLLARS ($8,959,665.00)**, for the payment of which, we bind ourselves and our legal representatives and successors, jointly and severally by this document.

The principal has entered into a Contract with the City of Spokane, Washington, to do all the work and furnish all materials for the **THOR-FREYA RECONSTRUCTION – HARTSON TO SPRAGUE PROJECT.** If the principal shall:

A. promptly and faithfully perform the Contract, and any contractual guaranty and indemnify and hold harmless the City from all loss, damage or claim which may result from any act or omission of the principal, its agents, employees, or subcontractors; and

B. comply with all applicable federal, state and local laws and regulations;

then this obligation shall be null and void; otherwise it shall remain in full force and effect.

The Surety for value received agrees that no change, extension of time, alteration or addition to the terms of the Contract, the specifications accompanying the Contract, or to the work to be performed under the Contract shall in any way affect its obligation on this bond, except as provided herein, and waives notice of any change, extension of time, alteration or addition to the terms of the Contract or the work performed. The Surety agrees that modifications and changes to the terms and conditions of the Contract that increase the total amount to be paid the Principal shall automatically increase the obligation of the Surety on this bond and notice to Surety is not required for such increased obligation. Any judgment obtained against the City, which relates to or is covered by the Contract or this bond, shall be conclusive against the principal and the Surety, not only as to the amount of damages, but also as to their liability, if reasonable notice of the suit has been given.

SIGNED AND SEALED on _____

CAMERON – REILLY, LLC,
AS PRINCIPAL

By: _____
Title: _____

_____,
AS SURETY

A valid POWER OF ATTORNEY
for the Surety's agent must
accompany this bond.

By: _____
Its Attorney in Fact

STATE OF WASHINGTON )
) ss.
County of _____ )

I certify that I know or have satisfactory evidence that _____ _____ signed this document; on oath stated that he/she was authorized to sign the document and acknowledged it as the agent or representative of the named Surety Company which is authorized to do business in the State of Washington, for the uses and purposes mentioned in this document.

DATED on _____.

_____
Signature of Notary

My appointment expires _____

Approved as to form:

_____
Assistant City Attorney

**EXHIBIT A**

**CERTIFICATION REGARDING DEBARMENT, SUSPENSION, INELIGIBILITY AND VOLUNTARY EXCLUSION**

1. The undersigned (i.e., signatory for the Subrecipient / Contractor / Consultant) certifies, to the best of its knowledge and belief, that it and its principals:

   a. Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any federal department or agency;

   b. Have not within a three-year period preceding this contract been convicted or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (federal, state, or local) transaction or contract under a public transaction; violation of federal or state antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, tax evasion, receiving stolen property, making false claims, or obstruction of justice;

   c. Are not presently indicted or otherwise criminally or civilly charged by a government entity (federal, state, or local) with commission of any of the offenses enumerated in paragraph (1)(b) of this certification; and,

   d. Have not within a three-year period preceding this contract had one or more public transactions (federal, state, or local) terminated for cause or default.

2. The undersigned agrees by signing this contract that it shall not knowingly enter into any lower tier covered transaction with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction.

3. The undersigned further agrees by signing this contract that it will include the following clause, without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions:

   Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion – Lower Tier Covered Transactions

   1. The lower tier contractor certified, by signing this contract that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any federal department or agency.

   2. Where the lower tier contractor is unable to certify to any of the statements in this contract, such contractor shall attach an explanation to this contract.

4. I understand that a false statement of this certification may be grounds for termination of the contract.

| | |
|---|---|
| Name of Subrecipient / Contractor / Consultant (Type or Print) | Program Title (Type or Print) |
| Name of Certifying Official (Type or Print)<br>Title of Certifying Official (Type or Print) | Signature<br>Date (Type or Print) |

## SCHEDULE A-1
***Tax Classification: Sales tax shall be included in unit prices***

| ITEM NO. | ITEM DESCRIPTION | ESTIMATED QUANTITIES | | UNIT PRICE | | TOTAL |
|---|---|---|---|---|---|---|
| 1 | ADA FEATURES SURVEYING | 1.00 LS | $ | 10,000.00 | $ | 10,000.00 |
| 2 | REIMBURSEMENT OF THIRD PARTY DAMAGE | 1.00 EST | $ | 1.00 | $ | 1.00 |
| 3 | SPCC PLAN | 1.00 LS | $ | 3,000.00 | $ | 3,000.00 |
| 4 | POTHOLING | 50.00 EA | $ | 250.00 | $ | 12,500.00 |
| 5 | PUBLIC LIAISON REPRESENTATIVE | 1.00 LS | $ | 15,000.00 | $ | 15,000.00 |
| 6 | TYPE B PROGRESS SCHEDULE | 1.00 LS | $ | 8,500.00 | $ | 8,500.00 |
| 7 | MOBILIZATION | 1.00 LS | $ | 400,000.00 | $ | 400,000.00 |
| 8 | PROJECT TEMPORARY TRAFFIC CONTROL | 1.00 LS | $ | 250,000.00 | $ | 250,000.00 |
| 9 | SPECIAL SIGNS | 320.00 SF | $ | 30.00 | $ | 9,600.00 |
| 10 | SEQUENTIAL ARROW SIGNS | 18,500.00 HR | $ | 1.50 | $ | 27,750.00 |
| 11 | PORTABLE CHANGEABLE MESSAGE SIGN | 700.00 HR | $ | 5.00 | $ | 3,500.00 |
| 12 | TYPE III BARRICADE | 75.00 EA | $ | 85.00 | $ | 6,375.00 |
| 13 | PORTABLE TEMPORARY TRAFFIC CONTROL SIGNAL | 1.00 LS | $ | 285,000.00 | $ | 285,000.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 14 | REMOVE TREE, CLASS I | 8.00 EA | $ | 500.00 | $ | 4,000.00 |
| 15 | REMOVE TREE, CLASS II | 3.00 EA | $ | 1,500.00 | $ | 4,500.00 |
| 16 | TREE ROOT TREATMENT | 14.00 EA | $ | 850.00 | $ | 11,900.00 |
| 17 | TREE PROTECTION ZONE | 38.00 EA | $ | 315.00 | $ | 11,970.00 |
| 18 | TREE PRUNING | 41.00 EA | $ | 315.00 | $ | 12,915.00 |
| 19 | REMOVAL OF STRUCTURE AND OBSTRUCTION | 1.00 LS | $ | 50,000.00 | $ | 50,000.00 |
| 20 | REMOVE EXISTING CURB | 4,313.00 LF | $ | 9.50 | $ | 40,973.50 |
| 21 | REMOVE CEMENT CONCRETE SIDEWALK AND DRIVEWAY | 2,942.00 SY | $ | 12.50 | $ | 36,775.00 |
| 22 | REMOVE MANHOLE, CATCH BASIN, OR DRYWELL | 17.00 EA | $ | 750.00 | $ | 12,750.00 |
| 23 | SAWCUTTING CURB | 260.00 EA | $ | 40.00 | $ | 10,400.00 |
| 24 | SAWCUTTING RIGID PAVEMENT | 10,200.00 LFI | $ | 2.50 | $ | 25,500.00 |
| 25 | SAWCUTTING FLEXIBLE PAVEMENT | 8,300.00 LFI | $ | 1.25 | $ | 10,375.00 |
| 26 | ABANDON EXISTING MANHOLE, CATCH BASIN OR DRYWELL | 3.00 EA | $ | 900.00 | $ | 2,700.00 |
| 27 | ABANDON VALVE BOX | 5.00 EA | $ | 550.00 | $ | 2,750.00 |
| 28 | REMOVE EXISTING ≤ 12 IN. DIA. PIPE | 655.00 LF | $ | 13.00 | $ | 8,515.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 29 | REMOVE EXISTING ≥ 30 IN. TO ≤ 42 IN. DIA. PIPE | 75.00 LF | $ | 58.00 | $ | 4,350.00 |
| 30 | ROADWAY EXCAVATION INCL. HAUL | 12,638.00 CY | $ | 32.00 | $ | 404,416.00 |
| 31 | REMOVE UNSUITABLE FOUNDATION MATERIAL | 1,500.00 CY | $ | 19.00 | $ | 28,500.00 |
| 32 | REPLACE UNSUITABLE FOUNDATION MATERIAL | 1,500.00 CY | $ | 29.00 | $ | 43,500.00 |
| 33 | PREPARATION OF UNTREATED ROADWAY | 31,094.00 SY | $ | 2.50 | $ | 77,735.00 |
| 34 | CONTROLLED DENSITY FILL | 10.00 CY | $ | 135.00 | $ | 1,350.00 |
| 35 | CONSTRUCTION GEOSYNTHETIC FOR SEPARATION | 245.00 SY | $ | 30.00 | $ | 7,350.00 |
| 36 | CRUSHED SURFACING TOP COURSE | 4,556.00 CY | $ | 40.00 | $ | 182,240.00 |
| 37 | CSTC FOR SIDEWALK AND DRIVEWAYS | 176.00 CY | $ | 110.00 | $ | 19,360.00 |
| 38 | HMA CL. 1/2 IN. HEAVY TRAFFIC, 2 INCH THICK | 2,080.00 SY | $ | 13.50 | $ | 28,080.00 |
| 39 | HMA FOR PAVEMENT REPAIR CL. 1/2 IN. HEAVY TRAFFIC, 3 INCH THICK | 635.00 SY | $ | 21.00 | $ | 13,335.00 |
| 40 | HMA FOR PAVEMENT REPAIR CL. 1/2 IN. HEAVY TRAFFIC, 4 INCH THICK | 704.00 SY | $ | 28.50 | $ | 20,064.00 |
| 41 | HMA FOR PAVEMENT REPAIR CL. 1/2 IN. HEAVY TRAFFIC, 6 INCH THICK | 205.00 SY | $ | 50.50 | $ | 10,352.50 |
| 42 | HMA FOR PAVEMENT REPAIR CL. 1/2 IN. HEAVY TRAFFIC, 7 INCH THICK | 2,550.00 SY | $ | 47.00 | $ | 119,850.00 |
| 43 | PAVEMENT REPAIR EXCAVATION INCL. HAUL | 4,094.00 SY | $ | 20.00 | $ | 81,880.00 |
| 44 | COMMERCIAL HMA FOR PRELEVELING CL. 3/8 IN. | 29.00 CY | $ | 275.00 | $ | 7,975.00 |

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|---|---|---|---|---|---|---|
| 45 | PLANING BITUMINOUS PAVEMENT | 2,080.00 SY | $ | 3.75 | $ | 7,800.00 |
| 46 | JOB MIX COMPLIANCE PRICE ADJUSTMENT | 1.00 EST | $ | (1.00) | $ | (1.00) |
| 47 | COMPACTION PRICE ADJUSTMENT | 1,200.00 EST | $ | 1.00 | $ | 1,200.00 |
| 48 | FURNISHING CONCRETE FOR CEMENT CONCRETE PAVEMENT | 8,953.00 CY | $ | 230.00 | $ | 2,059,190.00 |
| 49 | CEMENT CONCRETE PAVEMENT, 11 IN. THICK | 20,034.00 SY | $ | 38.00 | $ | 761,292.00 |
| 50 | PORTLAND CEMENT CONCRETE COMPLIANCE ADJUSTMEMT | 1.00 EST | $ | 1.00 | $ | 1.00 |
| 51 | STORM SEWER PIPE 8 IN. DIA. | 232.00 LF | $ | 215.00 | $ | 49,880.00 |
| 52 | STORM SEWER PIPE 10 IN. DIA. | 583.00 LF | $ | 220.00 | $ | 128,260.00 |
| 53 | STORM SEWER PIPE 12 IN. DIA. | 652.00 LF | $ | 235.00 | $ | 153,220.00 |
| 54 | MANHOLE - 48 IN. | 20.00 EA | $ | 5,500.00 | $ | 110,000.00 |
| 55 | MANHOLE ADDITIONAL HEIGHT 48 IN. DIA. | 18.00 VF | $ | 115.00 | $ | 2,070.00 |
| 56 | CATCH BASIN TYPE 1 | 14.00 EA | $ | 5,000.00 | $ | 70,000.00 |
| 57 | CATCH BASIN TYPE 3 | 5.00 EA | $ | 5,250.00 | $ | 26,250.00 |
| 58 | CATCH BASIN TYPE 4 | 18.00 EA | $ | 5,000.00 | $ | 90,000.00 |
| 59 | ADJUST EXISTING VALVE BOX, MON, OR CO IN ASPHALT | 3.00 EA | $ | 475.00 | $ | 1,425.00 |

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|---|---|---|---|---|---|---|
| 60 | ADJUST EXISTING VALVE BOX, MON, OR CO IN CONCRETE | 11.00 EA | $ | 500.00 | $ | 5,500.00 |
| 61 | ADJUST EXISTING MH, CB, DW, OR INLET IN ASPHALT | 5.00 EA | $ | 550.00 | $ | 2,750.00 |
| 62 | ADJUST EXISTING MH, CB, DW, OR INLET IN CONCRETE | 1.00 EA | $ | 550.00 | $ | 550.00 |
| 63 | RETROFIT TYPE 2 CB WITH FRAME & DUAL VANED GRATE | 7.00 EA | $ | 2,000.00 | $ | 14,000.00 |
| 64 | RETROFIT SURFACE INLET CB WITH FRAME & VANED GRATE | 11.00 EA | $ | 975.00 | $ | 10,725.00 |
| 65 | RETROFIT GRATE INLET WITH FRAME & BI-DIRECTIONAL VANED GRATE | 1.00 EA | $ | 1,000.00 | $ | 1,000.00 |
| 66 | RETROFIT SURFACE INLET CB WITH FRAME & DUAL VANED GRATE | 7.00 EA | $ | 1,750.00 | $ | 12,250.00 |
| 67 | RETROFIT SURFACE INLET CB WITH FRAME & BI-DIRECTIONAL VANED GRATE | 5.00 EA | $ | 1,025.00 | $ | 5,125.00 |
| 68 | REPLACE EXISTING BRICK CONE WITH PRECAST CONCRETE CONE | 18.00 EA | $ | 1,500.00 | $ | 27,000.00 |
| 69 | SPOKANE COUNTY CURB INLET TYPE 2 | 2.00 EA | $ | 1,100.00 | $ | 2,200.00 |
| 70 | MH OR DW FRAME AND COVER (STANDARD) | 2.00 EA | $ | 1,600.00 | $ | 3,200.00 |
| 71 | MH OR DW FRAME AND COVER (LOCKABLE) | 24.00 EA | $ | 1,750.00 | $ | 42,000.00 |
| 72 | CONNECT 8 IN. DIA. PIPE TO EXISTING CB, DW, OR MH | 28.00 EA | $ | 1,900.00 | $ | 53,200.00 |
| 73 | CONNECT 10 IN. DIA. PIPE TO EXISTING CB, DW, OR MH | 3.00 EA | $ | 1,500.00 | $ | 4,500.00 |
| 74 | CONNECT 12 IN. DIA. PIPE TO EXISTING CB, DW, OR MH | 9.00 EA | $ | 1,150.00 | $ | 10,350.00 |
| 75 | CONNECT 8 IN. DIA. SEWER PIPE TO EXISTING SEWER PIPE | 1.00 EA | $ | 2,500.00 | $ | 2,500.00 |

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|---|---|---|---|---|---|---|
| 76 | CONNECT 10 IN. DIA. SEWER PIPE TO EXISTING SEWER PIPE | 2.00 EA | $ | 2,500.00 | $ | 5,000.00 |
| 77 | MANHOLE TEST | 4.00 EA | $ | 500.00 | $ | 2,000.00 |
| 78 | RECONSTRUCT 48 IN. MANHOLE INVERT | 1.00 EA | $ | 2,000.00 | $ | 2,000.00 |
| 79 | REMOVE UNSUITABLE PIPE FOUNDATION MATERIAL | 50.00 CY | $ | 75.00 | $ | 3,750.00 |
| 80 | REPLACE UNSUITABLE PIPE FOUNDATION MATERIAL | 50.00 CY | $ | 115.00 | $ | 5,750.00 |
| 81 | TRENCH SAFETY SYSTEM | 1.00 LS | $ | 4,500.00 | $ | 4,500.00 |
| 82 | CATCH BASIN SEWER PIPE 8 IN. DIA. | 2,067.00 LF | $ | 125.00 | $ | 258,375.00 |
| 83 | CATCH BASIN DI SEWER PIPE 12 IN. DIA. | 92.00 LF | $ | 200.00 | $ | 18,400.00 |
| 84 | PLUGGING EXISTING PIPE | 35.00 EA | $ | 650.00 | $ | 22,750.00 |
| 85 | TEMPORARY ADJACENT UTILITY SUPPORT | 1.00 LS | $ | 5,000.00 | $ | 5,000.00 |
| 86 | ENCASE WATER/SEWER AT CROSSINGS | 10.00 EA | $ | 11,000.00 | $ | 110,000.00 |
| 87 | SANITARY SEWER PIPE 8 IN. DIA. | 170.00 LF | $ | 165.00 | $ | 28,050.00 |
| 88 | SANITARY SEWER PIPE 10 IN. DIA. | 148.00 LF | $ | 150.00 | $ | 22,200.00 |
| 89 | SANITARY SEWER PIPE 12 IN. DIA. | 78.00 LF | $ | 200.00 | $ | 15,600.00 |
| 90 | SANITARY SEWER BYPASS | 1.00 LS | $ | 35,000.00 | $ | 35,000.00 |

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|---|---|---|---|---|---|---|
| 91 | EXTERIOR DI DROP CONNECTION 8 IN. DIA. | 3.00 EA | $ | 5,000.00 | $ | 15,000.00 |
| 92 | EXTERIOR DI DROP CONNECTION 12 IN. DIA. | 2.00 EA | $ | 15,000.00 | $ | 30,000.00 |
| 93 | ESC LEAD | 1.00 LS | $ | 10,000.00 | $ | 10,000.00 |
| 94 | INLET PROTECTION | 55.00 EA | $ | 225.00 | $ | 12,375.00 |
| 95 | TOPSOIL TYPE A, 2 INCH THICK | 230.00 SY | $ | 7.00 | $ | 1,610.00 |
| 96 | BARK OR WOOD CHIP MULCH | 10.00 CY | $ | 95.00 | $ | 950.00 |
| 97 | ROCK MULCH | 15.00 CY | $ | 95.00 | $ | 1,425.00 |
| 98 | HYDROSEEDING | 270.00 SY | $ | 2.00 | $ | 540.00 |
| 99 | SOD INSTALLATION | 120.00 SY | $ | 25.00 | $ | 3,000.00 |
| 100 | QUARRY SPALLS | 45.00 CY | $ | 175.00 | $ | 7,875.00 |
| 101 | CONSTRUCT BIO-INFILTRATION SWALE | 36.00 SY | $ | 70.00 | $ | 2,520.00 |
| 102 | TOPSOIL FOR BIO-INFILTRATION SWALES, 12 INCH THICK INCL. SE | 36.00 SY | $ | 70.00 | $ | 2,520.00 |
| 103 | SWALE DRAIN PAD | 2.00 EA | $ | 1,500.00 | $ | 3,000.00 |
| 104 | CURB DROP INLET | 2.00 EA | $ | 300.00 | $ | 600.00 |
| 105 | REMOVE AND REPLACE EXISTING SPRINKLER HEADS AND LINES | 1.00 LS | $ | 25,000.00 | $ | 25,000.00 |
| 106 | CEMENT CONCRETE CURB | 2,363.00 LF | $ | 25.00 | $ | 59,075.00 |

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|---|---|---|---|---|---|---|
| 107 | CEMENT CONCRETE CURB AND GUTTER | 3,158.00 LF | $ | 35.00 | $ | 110,530.00 |
| 108 | CEMENT CONCRETE DRIVEWAY - HIGH EARLY | 160.00 SY | $ | 80.00 | $ | 12,800.00 |
| 109 | CEMENT CONCRETE DRIVEWAY TRANSITION - HIGH EARLY | 35.00 SY | $ | 90.00 | $ | 3,150.00 |
| 110 | CHANNELIZING DEVICES - TYPE 4 | 8.00 EA | $ | 300.00 | $ | 2,400.00 |
| 111 | CLASSIFICATION AND PROTECTION OF SURVEY MONUMENTS | 1.00 LS | $ | 7,000.00 | $ | 7,000.00 |
| 112 | REFERENCE AND REESTABLISH SURVEY MONUMENT | 5.00 EA | $ | 3,500.00 | $ | 17,500.00 |
| 113 | MONUMENT FRAME AND COVER | 5.00 EA | $ | 1,250.00 | $ | 6,250.00 |
| 114 | ADJUST MONUMENT FRAME AND COVER | 5.00 EA | $ | 500.00 | $ | 2,500.00 |
| 115 | CEMENT CONCRETE SIDEWALK | 2,656.00 SY | $ | 53.00 | $ | 140,768.00 |
| 116 | REINFORCED CONC. SIDEWALK | 350.00 SY | $ | 95.00 | $ | 33,250.00 |
| 117 | RAMP DETECTABLE WARNING | 504.00 SF | $ | 20.00 | $ | 10,080.00 |
| 118 | TRAFFIC SIGNAL SYSTEM RETROFIT, FIFTH & FREYA | 1.00 LS | $ | 51,000.00 | $ | 51,000.00 |
| 119 | TRAFFIC SIGNAL SYSTEM RETROFIT, FIFTH & THOR | 1.00 LS | $ | 47,500.00 | $ | 47,500.00 |
| 120 | TRAFFIC SIGNAL SYSTEM RETROFIT, FREYA & SPRAGUE | 1.00 LS | $ | 77,500.00 | $ | 77,500.00 |
| 121 | COMMUNICATION CONDUIT SYSTEM | 1.00 LS | $ | 89,500.00 | $ | 89,500.00 |

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|---|---|---|---|---|---|---|
| 122 | COMMUNICATION CABLES AND INTERFACES | 1.00 LS | $ | 12,500.00 | $ | 12,500.00 |
| 123 | VIDEO & DATA TRANSMISSION AND DISTRIBUTION SYSTEM | 1.00 LS | $ | 102,000.00 | $ | 102,000.00 |
| 124 | COUNT LOOP SYSTEM 1 | 1.00 LS | $ | 19,000.00 | $ | 19,000.00 |
| 125 | COUNT LOOP SYSTEM 2 | 1.00 LS | $ | 19,000.00 | $ | 19,000.00 |
| 126 | COUNT LOOP SYSTEM 3 | 1.00 LS | $ | 8,000.00 | $ | 8,000.00 |
| 127 | TEMPORARY INTERSECTION LIGHTING SYSTEM | 1.00 LS | $ | 13,000.00 | $ | 13,000.00 |
| 128 | RECTANGULAR RAPID FLASHING BEACON SYSTEM | 1.00 LS | $ | 73,000.00 | $ | 73,000.00 |
| 129 | EMERGENCY FIBER OPTIC SPLICING SUBCONTRACTOR - ON CALL | 1.00 LS | $ | 16,000.00 | $ | 16,000.00 |
| 130 | SIGNING, PERMANENT - CONTRACTOR MANUFACTURED SIGNS | 1.00 LS | $ | 50,000.00 | $ | 50,000.00 |
| 131 | TEMPORARY SIGNS | 1.00 LS | $ | 5,000.00 | $ | 5,000.00 |
| 132 | REMOVAL OF EXISTING PAVEMENT MARKINGS | 2,650.00 SF | $ | 2.00 | $ | 5,300.00 |
| 133 | PAVEMENT MARKING - DURABLE HEAT APPLIED | 5,110.00 SF | $ | 12.00 | $ | 61,320.00 |
| 134 | WORD AND SYMBOL MARKINGS – DURABLE HEAT APPLIED | 11.00 EA | $ | 400.00 | $ | 4,400.00 |
| 135 | TEMPORARY PAVEMENT MARKING | 1.00 LS | $ | 21,000.00 | $ | 21,000.00 |
| 136 | REINFORCED DOWELED CURB | 1,430.00 LF | $ | 32.00 | $ | 45,760.00 |
| 137 | CONCRETE TRAFFIC ISLAND 12 IN. WIDE | 263.00 LF | $ | 35.00 | $ | 9,205.00 |

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|---|---|---|---|---|---|---|
| 138 | CONCRETE TRAFFIC ISLAND 24 IN. WIDE | 271.00 LF | $ | 52.00 | $ | 14,092.00 |
| 139 | TRAFFIC ISLAND CONCRETE | 778.00 SY | $ | 40.00 | $ | 31,120.00 |
| 150 | CEMENT CONCRETE PAVEMENT, 10 IN. THICK | 10,187.00 SY | $ | 38.00 | $ | 387,106.00 |
| 151 | JUST IN TIME TRAINING | 1.00 LS | $ | 4,500.00 | $ | 4,500.00 |
| 152 | TRAINING | 400.00 HR | $ | 1.00 | $ | 400.00 |
| | | ***Schedule A-3 Subtotal*** | | | $ | 8,212,320.00 |

## SCHEDULE A-3

***Tax Classification: Sales tax shall NOT be included in unit prices***

| ITEM NO. | ITEM DESCRIPTION | ESTIMATED QUANTITIES | | UNIT PRICE | | TOTAL |
|---|---|---|---|---|---|---|
| 140 | DI PIPE FOR WATER MAIN 4 IN. DIA. | 5.00 LF | $ | 570.00 | $ | 2,850.00 |
| 141 | DI PIPE FOR WATER MAIN 8 IN. DIA. | 2,627.00 LF | $ | 95.00 | $ | 249,565.00 |
| 142 | DI PIPE FOR WATER MAIN 12 IN. DIA. | 965.00 LF | $ | 175.00 | $ | 168,875.00 |
| 143 | DI PIPE FOR WATER MAIN 36 IN. DIA. | 77.00 LF | $ | 1,685.00 | $ | 129,745.00 |
| 144 | GATE VALVE 4 IN. | 1.00 EA | $ | 3,500.00 | $ | 3,500.00 |
| 145 | GATE VALVE 6 IN. | 1.00 EA | $ | 3,500.00 | $ | 3,500.00 |
| 146 | GATE VALVE 8 IN. | 19.00 EA | $ | 3,800.00 | $ | 72,200.00 |
| 147 | GATE VALVE 12 IN. | 8.00 EA | $ | 1,500.00 | $ | 12,000.00 |
| 148 | HYDRANT ASSEMBLY | 7.00 EA | $ | 10,250.00 | $ | 71,750.00 |
| 149 | TRENCH EXC. FOR WATER SERVICE TAP | 1,112.00 LF | $ | 30.00 | $ | 33,360.00 |
| | | | | ***Schedule A-1 Subtotal*** | $ | 747,345.00 |
| ***Summary of Bid Items*** | | | | ***Bid Total*** | $ | 8,959,665.00 |

| Agenda Sheet for City Council Meeting of: 11/22/2021 | | Date Rec'd | 10/4/2021 |
|---|---|---|---|
| | | Clerk's File # | OPR 2021-0752 |
| | | Renews # | |
| Submitting Dept | PUBLIC DEFENDER | Cross Ref # | |
| Contact Name/Phone | BRIDGET CONDON 835-5979 | Project # | |
| Contact E-Mail | BCONDON@SPOKANECITY.ORG | Bid # | |
| Agenda Item Type | Contract Item | Requisition # | N/A |
| Agenda Item Name | 0700 - 2022-23 OFFICE OF PUBLIC DEFENSE GRANT | | |

**Agenda Wording**

Approval to accept a grant from the Washington State Office of Public Defense (OPD). OPD Grant GRT is for $186,000 for use in Public Defense. The grant period is 1/1/2022 through 12/31/2023.

**Summary (Background)**

The City of Spokane has received grant funding to provide public defense services at daily inmate first appearance hearings.

Lease? NO Grant related? YES Public Works? NO

| Fiscal Impact | | Budget Account |
|---|---|---|
| Revenue | $ 93,000 - 2022 | # 0700-95560-99999-33412-99999 |
| Revenue | $ 93,000 - 2023 | # 0700-95560-99999-33412-99999 |
| Select | $ | # |
| Select | $ | # |

| Approvals | | Council Notifications | |
|---|---|---|---|
| Dept Head | CONDON, BRIDGET | Study Session\Other | PSC 10/4/2021 |
| Division Director | | Council Sponsor | Lori Kinnear |
| Finance | BUSTOS, KIM | Distribution List | |
| Legal | ODLE, MARI | lindsey.townsend@opd.wa.gov | |
| For the Mayor | ORMSBY, MICHAEL | cgaylord@spokanecity.org | |
| Additional Approvals | | rkokot@spokanecity.org | |
| Purchasing | | sbrown@spokanecity.org | |
| GRANTS, CONTRACTS & PURCHASING | STOPHER, SALLY | bcondon@spokanecity.org | |
| | | | |
| | | | |

## FACE SHEET

## WASHINGTON STATE OFFICE OF PUBLIC DEFENSE

| | |
|---|---|
| 1. **Grantee**<br>City of Spokane<br>824 N. Monroe St.<br>Spokane, WA 99201 | 2. **Grantee Representative**<br>Kathy Knox<br>Public Defender<br>824 N. Monroe St.<br>Spokane, WA 99201 |
| 3. **Office of Public Defense (OPD)**<br>711 Capitol Way South, Suite 106<br>PO Box 40957<br>Olympia, WA 98504-0957 | 4. **OPD Representative**<br>Katrin Johnson<br>Managing Attorney<br>Office of Public Defense<br>711 Capitol Way South, Suite 106<br>PO Box 40957<br>Olympia, WA 98504-0957 |
| 5. **Grant Amount**<br>$186,000.00 | 6. **Grant Period**<br>January 1, 2022 through December 31, 2023 |
| 7. **Grant Purpose**<br>The Chapter 10.101 RCW city grants are competitive grants for the purpose of improving the quality of public defense services in Washington municipalities. (See Chapter 10.101 RCW.) | |
| The Office of Public Defense (OPD) and Grantee, as defined above, acknowledge and accept the terms of this Grant Agreement and attachments and have executed this Grant Agreement on the date below to start January 1, 2022 and end December 31, 2023. The rights and obligations of both parties to this Grant are governed by this Grant Agreement and the following other documents incorporated by reference: Special Terms and Conditions of the City Grant Agreement, General Terms and Conditions of City Grant Agreement, and Exhibits A, B, C, and D. | |
| | |
| **FOR THE GRANTEE**<br><br>_____<br>Name, Title<br><br>_____<br>Date | **FOR OPD**<br><br>_____<br>Larry Jefferson, Director<br><br>_____<br>Date |

## SPECIAL TERMS AND CONDITIONS OF THE CITY GRANT AGREEMENT

1. **GRANT MANAGEMENT**

   The Representative for each of the parties shall be responsible for and shall be the contact person for all communications regarding the performance of this Grant.

   a. The Representative for OPD and their contact information are identified on the Face Sheet of this Grant.

   b. The Representative for the Grantee and their contact information are identified on the Face Sheet of this Grant.

2. **GRANT AWARD AMOUNT**

   The Grantee is awarded one hundred and eighty-six thousand dollars and 00/100 Dollars ($186,000.00) to be used for the purpose(s) described in the USE OF GRANT FUNDS below. One-half of the award amount shall be disbursed to Grantee in January 2022 for use during calendar year 2022. The remaining one-half shall be disbursed to Grantee in January 2023 for use during calendar year 2023. The disbursement of any grant funds is subject to the availability of funding appropriated to OPD by the Washington State Legislature.

3. **PROHIBITED USE OF GRANT FUNDS (as adopted in OPD Policy County/City Use of State Public Defense Funding)**

   a. Grant funds cannot be used to supplant local funds that were being spent on public defense prior to the initial disbursement of state grant funds.

   b. Grant funds cannot be spent on purely city or court administrative functions or billing costs.

   c. Grant funds cannot be used for cost allocation.

   d. Grants funds cannot be used for indigency screening costs.

   e. Grant funds cannot be used for city or court technology systems or administrative equipment.

   f. Grant funds cannot be used for city attorney time, including advice on public defense contracting.

4. **USE OF GRANT FUNDS**

   a. Grantee agrees to use the grant funds for the following:
      i. Additional attorneys to reduce caseloads
      ii. Public defense representation at preliminary appearance calendars.

   b. Grantee agrees to obtain OPD's written permission before funds are used for any purpose other than those listed in Section 4a above. Permission issued by electronic mail shall be sufficient for purposes of identifying other uses of grant funds not listed in section a.

   c. Grantee agrees to use the first disbursement of funds in calendar year 2022, and the second disbursement of funds in calendar year 2023. If Grantee is unable to use the funds in the year for which the funds are disbursed, the Grantee agrees to notify OPD to determine what action needs to be taken.

   d. Grantee agrees to deposit the grant check within fourteen days of receipt.

5. **OVERSIGHT**

a. Grantee agrees to submit written reports to OPD. The first report shall be submitted to OPD no later than June 1, 2022 using the template found in Exhibit A. The second report shall be submitted to OPD no later than December 1, 2022 using the template found in Exhibit B. The third report shall be submitted to OPD no later than June 1, 2023 using the template found in Exhibit C. The final report shall be submitted to OPD no later than December 1, 2023 using the template found in Exhibit D. Where indicated, reports must be submitted along with the Grantee City's public defense attorneys' contracts, certifications of compliance, and other required documentation.

b. Over the duration of the grant term, OPD may conduct site visits for purposes of addressing improvements to public defense and ensuring the use of grant funds for their specified purposes. At OPD's request, Grantee will assist in scheduling such site visits and inviting appropriate attendees such as, but not limited to: public defense attorneys, judicial officers, and city representatives.

6. **ORDER OF PRECEDENCE**

In the event of an inconsistency in this Grant, the inconsistency shall be resolved by giving precedence in the following order:

- Applicable federal and state of Washington statutes, regulations, and court rules
- Special Terms and Conditions of the City Grant
- General Terms and Conditions of the City Grant

## GENERAL TERMS AND CONDITIONS OF THE CITY GRANT AGREEMENT

1. **ALL WRITINGS CONTAINED HEREIN**

   This Grant contains all the terms and conditions agreed upon by the parties. No other understandings, oral or otherwise, regarding the subject matter of this Grant shall be deemed to exist or to bind any of the parties hereto.

2. **AMENDMENTS**

   This Grant may be amended by mutual agreement of the parties. Such amendment shall not be binding unless it is in writing and signed by personnel authorized to bind each of the parties.

3. **AMERCIANS WITH DISABILITIES ACT (ADA) OF 1990, PUBLIC LAW 101-336, also referred to as the "ADA" 29 CFR Part 35.**

   The Grantee must comply with the ADA, which provides comprehensive civil rights protection to individuals with disabilities in the areas of employment, public accommodations, state and local government services, and telecommunications.

4. **ASSIGNMENT**

   Neither this Grant, nor any claim arising under this Grant, shall be transferred or assigned by the Grantee without prior written consent of OPD.

5. **ATTORNEY'S FEES**

   Unless expressly permitted under another provision of the Grant, in the event of litigation or other action brought to enforce Grant terms, each party agrees to bear its own attorney's fees and costs.

6. **CONFORMANCE**

   If any provision of this Grant violates any statute or rule of law of the state of Washington, it is considered modified to conform to that statute or rule of law.

7. **ETHICS/CONFLICTS OF INTEREST**

   In performing under this Grant, the Grantee shall assure compliance with the Ethics in Public Service, Chapter 42.52 RCW and any other applicable court rule or state or federal law related to ethics or conflicts of interest.

8. **GOVERNING LAW AND VENUE**

   This Grant shall be construed and interpreted in accordance with the laws of the state of Washington, and the venue of any action brought hereunder shall be in the Superior Court for Thurston County.

9. **INDEMNIFICATION**

   To the fullest extent permitted by law, the Grantee shall indemnify, defend, and hold harmless the state of Washington, OPD, all other agencies of the state and all officers, agents and employees of the state, from and against all claims or damages for injuries to persons or property or death arising out of or incident to the performance or failure to perform the Grant.

10. **LAWS**

    The Grantee shall comply with all applicable laws, ordinances, codes, regulations, court rules, policies of local and state and federal governments, as now or hereafter amended.

11. **NONCOMPLIANCE WITH NONDISCRIMINATION LAWS**

During the performance of this Grant, the Grantee shall comply with all federal, state, and local nondiscrimination laws, regulations and policies. In the event of the Grantee's non-compliance or refusal to comply with any nondiscrimination law, regulation or policy, this Grant may be rescinded, canceled or terminated in whole or in part.

12. **RECAPTURE**

In the event that the Grantee fails to perform this Grant in accordance with state laws, federal laws, and/or the provisions of the Grant, OPD reserves the right to recapture funds in an amount to compensate OPD for the noncompliance in addition to any other remedies available at law or in equity.

13. **RECORDS MAINTENANCE**

The Grantee shall maintain all books, records, documents, data and other evidence relating to this Grant. Grantee shall retain such records for a period of six (6) years following the end of the grant period. If any litigation, claim or audit is started before the expiration of the six (6) year period, the records shall be retained until all litigation, claims, or audit findings involving the records have been finally resolved.

14. **RIGHT OF INSPECTION**

At no additional cost all records relating to the Grantee's performance under this Grant shall be subject at all reasonable times to inspection, review, and audit by OPD, the Office of the State Auditor, and state officials so authorized by law, in order to monitor and evaluate performance, compliance, and quality assurance under this Grant. The Grantee shall provide access to its facilities for this purpose.

15. **SEVERABILITY**

If any provision of this Grant or any provision of any document incorporated by reference shall be held invalid, such invalidity shall not affect the other provisions of this Grant that can be given effect without the invalid provision, if such remainder conforms to the requirements of law and the fundamental purpose of this Grant and to this end the provisions of this Grant are declared to be severable.

16. **SUBJECT TO THE AVAILABILITY OF FUNDS**

Any full or partial allocation of funds under this Grant is subject to the appropriation of funds by the Washington Legislature to OPD.

17. **WAIVER**

Waiver of any default or breach shall not be deemed to be a waiver of any subsequent default or breach. Any waiver shall not be construed to be a modification of the terms of this Grant unless stated to be such in writing.

Exhibit A

# Washington State Office of Public Defense
# Public Defense Improvement Program
# City Grant Report #1

*All City grant recipients are required to submit a completed copy of this report, along with corresponding documentation, to the Washington State Office of Public Defense by June 1, 2022.*

City: _____

Date Completed: _____

Contact Name: _____

Title: _____

Mailing Address: _____

Phone: _____

Email Address: _____

## Section I: Public Defense Expenditures/Budget

**1.1 In 2021, the city paid indigent defense expenses as follows:**

| | City Funds | Chapter 10.101 RCW State Grant Funds | Other Funds |
|---|---|---|---|
| Attorney salaries and benefits, contract and conflict attorney compensation | $ | $ | $ |
| Investigators, experts, interpreters, social workers, and other professional services | $ | $ | $ |
| Other public defense expenses | $ | $ | $ |
| **Total** | **$** | **$** | **$** |

**1.2 For 2022, the city has *budgeted* indigent defense expenses as follows:**

| | City Funds | Chapter 10.101 RCW State Grant Funds | Other Funds |
|---|---|---|---|
| Attorney salaries and benefits, contract and conflict attorney compensation | $ | $ | $ |
| Investigators, experts, interpreters, social workers, and other professional services | $ | $ | $ |
| Other public defense expenses | $ | $ | $ |
| **Total** | **$** | **$** | **$** |

**1.3 What amount of the 2022 state grant funds has been spent to date?** **$** _____

## Section II: Case Assignments

**2.1 Provide the following data for the total number of public defense cases assignments in 2021:**
*Fill in section 2.1(a) if the city has a public defender agency or contracts with a county public defender agency or non-profit public defense firm. Fill in section 2.1(b) for list appointments or contracts with private attorneys.*

**a. Cities using public defender agencies.**

Number of cases assigned to public defender agency (not including conflict counsel): _____
Number of probation violations and other miscellaneous post sentencing hearings assigned: _____
Number of full-time-equivalent public defenders: _____
Average per-attorney caseload, if available: _____

**b. Cities using list appointments or contracts with private firms.**

Number of cases assigned to public defense attorneys: _____
Number of probation violations and other miscellaneous post sentencing hearings assigned: _____
Number of attorneys with public defense contracts or on court's appointment list: _____

## Section III: Grant Funds

| | |
|---|---|
| **3.1** Permissible Use(s) of Grant Funds (See Section 4 of Grant Agreement *Special Terms and Conditions*): | |
| **3.2** Description of How Grant Funds Have Been Used to Date: | |
| **3.3** Plans for Utilizing Remaining Funds by End of Calendar Year (If Applicable): | |
| **3.4** Description of Impact State Funds Have Had on Local Public Defense Services: | |

## Section IV: Attachments and Tables

**4.1 If the city has public defense contracts, fill out the Table of Public Defense Contracts *(Table I),* and attach a copy of each *current contract* in alphabetical order by attorney name.** Failure to provide current contracts could result in an incomplete report.

**4.2 If the court appoints public defense attorneys from a list, provide the name of each attorney and the compensation paid per case or per hour in the Table of List-Appointed Public Defense Attorneys *(Table II)***.

**4.3 If the City has adopted any new public defense policies, ordinances, or resolutions within the last year, please attach them to this report.**

**4.4 Provide copies of attorneys' 2022 second quarter Certificates of Compliance.**

| Table I: Public Defense Contracts and Subcontracts Currently in Effect (2022) | | | |
|---|---|---|---|
| Name of attorney/firm<br>(If firm, please identify (1) the total number of attorney FTEs handling public defense cases, and (2) the name of each attorney handling public defense cases) | Number of misdemeanor/ gross misdemeanor cases anticipated for the attorney/firm in 2022 | Method and rate of payment (per case/per hour, etc.) | Conflict cases only?<br>Yes/No |
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| Table II: List-Appointed Public Defense Attorneys (2022) | | |
|---|---|---|
| Name of attorney/firm<br>(If firm, please identify (1) the total number of attorney FTEs handling public defense cases, and (2) the name of each attorney handling public defense cases) | Method and rate of payment (per case/per hour, etc.) | Number of cases assigned |
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Exhibit B

# Washington State Office of Public Defense
# Public Defense Improvement Program
# City Grant Report #2

*All City grant recipients are required to submit a completed copy of this report to the Washington State Office of Public Defense by December 1, 2022.*
*Failure to timely submit this report could delay disbursement of 2023 grant funds.*

| | |
|---|---|
| **City:** | |

| | |
|---|---|
| **Report Date:** | |

| | |
|---|---|
| **Contact – Name/Title:** | |
| **Email:** | |
| **Phone:** | |
| **Address:** | |

**1. As of the date of this report, the city has paid indigent defense expenses as follows in 2022:**

| | City Funds | Chapter 10.101 RCW State Grant Funds | Other Funds |
|---|---|---|---|
| Attorney salaries and benefits, contract and conflict attorney compensation | $ | $ | $ |
| Investigators, experts, interpreters, social workers, and other professional services | $ | $ | $ |
| Other public defense expenses | $ | $ | $ |
| **Total** | **$** | **$** | **$** |

**Will all 2022 grant funds be expended by the end of the calendar year?** **Yes** _____ **No** _____ **Unsure** _____

| | |
|---|---|
| **2. Permissible Use(s) of Grant Funds (See Section 4 of Grant Agreement *Special Terms and Conditions*):** | |
| **3. Description of How Grant Funds Have Been Used in 2022:** | |
| **4. Plans for 2023 Grant Funds:** | |
| **5. Description of Impact State Funds Have Had on Local Public Defense Services** | |

Exhibit C

# Washington State Office of Public Defense
# Public Defense Improvement Program
# City Grant Report #3

*All City grant recipients are required to submit a completed copy of this report, along with all public defense attorneys' 2023 quarterly Certificates of Compliance to the Washington State Office of Public Defense by June 1, 2023.*

| | |
|---|---|
| **City:** | |

| | |
|---|---|
| **Report Date:** | |

| | |
|---|---|
| **Contact – Name/Title:** | |
| **Email:** | |
| **Phone:** | |
| **Address:** | |

**1. For 2023, the city has *budgeted* indigent defense expenses as follows:**

| | City Funds | Chapter 10.101 RCW State Grant Funds | Other Funds |
|---|---|---|---|
| Attorney salaries and benefits, contract and conflict attorney compensation | $ | $ | $ |
| Investigators, experts, interpreters, social workers, and other professional services | $ | $ | $ |
| Other public defense expenses | $ | $ | $ |
| **Total** | **$** | **$** | **$** |

**2. What amount of the 2023 state grant funds has been spent to date? $** _____

| | |
|---|---|
| **3. Permissible Use(s) of Grant Funds (See Section 4 of Grant Agreement *Special Terms and Conditions*)** | |
| **4. Description of How Grant Funds Have Been Used to Date:** | |
| **5. Plans for Utilizing Remaining Funds by End of Calendar Year (If Applicable)** | |
| **6. Description of Impact State Funds Have Had on Local Public Defense Services** | |

Exhibit D

# Washington State Office of Public Defense
# Public Defense Improvement Program
# City Grant Report #4

*All City grant recipients are required to submit a completed copy of this report to the Washington State Office of Public Defense by December 1, 2023.*

| | |
|---|---|
| **City:** | |

| | |
|---|---|
| **Report Date:** | |

| | |
|---|---|
| **Contact – Name/Title:** | |
| **Email:** | |
| **Phone:** | |
| **Address:** | |

**1. As of the date of this report, the city has paid indigent defense expenses as follows in 2023:**

| | City Funds | Chapter 10.101 RCW State Grant Funds | Other Funds |
|---|---|---|---|
| Attorney salaries and benefits, contract and conflict attorney compensation | $ | $ | $ |
| Investigators, experts, interpreters, social workers, and other professional services | $ | $ | $ |
| Other public defense expenses | $ | $ | $ |
| **Total** | **$** | **$** | **$** |

**Will all 2023 grant funds be expended by the end of the calendar year?** **Yes** _____ **No** _____ **Unsure** _____

| | |
|---|---|
| **2. Permissible Use(s) of Grant Funds (See Section 4 of Grant Agreement *Special Terms and Conditions*):** | |
| **3. Description of How Grant Funds Have Been Used in 2023:** | |
| **4. Description of Impact State Funds Have Had on Local Public Defense Services** | |

# Briefing Paper
# Public Safety and Community Health

| | |
|---|---|
| **Division & Department:** | Stand Alone Departments/ Public Defender |
| **Subject:** | State Office of Public Defense Grant Application Approval and Award Acceptance for 2022 and 2023 |
| **Date:** | 9/30/21; |
| **Contact (email & phone):** | kknox@spokanecity.org; 835-5972; 995-1044 |
| **City Council Sponsor:** | Lori Kinnear |
| **Executive Sponsor:** | Johnnie Perkins |
| **Committee(s) Impacted:** | Public Safety and Public Health Committee |
| **Type of Agenda item:** | X Consent ☐ Discussion ☐ Strategic Initiative |
| **Alignment**: (link agenda item to guiding document – i.e., Master Plan, Budget , Comp Plan, Policy, Charter, Strategic Plan) | Budget & Strategic Plan |
| **Strategic Initiative:** | Improvement of Criminal Justice Services |
| **Deadline:** | |
| **Outcome:** (deliverables, delivery duties, milestones to meet) | Improved defense services to the public |

Background/History: *Provide brief history e.g. this is the 3rd and final 5 year extension of the contract which was put in place in 2007.*

This is a grant application that has been made for years. In recent years it has been a two-year funding cycle. This supports positions and services already budgeted for.
The grant award was received yesterday in the amount of $93,000 in each of the calendar years.

Executive Summary:

- This is a re-occurring application and award from State funds; the funds cannot be used to supplant existing services.

Budget Impact:
Approved in current year budget? X Yes ☐ No ☐ N/A
Annual/Reoccurring expenditure? ☐ Yes ☐ No ☐ N/A
If new, specify funding source:
Other budget impacts: (revenue generating, match requirements, etc.)

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/barriers:

| Agenda Sheet for City Council Meeting of: 11/22/2021 | | Date Rec'd | 11/9/2021 |
|---|---|---|---|
| | | Clerk's File # | OPR 2021-0754 |
| | | Renews # | |
| Submitting Dept | PLANNING & ECONOMIC | Cross Ref # | |
| Contact Name/Phone | TERI STRIPES 625-6597 | Project # | |
| Contact E-Mail | TSTRIPES@SPOKANECITY.ORG | Bid # | |
| Agenda Item Type | Contract Item | Requisition # | |
| Agenda Item Name | 0650 - MFTE CONDITIONAL AGREEMENT – LIBERTY PARK EXPANSION | | |

**Agenda Wording**

Multiple Family Housing Property Tax Exemption Conditional Agreement with Proclaim Liberty West LLC for the construction of 54 housing units at Parcel Number(s) 35212.2918, 35201.6301, 35201.6309, 35201.6310,

**Summary (Background)**

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. SMC 08.15 Multiple-family Housing Property Tax Exemption outlines the City of Spokane MFTE Program and project eligibility.

Lease? NO Grant related? NO Public Works? NO

| Fiscal Impact | | Budget Account |
|---|---|---|
| Neutral | $ | # |
| Select | $ | # |
| Select | $ | # |
| Select | $ | # |

| Approvals | | Council Notifications | |
|---|---|---|---|
| Dept Head | BLACK, TIRRELL | Study Session\Other | UE 11/8/21 |
| Division Director | BLACK, TIRRELL | Council Sponsor | CM Kinnear |
| Finance | ORLOB, KIMBERLY | Distribution List | |
| Legal | PICCOLO, MIKE | tstripes@spokanecity.org | |
| For the Mayor | ORMSBY, MICHAEL | sbishop@spokanecity.org | |
| Additional Approvals | | tblack@spokanecity.org | |
| Purchasing | | lmeuler@spokanecity.org | |
| | | mpiccolo@spokanecity.org | |
| | | smacdonald@spokanecity.org | |
| | | | |

## Continuation of Wording, Summary, Budget, and Distribution

### Agenda Wording

commonly known as 610, 622, & 628 S Perry Street and 1527 E Hartson). This Conditional Agreement will ultimately result in the issuance of a final certificate of tax exemption to be filed with the Spokane County Assessor's Office post construction.

### Summary (Background)

Staff has determined that the Liberty Park Expansion Conditional application meets the Project Eligibility defined in SMC 08.15.040 and is located in a previously adopted Residential Target Areas identified in SMC 08.15.030. Once the project is constructed, the applicant intends to rent at minimum 20% of the units as affordable SMC 08.15.090 to those who are income qualified as low to moderate-income households per SMC 08.15.020 earning no more than 115% of Area Median Income (AMI) and paying no more that 30% of their monthly income for rent, phone, and utilities.

| Fiscal Impact | | Budget Account |
|---|---|---|
| Select | $ | # |
| Select | $ | # |

### Distribution List

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# Briefing Paper
# Urban Experience Committee

| | |
|---|---|
| **Division & Department:** | Planning & Economic Development |
| **Subject:** | MFTE Conditional Agreement – Liberty Park Expansion |
| **Date:** | November 8, 2021 |
| **Contact (email & phone):** | Teri Stripes (tstripes@spokanecity.org, 625-6597) |
| **City Council Sponsor:** | Council Member Kinnear |
| **Executive Sponsor:** | Louis Meuler (lmeuler@spokanecity.org, 625-6096) |
| **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**<br>A. The purposes of this chapter are to:<br>1. encourage more multi-family housing opportunities, including affordable housing opportunities, within the City;<br>2. stimulate the construction of new multifamily housing and the rehabilitation of existing vacant and underutilized buildings for multi-family housing;<br>3. increase the supply of mixed-income multifamily housing opportunities within the City;<br>4. accomplish the planning goals required under the Growth Management Act, chapter 36.70A RCW, as implemented from time to time by the City's current and future comprehensive plans;<br>5. promote community development, neighborhood revitalization, and availability of affordable housing;<br>6. preserve and protect buildings, objects, sites and neighborhoods with historic, cultural, architectural, engineering or geographic significance located within the City; and<br>7. encourage additional housing in areas that are consistent with planning for public transit systems.<br>**Comprehensive Plan Land Use Policies:**<br>LU 1.4 Higher Density Residential Uses<br>LU 3.5 Mix of Uses in Centers<br>LU 4.2 Land Uses That Support Travel Options and Active Transportation<br>LU 4.6 Transit-Supported Development<br>**Comprehensive Plan Housing Policies**:<br>H 1.9 Mixed-Income Housing<br>H 1.4 Use of Existing Infrastructure<br>H 1.10 Lower-Income Housing Development Incentives<br>H 1.11 Access to Transportation<br>H 1.18 Distribution of Housing Options<br>**Comprehensive Plan Economic Development Policies:**<br>ED 2.4 Mixed-Use<br>ED 7.4 Tax Incentives for Land Improvement |
| **Strategic Initiative:** | |
| **Deadline:** | Will file for Council consideration following committee meeting |
| **Outcome:** (deliverables, delivery duties, milestones to meet) | Approval of Conditional Multi-Family Tax Exemption Agreement |
| 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. SMC 08.15 Multiple-family Housing Property Tax Exemption outlines the City of Spokane MFTE Program and project eligibility.

Staff has determined that the Liberty Park Expansion Conditional application meets the Project Eligibility defined in SMC 08.15.040 and is located in a previously adopted Residential Target Areas identified in SMC 08.15.030.

Once the project is constructed, the applicant intends to rent at minimum 20% of the units as affordable SMC 08.15.090 to those who are income qualified as a low to moderate-income household per SMC 08.15.020 earning 80-115% of Area Median Income (AMI).

This contract authorizes the appropriate city official to enter into the Multiple Family Housing Property Tax Exemption Conditional 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 post construction.

Executive Summary:

- Applicant applying for a **Conditional MFTE Contract** for **54 units**, at 1527 E Hartson.
- Property is zoned RMF, Residential Multifamily
- Construction investment estimate $17M
- Located in the East Central neighborhood.

Budget Impact:

Approved in current year budget? ☐ Yes ☐ No ■ N/A

Annual/Reoccurring expenditure? ☐ Yes ☐ No ■ N/A

If new, specify funding source:

Other budget impacts: (revenue generating, match requirements, etc.)

Operations Impact:

Consistent with current operations/policy? ■ Yes ☐ No ☐ N/A

Requires change in current operations/policy? ☐ Yes ■ No ☐ N/A

Specify changes required:

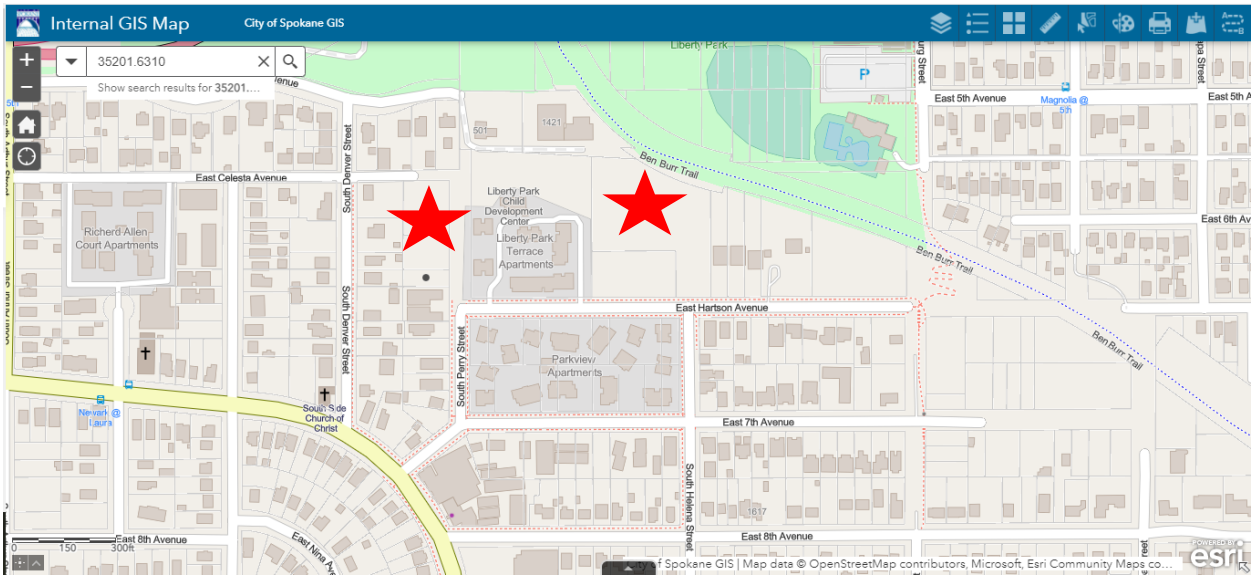
Known challenges/barriers:

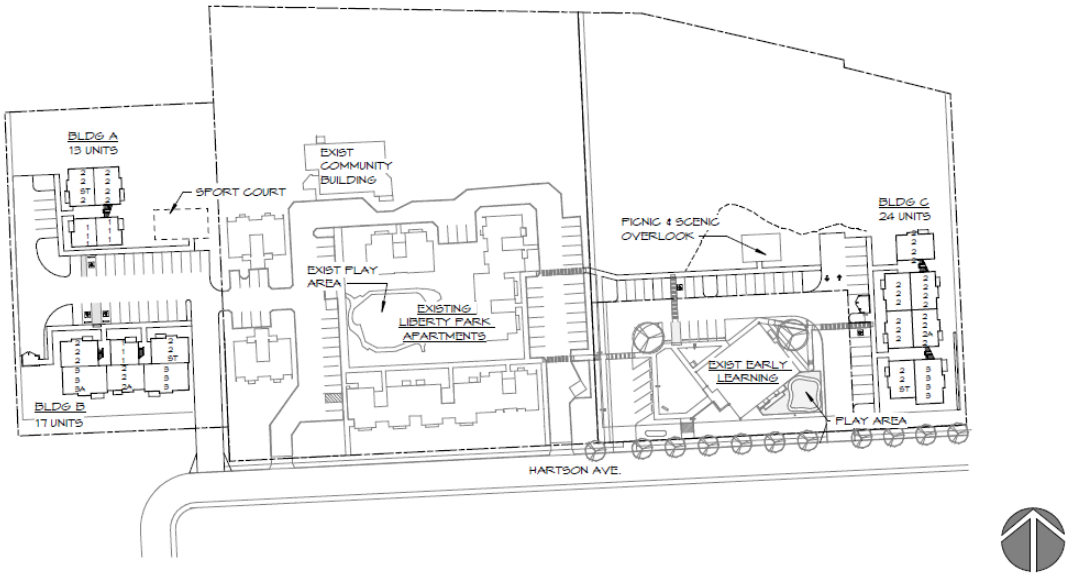
## Tax Exemption Information:

| 2021 Multi-Family Tax Exemption MFTE Property Tax Calculator | |
|---|---|
| Project Name: Liberty Park Expansion | |
| **Current Taxable Property Value** | $327,750 |
| Number of units in the project | 54 |
| ***Average Property Value Exempt per unit** | **$128,300** |
| **Annual City Property Tax forgone per unit** | $522 |
| Estimated Property Tax saved per project annually | $81,766 |
| Enter the number of years of MFTE (8 or 12) | 12 |
| Estimated Property Tax saved during the term of exemption | $981,194 |
| Estimated **City Tax forgone per year** 2021 City Tax Rate 4.07 | $28,202 |
| Estimated **City Tax forgone during the term of exemption** 2021 City Tax Rate 4.07 | $338,429 |
| *Estimated Taxable Property Value at the end of the exemption* | *$17,223,000* |
| **Estimated Property Tax post exemption** | |
| Annual estimate based on 2021 **Total Tax** Rate 11.85 | $203,231 |
| Annual estimate based on 2021 **City Tax** Rate 4.07 | $70,098 |
| *Once a project has met programmatic criteria the owner can expect to save approximately $1,185 on their tax bill for every $100,000 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 2021 Property value assessments.

## Site & Map:




SITE PLAN

1" = 80'-0"

MULTIPLE FAMILY HOUSING PROPERTY
TAX EXEMPTION AGREEMENT

THIS AGREEMENT is between the City of Spokane, a Washington State municipal corporation, as “City”, and Proclaim Liberty West LLC, as “Owner/Taxpayer” whose business address is 601 W. Main Ave, Ste 400 Spokane, WA 99201.

W I T N E S S E T H:

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 Chapter 8.15 SMC, enacted a program whereby property owner/taxpayers may qualify for a Final Certificate of Tax Exemption which certifies to the Spokane County Assessor that the Owner/Taxpayer is eligible to receive the multiple family housing property tax exemption; and

WHEREAS, the Owner/Taxpayer 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/Taxpayer 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:

35212.2918 -- 1527 E HARTSON AVELOTS 8, 9, 10, 11, 12, 13 AND 14, BLOCK 7, CELESTA PARK; TOGETHER WITH THAT PORTION OF VACATED CELESTA AVENUE WHICH WOULD ATTACH BY OPERATION OF LAW BY CITY OF SPOKANE ORDINANCE NO. C-27116, AFN8312220162. EXCEPT THOSE PORTIONS OF LOTS 12, 13, AND 14 CONVEYED TO SPOKANE AND INLAND RAILWAY COMPANY BY INSTRUMENTS RECORDED MAY 19, 1905, IN VOLUME 164 OF DEEDS, PAGE 288 AND RECORDED OCTOBER 7,1910 IN VOLUME 271 OF DEEDS, PAGE 98 AND RECORDED OCTOBER 7, 1910 IN VOLUME 261 OF DEEDS, PAGE 528 AND SUBSEQUENTY CONVEYED TO THE CITY OF SPOKANE BY INSTRUMENT RECORDED UNDER RECORDING NO. 195099B.EXCEPT THE SOUTH 3.50FT OF LOT 8; EXCEPT A TRACT OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 8 OF SAID BLOCK 7; THENCE S130FT ALONG THE WEST LINE OF SAID LOT EXTENDED TO THENORTH LINE OF HARTSON AVENUE; THENCE EAST ALONG SAID NORTH LINE TO THE SOUTHWEST CORNER OF LOT 9 IN SAID BLOCK 7; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 9 TO THE SOUTHEAST CORNER OF LOT 8;THENCE WEST ALONG THE SOUTH LINE OF SAID

LOT 8 TO THE POINT OF BEGINNING; EXCEPT THE SOUTH 133.50FT OF LOTS 9, 10, AND 11, BLOCK 7, OF SAID CELESTA PARK. EXCEPT THE SOUTH 133.50FT OF THE WEST 43.50FTOF LOT 12 OF BLOCK 7, OF SAID CELESTA PARK. (AFN 6869854)35201.6301 -- 610 S PERRY STLIBERTY PK ADD L1-2-3B335201.6309 -- 622 S PERRY STLIBERTY PARK ADD LOTS 4-5 B3 35201.6310 -- 628 S PERRY STLIBERTY PARK ADD L6 B3

Assessor's Parcel Number(s) 35212.2918, 35201.6301, 35201.6309, 35201.6310 , commonly known as 610, 622, & 628 S Perry Street & 1527 E Hartson

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/Taxpayer do mutually agree as follows:

1. The City agrees to issue the Owner/Taxpayer 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/Taxpayer shall provide each existing tenant with housing of comparable size, quality and price and a reasonable opportunity to relocate.

4. The Owner/Taxpayer intends to construct on the site, approximately 54 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/Taxpayer 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/Taxpayer 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/Taxpayer'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 three-year period or any authorized extension of the issuance of the conditional certificate of tax exemption.

7. The City agrees, conditioned on the Owner/Taxpayer's successful completion of the improvements in accordance with the terms of this Agreement and on the Owner/Taxpayer'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/Taxpayer is qualified for the limited tax exemption under Chapter 84.14 RCW.

8. The Owner/Taxpayer 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/Taxpayer acknowledges and agrees that the units shall be used primarily for multi-family housing for permanent residential occupancy as defined in SMC 8.15.020 and RCW 84.14.010 and any business activities shall only be incidental and ancillary to the residential occupancy. Any units that are converted from multi-family housing for permanent residential occupancy shall be reported to the Spokane County Assessor's Office and removed from eligibility for the tax exemption. If the removal of the ineligible unit or units causes the number of units to drop below the number of units required for tax exemption eligibility, the remaining units shall be removed from eligibility pursuant to state law.

10. To qualify for the twelve-year tax exemption, the Owner/Taxpayer commits to renting or selling at least twenty percent of the multiple family housing units as affordable housing units to low and moderate-income households in addition to the other requirements set forth in the Agreement. The Owner/Taxpayer is further required to comply with the rental relocation assistance requirements set forth in RCW 84.14.020 (7) and (8).

11. If the Owner/Taxpayer converts to another use any of the multiple family residential housing units constructed under this Agreement, or if applicable, if the owner/taxpayer intends to discontinue compliance with the affordable housing requirements as described in SMC 8.15.090 or any other condition to exemption, the Owner/Taxpayer shall notify the Spokane County Assessor and the City's Business and Development Services Department within 60 days of such change in use.

12. The Owner/Taxpayer will have the right to assign its rights under this Agreement. The Owner/Taxpayer agrees to notify the City promptly of any transfer of Owner/Taxpayer's ownership interest in the Site or in the improvements made to the Site under this Agreement.

13. The City reserves the right to cancel the Final Certificate of Tax Exemption should the Owner/Taxpayer, its successors and assigns, fail to comply with any of the terms and conditions of this Agreement or of SMC Chapter 8.15.

14. No modifications of this Agreement shall be made unless mutually agreed upon by the parties in writing.

15. The Owner/Taxpayer 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/Taxpayer 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/Taxpayer agrees that the City is not responsible for the property value assessment imposed by Spokane County at any time during the exemption period.

16. 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.

17. The parties agree that this Agreement, the Final Certificate of Acceptance of Tax Exemption and the construction of the multiple family residential housing units referenced above shall be subject to the applicable provisions of Chapter 84.14 RCW and Chapter 8.15 SMC that exist at the time this agreement is signed by the parties. The parties may agree to amend this Agreement and the Final Certificate of Acceptance of Tax Exemption based upon applicable amendments and additions to Chapter 84.14 RCW as set forth in ESSSB 5287 adopted by the Washington State Legislature during the 2021 Regular Session effective July 25, 2021.

18. The Owner/Taxpayer acknowledges that RCW 84.14.020 (6) authorizes an extension of the exemption period for an additional twelve-years beyond the exemption period authorized in the Final Certificate of Tax Exemption conditioned upon compliance with the Owner renting or selling at least twenty percent of the multiple family housing units as affordable housing units for low-income households as set forth in RCW 84.14.020 (6) and providing the rental relocation assistance requirements and notice provisions set forth in RCW 84.14.020 (7) and (8). It is the Owner/Taxpayer's responsibility to make a timely request the extension as set forth in RCW 84.14.020 (6). The City shall not be responsible if the Owner/Taxpayer fails to make a timely request for the extension.

19. Nothing in this Agreement shall permit or be interpreted to permit either party to violate any provision of Chapter 84.14 RCW or Chapter 8.15 SMC

20. This Agreement is subject to approval by the City Council.

DATED this _____ day of _____, 2021.

| | |
|---|---|
| CITY OFSPOKANE | Proclaim Liberty West LLC |
| By:_____ | By:_____ |
| Mayor, Nadine Woodward | Its:_____ |
| Attest: | Approved as to form: |
| _____ | _____ |
| City Clerk | Assistant City Attorney |

| Agenda Sheet for City Council Meeting of: 11/22/2021 | | Date Rec'd | 11/9/2021 |
|---|---|---|---|
| | | Clerk's File # | OPR 2021-0755 |
| | | Renews # | |
| Submitting Dept | INNOVATION & TECHNOLOGY | Cross Ref # | |
| Contact Name/Phone | MICHAEL 625-6468 | Project # | |
| Contact E-Mail | MSLOON@SPOKANECITY.ORG | Bid # | |
| Agenda Item Type | Contract Item | Requisition # | CR23024 |
| Agenda Item Name | 5300 COHESITY BACKUP APPLIANCE EXPANSION | | |

**Agenda Wording**

Cohesity 2-node block storage expansion with 3 years hardware support and installation services from Structured Communications. Contract total is $129,089.71 and is fully covered by ITSD funds. Purchase made utilizing NCPA contract #01-97.

**Summary (Background)**

The Cohesity backup appliance was purchased in 2018. We need to add more storage due to data and virtual machine growth. We are currently near capacity on our existing hardware and don't have enough storage space in the event of a single hardware failure. When we purchased the backup storage appliance, it was sized for modest growth over three years to control the initial purchase cost. The intention was to increase capacity as needed and we have reached that need.

Lease? NO Grant related? NO Public Works? NO

| Fiscal Impact | | Budget Account |
|---|---|---|
| Expense | $ 129,089.71 | # 5310-73100-94000-56409 |
| Select | $ | # |
| Select | $ | # |
| Select | $ | # |

| Approvals | | Council Notifications | |
|---|---|---|---|
| Dept Head | SLOON, MICHAEL | Study Session\Other | Urban Experience |
| Division Director | SLOON, MICHAEL | Council Sponsor | Michael Cathcart |
| Finance | BUSTOS, KIM | Distribution List | |
| Legal | ODLE, MARI | Accounting - ywang@spokanecity.org | |
| For the Mayor | ORMSBY, MICHAEL | Contract Accounting - aduffey@spokanecity.org | |
| Additional Approvals | | Legal - modle@spokanecity.org | |
| Purchasing | WAHL, CONNIE | Purchasing - cwahl@spokanecity.org | |
| | | IT - itadmin@spokanecity.org | |
| | | Tax & Licenses | |
| | | Casey Richmond - Crichmond@structured.com | |

## Continuation of Wording, Summary, Budget, and Distribution

### Agenda Wording

Hardware, support and maintenance contract term is approximately 11/22/2021 to 11/21/2024 depending on date of contract final signatures.

### Summary (Background)

| Fiscal Impact | | Budget Account |
|---|---|---|
| Select | $ | # |
| Select | $ | # |

### Distribution List

| | |
|---|---|
| | |
| | |
| | |

# Urban Experience Briefing Paper

| | |
|---|---|
| **Division & Department:** | Innovation and Technology Services Division |
| **Subject:** | Cohesity Backup Appliance Expansion |
| **Date:** | November 8, 2021 |
| **Author (email & phone):** | Theresa Pellham, tpellham@spokanecity.org, 625-6948 |
| **City Council Sponsor:** | CM Michael Cathcart |
| **Executive Sponsor:** | Eric Finch and Michael Sloon |
| **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) | ITSD – Strategic plan Cohesity storage expansion<br><br>Utilizing Budget Account # 5310-73100-94000-56409 |
| **Strategic Initiative:** | Sustainable Resources |
| **Deadline:** | Approximately November 19, 2021 |
| **Outcome:** (deliverables, delivery duties, milestones to meet) | Add additional storage capacity to the existing backup appliance. |

Background/History:

The Cohesity backup appliance was purchased in 2018. We need to add more storage due to data and virtual machine growth. We are currently near capacity on our existing hardware and don't have enough storage space in the event of a single hardware failure. When we purchased the backup storage appliance, it was sized for modest growth over three years to control the initial purchase cost. The intention was to increase capacity as needed and we have reached that need.

Executive Summary:

- Purchase of Cohesity 2-node block storage expansion and installation services from Structured Communications including hardware support and maintenance.
- Contract total is $129,089.71 and is fully covered by ITSD funds. Purchase utilizing NCPA contract# 01-97.
- Hardware support and maintenance contract term shall commence upon signature of all parties for a three (3) year term.

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:

City Clerk's No. 2021-0755

# City of Spokane

## CONTRACT

Title: **COHESITY BACKUP APPLIANCE EXPANSION HARDWARE SUPPORT AND MAINTENANCE**

THIS CONTRACT is between the **CITY OF SPOKANE**, a Washington State municipal corporation, as ("City"), and **STRUCTURED COMMUNICATION SYSTEMS, INC.,** whose address is 12901 Southeast 97th Avenue, Suite 400, Clackamas, Oregon 97015, as ("Company"), individually hereafter referenced as a “party”, and together as the “parties”.

The parties agree as follows:

1. PERFORMANCE. The City will purchase Two Cohesity C4600 Nodes and Company will provide Three Years Support and Maintenance including Professional Services, in accordance with Company’s Quote dated October 27, 2021, attached as Exhibit B. Company was selected through NCPA Contract No. 01-97. In the event of a discrepancy between the documents this City Contract controls.

2. CONTRACT TERMS. The Contract shall begin November 29, 2021, and run through November 28, 2024, unless amended by written agreement or terminated earlier under the provisions.

3. COMPENSATION. The City shall pay the Company **ONE HUNDRED TWENTY NINE THOUSAND, EIGHTY-NINE AND 71/100 DOLLARS ($129,089.71)**, including tax for everything furnished and done under this Contract. This is the maximum amount to be paid under this Contract for the work described in Section 3 above, and shall not be exceeded without the prior written authorization of the City in the form of an executed amendment to this Contract.

4. PAYMENT. The Company shall send its application for payment to Innovation and Technology Services Division, Administration Office, Seventh Floor, City Hall, 808 West Spokane Falls Boulevard, Spokane, Washington 99201. **Payment will be made via direct deposit/ACH** within thirty (30) days after receipt of the Contractor's application except as provided by state law.

5. COMPLIANCE WITH LAWS. Each party shall comply with all applicable federal, state, and local laws and regulations.

6. ASSIGNMENTS. This Contract is binding on the parties and their heirs, successors, and assigns. Neither party may assign, transfer or subcontract its interest, in whole or in part, without the other party's prior written consent.

7. AMENDMENTS. This Contract may be amended at any time by mutual written agreement.

8. ANTI-KICKBACK. No officer or employee of the City of Spokane, having the power or duty to perform an official act or action related to this Contract shall have or acquire any interest in the Contract, or have solicited, accepted or granted a present or future gift, favor, service or other thing of value from or to any person involved in this Contract.

9. TERMINATION. Either party may terminate this Contract by thirty (30) days written notice to the other party. In the event of such termination, the City shall pay the Company for all work previously authorized and performed prior to the termination date.

10. INSURANCE. During the term of the Agreement, the Company shall maintain in force at its own expense, the following insurance coverages:

A. Worker's Compensation Insurance in compliance with RCW 51.12.020, which requires subject employers to provide workers' compensation coverage for all their subject workers; and

B. General Liability Insurance on an occurrence basis, with a combined single limit of not less than $1,000,000 each occurrence for bodily injury and property damage. It shall include contractual liability coverage for the indemnity provided under this contract. It shall provide that the City, its officers and employees are additional insureds, but only with respect to the Contractor's services to be provided under this contract;

   i. Acceptable supplementary Umbrella insurance coverage, combined with the Company's General Liability insurance policy must be a *minimum* of $1,000,000, in order to meet the insurance coverages required under this Contract;

C. Automobile Liability Insurance with a combined single limit, or the equivalent of not less than $1,000,000 each accident for bodily injury and property damage, including coverage for owned, hired and non-owned vehicles.

There shall be no cancellation, material change, reduction of limits or intent not to renew the insurance coverage(s) without sixty (60) days written notice from the Company or its insurer(s) to the City. As evidence of the insurance coverage(s) required by this Agreement, the Company shall furnish acceptable Certificates of Insurance (COI) to the City at the time it returns this signed Agreement. **The certificate shall specify the City of Spokane as "Additional Insured**" specifically for Company's services under this Agreement, as well as all of the parties who are additional insureds, and include applicable policy endorsements, the sixty (60) day cancellation clause, and the deduction or retention level. The Company shall be financially responsible for all pertinent deductibles, self-insured retentions, and/or self-insurance.

11. INDEMNIFICATION. The Company shall defend, indemnify, and hold the City and its officers and employees harmless from all claims, demands, or suits at law or equity asserted by third parties for bodily injury (including death) and/or property damage which arise from the Company's negligence or willful misconduct under this Agreement, including attorneys' fees and litigation costs; provided that nothing herein shall require a Company to indemnify the City against and hold harmless the City from claims, demands or suits based solely upon the negligence of the City, its agents, officers, and employees. If a claim or suit is caused by or results from the

concurrent negligence of the Company's agents or employees and the City, its agents, officers and employees, this indemnity provision shall be valid and enforceable to the extent of the negligence of the Company, its agents or employees. The Company specifically assumes liability and agrees to defend, indemnify, and hold the City harmless for actions brought by the Company's own employees against the City and, solely for the purpose of this indemnification and defense, the Company specifically waives any immunity under the Washington State industrial insurance law, or Title 51 RCW. The Company recognizes that this waiver was specifically entered into pursuant to the provisions of RCW 4.24.115 and was the subject of mutual negotiation. The indemnity and agreement to defend and hold the City harmless provided for in this section shall survive any termination or expiration of this agreement.

12. DEBARMENT AND SUSPENSION. The Contractor has provided its certification that it is in compliance with and shall not contract with individuals or organizations which are debarred, suspended, or otherwise excluded from or ineligible from participation in Federal Assistance Programs under Executive Order 12549 and "Debarment and Suspension", codified at 29 CFR part 98.

13. SEVERABILITY. In the event any provision of this Contract should become invalid, the rest of the Contract shall remain in full force and effect.

14. STANDARD OF PERFORMANCE. The silence or omission in the Contract regarding any detail required for the proper performance of the work, means that the Company shall perform the best general practice.

15. NONDISCRIMINATION. No individual shall be excluded from participation in, denied the benefit of, subjected to discrimination under, or denied employment in the administration of or in connection with this Contract because of age, sex, race, color, religion, creed, marital status, familial status, sexual orientation including gender expression or gender identity, national origin, honorably discharged veteran or military status, the presence of any sensory, mental or physical disability, or use of a service animal by a person with disabilities. The Company agrees to comply with, and to require that all subcontractors comply with, Section 504 of the Rehabilitation Act of 1973 and the Americans with Disabilities Act, as applicable to the Company.

16. BUSINESS REGISTRATION REQUIREMENT. Section 8.01.070 of the Spokane Municipal Code states that no person may engage in business with the City without first having obtained a valid annual business registration. The Company shall be responsible for contacting the State of Washington Business License Services at www.dor.wa.gov or 360-705-6741 to obtain a business registration. If the Company does not believe it is required to obtain a business registration, it may contact the City's Taxes and Licenses Division at (509) 625-6070 to request an exemption status determination.

17. AUDIT / RECORDS. The Company and its subcontractors shall maintain for a minimum of three (3) years following final payment all records related to its performance of the Contract. The Company and its subcontractors shall provide access to authorized City representatives, at reasonable times and in a reasonable manner to inspect and copy any such record. In the event of conflict between this provision and related auditing provisions required under federal law applicable to the Contract, the federal law shall prevail.

18. CONFIDENTIALITY/PUBLIC RECORDS. Notwithstanding anything to the contrary, City will maintain the confidentiality of Company's materials and information only to the extent that is legally allowed in the State of Washington. City is bound by the State Public Records Act, RCW Ch. 42.56. That law presumptively makes all records in the possession of the City public records which are freely available upon request by anyone. In the event that City gets a valid public records request for Company's materials or information and the City determines there are exemptions only the Company can assert, City will endeavor to give Company notice. Company, at its own expense, will be required to go to Court to get an injunction preventing the release of the requested records. In the event that Company does not get a timely injunction preventing the release of the records, the City will comply with the Public Records Act and release the records.

19. DISPUTES. This Contract shall be performed under the laws of the State of Washington. Any litigation to enforce this Contract or any of its provisions shall be brought in Spokane County, Washington.

| **STRUCTURED COMMUNICATION SYSTEMS, INC.** | **CITY OF SPOKANE** |
|---|---|
| By_____ | By _____ |
| Signature Date | Signature Date |
| _____ | _____ |
| Type or Print Name | Type or Print Name |
| _____ | _____ |
| Title | Title |
| Attest: | Approved as to form: |
| _____ | _____ |
| City Clerk | Assistant City Attorney |

Attachments that are part of this Agreement:

Exhibit A – Certificate Regarding Debarment
Exhibit B – Company's October 27, 2021 Quote

21-219

**EXHIBIT A**
**CERTIFICATION REGARDING DEBARMENT, SUSPENSION, INELIGIBILITY AND VOLUNTARY EXCLUSION**

1. The undersigned (i.e., signatory for the Subrecipient / Contractor / Consultant) certifies, to the best of its knowledge and belief, that it and its principals:

   a. Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any federal department or agency;
   b. Have not within a three-year period preceding this contract been convicted or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (federal, state, or local) transaction or contract under a public transaction; violation of federal or state antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, tax evasion, receiving stolen property, making false claims, or obstruction of justice;
   c. Are not presently indicted or otherwise criminally or civilly charged by a government entity (federal, state, or local) with commission of any of the offenses enumerated in paragraph (1)(b) of this certification; and,
   d. Have not within a three-year period preceding this contract had one or more public transactions (federal, state, or local) terminated for cause or default.

2. The undersigned agrees by signing this contract that it shall not knowingly enter into any lower tier covered transaction with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction.

3. The undersigned further agrees by signing this contract that it will include the following clause, without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions:

   Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion – Lower Tier Covered Transactions

   1. The lower tier contractor certified, by signing this contract that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any federal department or agency.

   2. Where the lower tier contractor is unable to certify to any of the statements in this contract, such contractor shall attach an explanation to this contract.

4. I understand that a false statement of this certification may be grounds for termination of the contract.

| | |
|---|---|
| Name of Subrecipient / Contractor / Consultant (Type or Print) | Program Title (Type or Print) |
| Name of Certifying Official (Type or Print)<br>Title of Certifying Official (Type or Print) | Signature<br>Date (Type or Print) |

**EXHIBIT B**

**Quote # 202109-83272_R2_City of Spokane_Cohesity C4600 2 Node.** **Quote Expires 30 Days From: 10/27/2021**


**Company Name:** City of Spokane
**Contact:** Mike Sloon
**Email:** msloon@spokanecity.org
**Phone:** (509) 625-6460

**Account Executive:** Craig Schurter
23403 East Mission Ave., Suite 216 - Liberty Lake, WA 99019 - 509.926.3601
Toll Free 800.881.0962 - Order Fax 888.729.0997


| Line Item | Part Number | Description | Qty. | Unit List Price | Unit Sale Price | Ext. Sale Price |
|---|---|---|---|---|---|---|
| | | ***Cohesity C4600 Two Node Block - with 3 Years DataProtect Subscriptions & Support*** | | | | |
| | | ****The Pricing on this quote is NCPA 01-97 Compliant*** | | | | |
| 1 | | ***C4600 Two Node Block (qty 1) and with DataProtect Subscription (48 TB) for 3 Years*** | | ***$237,000.00*** | | ***$118,135.68*** |
| 2 | | ***Three Years Support for Hardware*** | | *$4,896.00* | | *$4,464.00* |
| 3 | | ***Cohesity Professional Services for Install*** | | ***$4,000.00*** | | ***$3,840.00*** |
| | | | | | ***Purchase Incentive*** | ***-$7,900.00*** |
| | | | | | ***Estimated Shipping*** | ***$0.00*** |
| | | | | | ***Estimated Sales Tax*** | ***$10,550.03*** |
| | | ***GRAND TOTAL:*** | | ***$245,896.00*** | | ***$129,089.71*** |

| Line Item | Part Number | Description | Qty. | Unit List Price | Unit Sale Price | Ext. Sale Price |
|---|---|---|---|---|---|---|
| | ***Solution Line Item Detail:*** | | | | | |
| | ***C4600 Two Node Block (qty 1) and with DataProtect Subscription (48 TB) for 3 Years*** | | | | | |
| 4 | ***C4600-SFP-2*** | C4600-SFP TWO (2) NODE BLOCK WITH 72 TB SECURE ERASE HDD, 3.2 TB PCI-E FLASH, 256 GB RAM, 8X 10GBE SFP+, 2X IPMI; HARDWARE ONLY | 1 | $13,600.00 | $13,056.00 | $13,056.00 |
| 5 | ***CBL-10G-SFP-003*** | CABLE, 10G, SFP+, TWINAX, 3M | 4 | $50.00 | $48.00 | $192.00 |
| 6 | ***SVC-DATAPROTECT*** | COHESITY DATAPROTECT SERVICE SUBSCRIPTION (1 TB). BACKUP AND RECOVERY ACROSS ON-PREM AND CLOUD WORKLOADS. SUBSCRIPTION PER TB OF USABLE STORAGE CAPACITY. | 48 | $4,650.00 | $2,185.16 | $104,887.68 |
| | | ***Subtotal*** | | | | ***$118,135.68*** |
| | ***Three Years Support for Hardware*** | | | | | |
| 7 | ***CS-P-C4600-SFP-2*** | PREMIUM (24X7) SUPPORT FOR C4600 | 1 | $4,896.00 | $4,464.00 | $4,464.00 |
| | | ***Subtotal*** | | | | ***$4,464.00*** |
| | ***Cohesity Professional Services for Install*** | | | | | |
| 8 | ***PS-INSTALL-SM-CLUS*** | INSTALL ONE CLUSTER (3-8 NODES) OR UP TO THREE SINGLE NODE VE INSTANCES OR THREE NODES OF CLOUD EDITION. COHESITY SOFTWARE INSTALLATION ONLY. ENSURE READINESS TO CONFIGURE JOBS. INSTALLS MUST BE SAME SITE. EXPIRES 180 DAYS FROM PO. | 1 | $4,000.00 | $3,840.00 | $3,840.00 |
| | | ***Subtotal*** | | | | ***$3,840.00*** |

**Prepared by:** **Louise Quinn for Craig Schurter**

**Please contact the person listed above at Structured for any questions regarding this quotation.**

| Line Item | Part Number | Description | Qty. | Unit List Price | Unit Sale Price | Ext. Sale Price |
|---|---|---|---|---|---|---|

Notes:

1. Client acknowledges and agrees that the by signing this quotation, issuing a purchase order referencing this quotation, or otherwise accessing or utilizing the solution outlined in this quotation that the Structured Communication Systems, Inc. Standard Terms and Conditions, which can be found at http://www.structured.com/terms/, apply to this and all quotations.

Further, the Client acknowledges and agrees that the use, title, interest, rights and warranties associated with the solution outlined in this quotation are governed by the applicable manufacturer end-user license agreement, software license agreement, subscription agreement, warranty terms and/or maintenance/support contract.

2. Prices do not include shipping charges. All shipping charges are FOB origin and will be added at time of invoice. Prices do not include Sales Tax. Sales tax rates are an estimate and are subject to change. Rates are dictated by the state into which the solution is being shipped. Freight may be taxable, depending upon state regulations.

Please note that pricing outlined in this quotation does not include tariffs or any other international or national tax or duty (if any) that may be levied against some or all of the products by the applicable manufacturer at the time of procurement by Structured for the benefit of the Client. As such, any such tariffs, taxes or duties are the sole responsibility of the Client and will be passed through by Structured to the Client at the time of invoicing.

3. Net 20 day terms are available with approved credit. Structured will accept pre-payment or Visa/MasterCard without approved credit; please note that all credit card transaction will also incur a three percent (3%) transaction fee. All quotes and proposals are calculated using US Dollars.

4. Quotes are valid for 30 days. Structured reserves the right to adjust prices at any time according to manufacturer price changes or material changes in circumstances that affect the scope of services proposed herein. In the event that the expiration date has been exceeded, please contact your Account Representative for an updated quote.

5. **Remit To Address:** 12901 SE 97th Ave Suite 400, Clackamas OR, 97015

*This quotation contains information that is privileged and confidential. The information contained in this quotation is intended only for use of the person to whom it is addressed. If the reader of this quotation is not (1) the intended recipient or (2) the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited*

**WHEN PLACING YOUR ORDER, PLEASE FAX OR EMAIL TO: 888-729-0997 or fax@structured.com**

**Please fill out all of the below information to ensure that your order is processed as efficiently as possible.**

**Signature:** _____ **Date:** _____

| | **Shipping Address:** | **Billing Address:** |
|---|---|---|
| **Street:** | | |
| **City, ST Zip:** | | |
| **Contact:** | | |
| **Phone:** | | |
| **Email:** | | |

**Preferred Shipping Method:** ***Ground***_____ ***2nd Day***_____ ***Overnight***_____

**Date Needed:**

**Customer Reference / Purchase Order Number:**_____

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Business Lookup

## License Information:

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**Entity name:** STRUCTURED COMMUNICATION SYSTEMS, INC.

**Business name:** STRUCTURED COMMUNICATION SYSTEMS INC

**Entity type:** Profit Corporation

**UBI #:** 601-478-854

**Business ID:** 001

**Location ID:** 0003

**Location:** Active

**Location address:** 12901 SE 97TH AVE STE 400
CLACKAMAS OR 97015-7907

**Mailing address:** 12901 SE 97TH AVE STE 400
CLACKAMAS OR 97015-7907

**Excise tax and reseller permit status:** Click here

**Secretary of State status:** Click here

## Endorsements

| Endorsements held at this l | License # | Count | Details | Status | Expiration da | First issuance |
|---|---|---|---|---|---|---|
| Bainbridge Island General Business - Non-Resident | | | | Active | Dec-31-2021 | Feb-12-2020 |
| Castle Rock General Business - Non-Resident | 888.0 | | | Active | Dec-31-2021 | May-08-201 |
| Spokane General Business - Non-Resident | T12088451BUS | | | Active | Dec-31-2021 | Oct-15-2012 |

| Governing people | Title |
|---|---|
| FOWLER, RONALD | |

## Registered Trade Names

| Registered trade names | Status | First issued |
|---|---|---|
| STRUCTURED COMMUNICATION SYSTEMS, INC. | Active | Jan-25-2008 |

View Additional Locations

The Business Lookup information is updated nightly. Search date and time: 2/1/2021 8:23:16 AM

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# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 2/4/2021

**THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.**

**IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).**

**PRODUCER**
(OR) Heffernan Insurance Brokers
5100 S Macadam Ave., Suite 440
Portland OR 97239

License#: 0564249

**CONTACT NAME:**
**PHONE (A/C, No, Ext):** 503-226-1320 **FAX (A/C, No):** 503-226-1478
**E-MAIL ADDRESS:**

| INSURER(S) AFFORDING COVERAGE | NAIC # |
|---|---|
| INSURER A : Travelers Property Casualty Company of America | 25674 |
| INSURER B : The Travelers Indemnity Company | 25658 |
| INSURER C : The Charter Oak Fire Insurance Company | 25615 |
| INSURER D : Pending | 20443 |
| INSURER E : | |
| INSURER F : | |

**INSURED**
STRUCOM-01
Structured Communication Systems, Inc.
12901 SE 97th Ave., Suite 400
Clackamas OR 97015

**COVERAGES** **CERTIFICATE NUMBER:** 305604563 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE | ADDL INSD | SUBR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS | |
|---|---|---|---|---|---|---|---|---|
| A | X **COMMERCIAL GENERAL LIABILITY** | Y | Y | ZLP61M47955 | 1/1/2021 | 1/1/2022 | EACH OCCURRENCE | $ 1,000,000 |
| | [ ] CLAIMS-MADE [X] OCCUR | | | | | | DAMAGE TO RENTED PREMISES (Ea occurrence) | $ 300,000 |
| | X WA Stop Gap | | | | | | MED EXP (Any one person) | $ 10,000 |
| | [ ] $1MM/$1MM/$1MM | | | | | | PERSONAL & ADV INJURY | $ 1,000,000 |
| | GEN'L AGGREGATE LIMIT APPLIES PER: | | | | | | GENERAL AGGREGATE | $ 2,000,000 |
| | X POLICY [ ] PRO-JECT [ ] LOC | | | | | | PRODUCTS - COMP/OP AGG | $ 2,000,000 |
| | [ ] OTHER: | | | | | | | $ |
| B | **AUTOMOBILE LIABILITY** | | Y | BA1L840114 | 1/1/2021 | 1/1/2022 | COMBINED SINGLE LIMIT (Ea accident) | $ 1,000,000 |
| | X ANY AUTO | | | | | | BODILY INJURY (Per person) | $ |
| | [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS | | | | | | BODILY INJURY (Per accident) | $ |
| | X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY | | | | | | PROPERTY DAMAGE (Per accident) | $ |
| | | | | | | | | $ |
| A | [ ] **UMBRELLA LIAB** [X] OCCUR | | | CUP3L139942 | 1/1/2021 | 1/1/2022 | EACH OCCURRENCE | $ 8,000,000 |
| | X **EXCESS LIAB** [ ] CLAIMS-MADE | | | | | | AGGREGATE | $ 8,000,000 |
| | [ ] DED X RETENTION $ 10,000 | | | | | | Prod/Compl Ops Agg | $ 8,000,000 |
| C | **WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** Y / N | N / A | | UB0N730416 | 1/1/2021 | 1/1/2022 | X PER STATUTE [ ] OTH-ER | |
| | ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [Y] **(Mandatory in NH)** | | | | | | E.L. EACH ACCIDENT | $ 1,000,000 |
| | If yes, describe under DESCRIPTION OF OPERATIONS below | | | | | | E.L. DISEASE - EA EMPLOYEE | $ 1,000,000 |
| | | | | | | | E.L. DISEASE - POLICY LIMIT | $ 1,000,000 |
| A | Equipment | | | ZLP61M47955 | 1/1/2021 | 1/1/2022 | Limit | $1,000,000 |
| A | Professional/Cyber Liability | | | ZPL41M47831 | 1/1/2021 | 1/1/2022 | Limit | $10,000,000 |
| D | Crime | | | TBD | 1/1/2021 | 1/1/2022 | Limit | $1,000,000 |

**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)**
Additional Coverage Limits – Carrier A – The Travelers Property Casualty Company – Policy No. ZLP61M47955 1/1/2021 to 1/1/2022: Crisis Management $3,000,000; Security Breach Notification and Remediation Expenses $3,000,000

RE: As per contract or agreement on file with insured. The City of Spokane, its agents, officers and employees are included as an additional insured (primary and non-contributory) on the General Liability policy per the attached endorsements, if required. Waiver of Subrogation is included on the General Liability and Auto Liability policies per the attached endorsement, if required. This Certificate replaces and supersedes all previously issued certificates.

**CERTIFICATE HOLDER**

City of Spokane
808 W. Spokane Falls Blvd.
Spokane WA 99201-3316

**CANCELLATION**

**SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.**

**AUTHORIZED REPRESENTATIVE**

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**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

# TECHNOLOGY XTEND ENDORSEMENT

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

**GENERAL DESCRIPTION OF COVERAGE** - This endorsement broadens coverage. However, coverage for any injury, damage or medical expenses described in any of the provisions of this endorsement may be excluded or limited by another endorsement to this Coverage Part, and these coverage broadening provisions do not apply to the extent that coverage is excluded or limited by such an endorsement. The following listing is a general coverage description only. Limitations and exclusions may apply to these coverages. Read all the provisions of this endorsement and the rest of your policy carefully to determine rights, duties, and what is and is not covered.

**A.** Reasonable Force Property Damage - Exception To Expected Or Intended Injury Exclusion

**B.** Non-Owned Watercraft Less Than 75 Feet

**C.** Aircraft Chartered With Pilot

**D.** Damage To Premises Rented To You

**E.** Increased Supplementary Payments

**F.** Who Is An Insured - Employees And Volunteer Workers - First Aid

**G.** Who Is An Insured - Employees - Supervisory Positions

**H.** Who Is An Insured - Newly Acquired Or Formed Organizations

**I.** Blanket Additional Insured - Owners, Managers Or Lessors Of Premises

**J.** Blanket Additional Insured - Lessors Of Leased Equipment

**K.** Blanket Additional Insured - Persons Or Organizations For Your Ongoing Operations As Required By Written Contract Or Agreement

**L.** Blanket Additional Insured - Broad Form Vendors

**M.** Who Is An Insured - Unnamed Subsidiaries

**N.** Who Is An Insured - Liability For Conduct Of Unnamed Partnerships Or Joint Ventures

**O.** Medical Payments - Increased limits

**P.** Contractual Liability - Railroads

**Q.** Knowledge And Notice Of Occurrence Or Offense

**R.** Unintentional Omission

**S.** Blanket Waiver Of Subrogation

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## PROVISIONS

**A. REASONABLE FORCE PROPERTY DAMAGE – EXCEPTION TO EXPECTED OR INTENDED INJURY EXCLUSION**

The following replaces Exclusion **a., Expected Or Intended Injury,** in Paragraph **2.,** of **SECTION I – COVERAGES – COVERAGE A BODILY INJURY AND PROPERTY DAMAGE LIABILITY:**

**a. Expected Or Intended Injury Or Damage**

"Bodily injury" or "property damage" expected or intended from the standpoint of the insured. This exclusion does not apply to "bodily injury" or "property damage" resulting from the use of reasonable force to protect any person or property.

**B. NON-OWNED WATERCRAFT LESS THAN 75 FEET**

The following replaces Paragraph **(2)** of Exclusion **g., Aircraft, Auto Or Watercraft,** in Paragraph **2.** of **SECTION I – COVERAGES – COVERAGE A BODILY INJURY AND PROPERTY DAMAGE LIABILITY:**


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(2) A watercraft you do not own that is:

(a) Less than 75 feet long; and

(b) Not being used to carry any person or property for a charge.

**C. AIRCRAFT CHARTERED WITH PILOT**

The following is added to Exclusion **g., Aircraft, Auto Or Watercraft,** in Paragraph **2.** of **SECTION I – COVERAGES – COVERAGE A BODILY INJURY AND PROPERTY DAMAGE LIABILITY:**

This exclusion does not apply to an aircraft that is:

(a) Chartered with a pilot to any insured;

(b) Not owned by any insured; and

(c) Not being used to carry any person or property for a charge.

**D. DAMAGE TO PREMISES RENTED TO YOU**

1. The first paragraph of the exceptions in Exclusion **j., Damage To Property,** in Paragraph **2.** of **SECTION I – COVERAGES – COVERAGE A BODILY INJURY AND PROPERTY DAMAGE LIABILITY** is deleted.

2. The following replaces the last paragraph of Paragraph **2., Exclusions,** of **SECTION I – COVERAGES – COVERAGE A BODILY INJURY AND PROPERTY DAMAGE LIABILITY:**

   Exclusions **c., g.** and **h.,** and Paragraphs **(1), (3)** and **(4)** of Exclusion **j.,** do not apply to "premises damage". Exclusion **f.(1)(a)** does not apply to "premises damage" caused by fire unless Exclusion **f.** of Section **I** - Coverage **A** - Bodily Injury And Property Damage Liability is replaced by another endorsement to this Coverage Part that has Exclusion - All Pollution Injury Or Damage or Total Pollution Exclusion in its title. A separate limit of insurance applies to "premises damage" as described in Paragraph **6.** of Section **III** - Limits Of Insurance.

3. The following replaces Paragraph **6.** of **SECTION III – LIMITS OF INSURANCE:**

   **6.** Subject to **5.** above, the Damage To Premises Rented To You Limit is the most we will pay under Coverage **A** for damages because of "premises damage" to any one premises.

   The Damage To Premises Rented To You Limit will be:

   **a.** The amount shown for the Damage To Premises Rented To You Limit on the Declarations of this Coverage Part; or

   **b.** $300,000 if no amount is shown for the Damage To Premises Rented To You Limit on the Declarations of this Coverage Part.

4. The following replaces Paragraph **a.** of the definition of "insured contract" in the **DEFINITIONS** Section:

   **a.** A contract for a lease of premises. However, that portion of the contract for a lease of premises that indemnifies any person or organization for "premises damage" is not an "insured contract";

5. The following is added to the **DEFINITIONS** Section:

   "Premises damage" means "property damage" to:

   **a.** Any premises while rented to you or temporarily occupied by you with permission of the owner; or

   **b.** The contents of any premises while such premises is rented to you, if you rent such premises for a period of seven or fewer consecutive days.

6. The following replaces Paragraph **4.b.(1)(b)** of **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS:**

   **(b)** That is insurance for "premises damage"; or

7. Paragraph **4.b.(1)(c)** of **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS** is deleted.

**E. INCREASED SUPPLEMENTARY PAYMENTS**

1. The following replaces Paragraph **1.b.** of **SUPPLEMENTARY PAYMENTS – COVERAGES A AND B of SECTION I – COVERAGES:**

   **b.** Up to $2,500 for cost of bail bonds required because of accidents or traffic law violations arising out of the use of any vehicle to which the Bodily Injury Liability Coverage applies. We do not have to furnish these bonds.

2. The following replaces Paragraph **1.d.** of **SUPPLEMENTARY PAYMENTS – COVERAGES A AND B of SECTION I – COVERAGES:**

   **d.** All reasonable expenses incurred by the insured at our request to assist us in the investigation or defense


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of the claim or "suit", including actual loss of earnings up to $500 a day because of time off from work.

**F. WHO IS AN INSURED – EMPLOYEES AND VOLUNTEER WORKERS – FIRST AID**

1. The following is added to the definition of "occurrence" in the **DEFINITIONS** Section:

   Unless you are in the business or occupation of providing professional health care services, "occurrence" also means an act or omission committed by any of your "employees" or "volunteer workers", other than an employed or volunteer doctor, in providing or failing to provide first aid or "Good Samaritan services" to a person.

2. The following is added to Paragraph **2.a.(1)** of **SECTION II – WHO IS AN INSURED:**

   Unless you are in the business or occupation of providing professional health care services, Paragraphs **(1)(a)**, **(b)**, **(c)** and **(d)** above do not apply to "bodily injury" arising out of providing or failing to provide first aid or "Good Samaritan services" by any of your "employees" or "volunteer workers", other than an employed or volunteer doctor. Any of your "employees" or "volunteer workers" providing or failing to provide first aid or "Good Samaritan services" during their work hours for you will be deemed to be acting within the scope of their employment by you or performing duties related to the conduct of your business.

3. The following is added to Paragraph **5.** of **SECTION III – LIMITS OF INSURANCE:**

   For the purposes of determining the applicable Each Occurrence Limit, all related acts or omissions committed by any of your "employees" or "volunteer workers" in providing or failing to provide first aid or "Good Samaritan services" to any one person will be deemed to be one "occurrence".

4. The following is added to the **DEFINITIONS** Section:

   "Good Samaritan services" means any emergency medical services for which no compensation is demanded or received.

**G. WHO IS AN INSURED – EMPLOYEES – SUPERVISORY POSITIONS**

The following is added to Paragraph **2.a.(1)** of **SECTION II – WHO IS AN INSURED:**

Paragraphs **(1)(a)**, **(b)** and **(c)** above do not apply to "bodily injury" or "personal injury" to a co-"employee" in the course of the co-"employee's" employment by you arising out of work by any of your "employees" who hold a supervisory position.

**H. WHO IS AN INSURED – NEWLY ACQUIRED OR FORMED ORGANIZATIONS**

The following replaces Paragraph **4.** of **SECTION II – WHO IS AN INSURED** of the Commercial General Liability Coverage Form, and Paragraph **3.** of **SECTION II – WHO IS AN INSURED** of the Global Companion Commercial General Liability Coverage Form, to the extent such coverage forms are part of your policy:

Any organization you newly acquire or form, other than a partnership or joint venture, of which you are the sole owner or in which you maintain the majority ownership interest, will qualify as a Named Insured if there is no other insurance which provides similar coverage to that organization. However:

**a.** Coverage under this provision is afforded only:

   **(1)** Until the 180th day after you acquire or form the organization or the end of the policy period, whichever is earlier, if you do not report such organization in writing to us within 180 days after you acquire or form it; or

   **(2)** Until the end of the policy period, when that date is later than 180 days after you acquire or form such organization, if you report such organization in writing to us within 180 days after you acquire or form it, and we agree in writing that it will continue to be a Named Insured until the end of the policy period;

**b.** Coverage **A** does not apply to "bodily injury" or "property damage" that occurred before you acquired or formed the organization; and

**c.** Coverage **B** does not apply to "personal injury" or "advertising injury" arising out of an offense committed before you acquired or formed the organization.


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**I. BLANKET ADDITIONAL INSURED – OWNERS, MANAGERS OR LESSORS OF PREMISES**

The following is added to **SECTION II – WHO IS AN INSURED:**

Any person or organization that is a premises owner, manager or lessor is an insured, but only with respect to liability arising out of the ownership, maintenance or use of that part of any premises leased to you.

The insurance provided to such premises owner, manager or lessor does not apply to:

**a.** Any "bodily injury" or "property damage" caused by an "occurrence" that takes place, or "personal injury" or "advertising injury" caused by an offense that is committed, after you cease to be a tenant in that premises; or

**b.** Structural alterations, new construction or demolition operations performed by or on behalf of such premises owner, manager or lessor.

**J. BLANKET ADDITIONAL INSURED – LESSORS OF LEASED EQUIPMENT**

The following is added to **SECTION II – WHO IS AN INSURED:**

Any person or organization that is an equipment lessor is an insured, but only with respect to liability for "bodily injury", "property damage", "personal injury" or "advertising injury" caused, in whole or in part, by your acts or omissions in the maintenance, operation or use by you of equipment leased to you by such equipment lessor.

The insurance provided to such equipment lessor does not apply to any "bodily injury" or "property damage" caused by an "occurrence" that takes place, or "personal injury" or "advertising injury" caused by an offense that is committed, after the equipment lease expires.

**K. BLANKET ADDITIONAL INSURED – PERSONS OR ORGANIZATIONS FOR YOUR ONGOING OPERATIONS AS REQUIRED BY WRITTEN CONTRACT OR AGREEMENT**

The following is added to **SECTION II – WHO IS AN INSURED:**

Any person or organization that is not otherwise an insured under this Coverage Part and that you have agreed in a written contract or agreement to include as an additional insured on this Coverage Part is an insured, but only with respect to liability for "bodily injury" or "property damage" that:

**a.** Is caused by an "occurrence" that takes place after you have signed and executed that contract or agreement; and

**b.** Is caused, in whole or in part, by your acts or omissions in the performance of your ongoing operations to which that contract or agreement applies or the acts or omissions of any person or organization performing such operations on your behalf.

The limits of insurance provided to such insured will be the limits which you agreed to provide in the written contract or agreement, or the limits shown in the Declarations, whichever are less.

**L. BLANKET ADDITIONAL INSURED – BROAD FORM VENDORS**

The following is added to **SECTION II – WHO IS AN INSURED:**

Any person or organization that is a vendor and that you have agreed in a written contract or agreement to include as an additional insured on this Coverage Part is an insured, but only with respect to liability for "bodily injury" or "property damage" that:

**a.** Is caused by an "occurrence" that takes place after you have signed and executed that contract or agreement; and

**b.** Arises out of "your products" which are distributed or sold in the regular course of such vendor's business.

The insurance provided to such vendor is subject to the following provisions:

**a.** The limits of insurance provided to such vendor will be the limits which you agreed to provide in the written contract or agreement, or the limits shown in the Declarations, whichever are less.

**b.** The insurance provided to such vendor does not apply to:

**(1)** Any express warranty not authorized by you;

**(2)** Any change in "your products" made by such vendor;

**(3)** Repackaging, unless unpacked solely for the purpose of inspection, demonstration, testing, or the substitution of parts under instructions from the manufacturer, and then repackaged in the original container;

**(4)** Any failure to make such inspections, adjustments, tests or servicing as vendors agree to perform or normally undertake to perform in the regular course of business, in connection with the distribution or sale of "your products";


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(5) Demonstration, installation, servicing or repair operations, except such operations performed at such vendor's premises in connection with the sale of "your products"; or

(6) "Your products" which, after distribution or sale by you, have been labeled or relabeled or used as a container, part or ingredient of any other thing or substance by or on behalf of such vendor.

Coverage under this provision does not apply to:

a. Any person or organization from whom you have acquired "your products", or any ingredient, part or container entering into, accompanying or containing such products; or

b. Any vendor for which coverage as an additional insured specifically is scheduled by endorsement.

**M. WHO IS AN INSURED – UNNAMED SUBSIDIARIES**

The following is added to **SECTION II – WHO IS AN INSURED:**

Any of your subsidiaries, other than a partnership or joint venture, that is not shown as a Named Insured in the Declarations is a Named Insured if:

a. You maintain an ownership interest of more than 50% in such subsidiary on the first day of the policy period; and

b. Such subsidiary is not an insured under similar other insurance.

No such subsidiary is an insured for "bodily injury" or "property damage" that occurred, or "personal injury" or "advertising injury" caused by an offense committed:

a. Before you maintained an ownership interest of more than 50% in such subsidiary; or

b. After the date, if any, during the policy period that you no longer maintain an ownership interest of more than 50% in such subsidiary.

**N. WHO IS AN INSURED – LIABILITY FOR CONDUCT OF UNNAMED PARTNERSHIPS OR JOINT VENTURES**

The following replaces the last paragraph of **SECTION II – WHO IS AN INSURED:**

No person or organization is an insured with respect to the conduct of any current or past partnership or joint venture that is not shown as a Named Insured in the Declarations. This paragraph does not apply to any such partnership or joint venture that otherwise qualifies as an insured under Section **II** - Who Is An Insured.

**O. MEDICAL PAYMENTS – INCREASED LIMITS**

The following replaces Paragraph **7.** of **SECTION III – LIMITS OF INSURANCE:**

7. Subject to **5.** above, the Medical Expense Limit is the most we will pay under Coverage **C** for all medical expenses because of "bodily injury" sustained by any one person, and will be the higher of:

(a) $10,000; or

(b) The amount shown on the Declarations of this Coverage Part for Medical Expense Limit.

**P. CONTRACTUAL LIABILITY – RAILROADS**

1. The following replaces Paragraph **c.** of the definition of "insured contract" in the **DEFINITIONS** Section:

c. Any easement or license agreement;

2. Paragraph **f.(1)** of the definition of "insured contract" in the **DEFINITIONS** Section is deleted.

**Q. KNOWLEDGE AND NOTICE OF OCCURRENCE OR OFFENSE**

The following is added to Paragraph **2., Duties In The Event of Occurrence, Offense, Claim or Suit,** of **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS:**

e. The following provisions apply to Paragraph **a.** above, but only for the purposes of the insurance provided under this Coverage Part to you or any insured listed in Paragraph **1.** or **2.** of Section **II** - Who Is An Insured:

(1) Notice to us of such "occurrence" or offense must be given as soon as practicable only after the "occurrence" or offense is known to you (if you are an individual), any of your partners or members who is an individual (if you are a partnership or joint venture), any of your managers who is an individual (if you are a limited liability company), any of your trustees who is an individual (if you are a trust), any of your "executive officers" or directors (if you are an organization other than a partnership, joint venture, limited liability company or trust) or any "employee" author-


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ized by you to give notice of an "occurrence" or offense.

**(2)** If you are a partnership, joint venture, limited liability company or trust, and none of your partners, joint venture members, managers or trustees are individuals, notice to us of such "occurrence" or offense must be given as soon as practicable only after the "occurrence" or offense is known by:

**(a)** Any individual who is:

**(i)** A partner or member of any partnership or joint venture;

**(ii)** A manager of any limited liability company;

**(iii)** A trustee of any trust; or

**(iv)** An executive officer or director of any other organization;

that is your partner, joint venture member, manager or trustee; or

**(b)** Any "employee" authorized by such partnership, joint venture, limited liability company, trust or other organization to give notice of an "occurrence" or offense.

**(3)** Notice to us of such "occurrence" or offense will be deemed to be given as soon as practicable if it is given in good faith as soon as practicable to your workers' compensation insurer. This applies only if you subsequently give notice to us of the "occurrence" or offense as soon as practicable after any of the persons described in Paragraphs e. (1) or (2) above discovers that the "occurrence" or offense may result in sums to which the insurance provided under this Coverage Part may apply.

However, if this policy includes an endorsement that provides limited coverage for "bodily injury" or "property damage" or pollution costs arising out of a discharge, release or escape of "pollutants" which contains a requirement that the discharge, release or escape of "pollutants" must be reported to us within a specific number of days after its abrupt commencement, this Paragraph e. does not affect that requirement.

## R. UNINTENTIONAL OMISSION

The following is added to Paragraph **6., Representations,** of **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS:**

The unintentional omission of, or unintentional error in, any information provided by you which we relied upon in issuing this policy will not prejudice your rights under this insurance. However, this provision does not affect our right to collect additional premium or to exercise our rights of cancellation or nonrenewal in accordance with applicable insurance laws or regulations.

## S. BLANKET WAIVER OF SUBROGATION

The following is added to Paragraph **8., Transfer Of Rights Of Recovery Against Others To Us,** of **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS:**

If the insured has agreed in a contract or agreement to waive that insured's right of recovery against any person or organization, we waive our right of recovery against such person or organization, but only for payments we make because of:

**a.** "Bodily injury" or "property damage" caused by an "occurrence" that takes place; or

**b.** "Personal injury" or "advertising injury" caused by an offense that is committed;

subsequent to the execution of the contract or agreement.


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**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

# OTHER INSURANCE - ADDITIONAL INSUREDS - PRIMARY AND NON-CONTRIBUTORY WITH RESPECT TO CERTAIN OTHER INSURANCE

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

The following is added to Paragraph **4. a., Primary Insurance,** of **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS:**

However, if you specifically agree in a written contract or agreement that the insurance afforded to an additional insured under this Coverage Part must apply on a primary basis, or a primary and non-contributory basis, this insurance is primary to other insurance that is available to such additional insured which covers such additional insured as a named insured, and we will not share with that other insurance, provided that:

**(1)** The "bodily injury" or "property damage" for which coverage is sought is caused by an "occurrence" that takes place; and

**(2)** The "personal injury" or "advertising injury" for which coverage is sought arises out of an offense that is committed;

subsequent to the signing and execution of that contract or agreement by you.


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**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

# BUSINESS AUTO EXTENSION ENDORSEMENT

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM

**GENERAL DESCRIPTION OF COVERAGE –** This endorsement broadens coverage. However, coverage for any injury, damage or medical expenses described in any of the provisions of this endorsement may be excluded or limited by another endorsement to the Coverage Part, and these coverage broadening provisions do not apply to the extent that coverage is excluded or limited by such an endorsement. The following listing is a general coverage description only. Limitations and exclusions may apply to these coverages. Read all the provisions of this endorsement and the rest of your policy carefully to determine rights, duties, and what is and is not covered.


**A. BROAD FORM NAMED INSURED**

**B. BLANKET ADDITIONAL INSURED**

**C. EMPLOYEE HIRED AUTO**

**D. EMPLOYEES AS INSURED**

**E. SUPPLEMENTARY PAYMENTS – INCREASED LIMITS**

**F. HIRED AUTO – LIMITED WORLDWIDE COVERAGE – INDEMNITY BASIS**

**G. WAIVER OF DEDUCTIBLE – GLASS**

**H. HIRED AUTO PHYSICAL DAMAGE – LOSS OF USE – INCREASED LIMIT**

**I. PHYSICAL DAMAGE – TRANSPORTATION EXPENSES – INCREASED LIMIT**

**J. PERSONAL PROPERTY**

**K. AIRBAGS**

**L. NOTICE AND KNOWLEDGE OF ACCIDENT OR LOSS**

**M. BLANKET WAIVER OF SUBROGATION**

**N. UNINTENTIONAL ERRORS OR OMISSIONS**


**PROVISIONS**

**A. BROAD FORM NAMED INSURED**

The following is added to Paragraph **A.1.**, **Who Is An Insured**, of **SECTION II – COVERED AUTOS LIABILITY COVERAGE**:

Any organization you newly acquire or form during the policy period over which you maintain 50% or more ownership interest and that is not separately insured for Business Auto Coverage. Coverage under this provision is afforded only until the 180th day after you acquire or form the organization or the end of the policy period, whichever is earlier.

**B. BLANKET ADDITIONAL INSURED**

The following is added to Paragraph **c.** in **A.1.**, **Who Is An Insured**, of **SECTION II – COVERED AUTOS LIABILITY COVERAGE**:

Any person or organization who is required under a written contract or agreement between you and that person or organization, that is signed and executed by you before the "bodily injury" or "property damage" occurs and that is in effect during the policy period, to be named as an additional insured is an "insured" for Covered Autos Liability Coverage, but only for damages to which this insurance applies and only to the extent that person or organization qualifies as an "insured" under the Who Is An Insured provision contained in Section **II**.

**C. EMPLOYEE HIRED AUTO**

**1.** The following is added to Paragraph **A.1.**, **Who Is An Insured**, of **SECTION II – COVERED AUTOS LIABILITY COVERAGE**:

An "employee" of yours is an "insured" while operating an "auto" hired or rented under a contract or agreement in an "employee's" name, with your permission, while performing duties related to the conduct of your business.

**2.** The following replaces Paragraph **b.** in **B.5.**, **Other Insurance**, of **SECTION IV – BUSINESS AUTO CONDITIONS**:

**b.** For Hired Auto Physical Damage Coverage, the following are deemed to be covered "autos" you own:

**(1)** Any covered "auto" you lease, hire, rent or borrow; and

**(2)** Any covered "auto" hired or rented by your "employee" under a contract in an "employee's" name, with your


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permission, while performing duties related to the conduct of your business.

However, any "auto" that is leased, hired, rented or borrowed with a driver is not a covered "auto".

**D. EMPLOYEES AS INSURED**

The following is added to Paragraph **A.1.**, **Who Is An Insured**, of **SECTION II – COVERED AUTOS LIABILITY COVERAGE**:

Any "employee" of yours is an "insured" while using a covered "auto" you don't own, hire or borrow in your business or your personal affairs.

**E. SUPPLEMENTARY PAYMENTS – INCREASED LIMITS**

**1.** The following replaces Paragraph **A.2.a.(2)**, of **SECTION II – COVERED AUTOS LIABILITY COVERAGE**:

**(2)** Up to $3,000 for cost of bail bonds (including bonds for related traffic law violations) required because of an "accident" we cover. We do not have to furnish these bonds.

**2.** The following replaces Paragraph **A.2.a.(4)**, of **SECTION II – COVERED AUTOS LIABILITY COVERAGE**:

**(4)** All reasonable expenses incurred by the "insured" at our request, including actual loss of earnings up to $500 a day because of time off from work.

**F. HIRED AUTO – LIMITED WORLDWIDE COVERAGE – INDEMNITY BASIS**

The following replaces Subparagraph **(5)** in Paragraph **B.7.**, **Policy Period, Coverage Territory**, of **SECTION IV – BUSINESS AUTO CONDITIONS**:

**(5)** Anywhere in the world, except any country or jurisdiction while any trade sanction, embargo, or similar regulation imposed by the United States of America applies to and prohibits the transaction of business with or within such country or jurisdiction, for Covered Autos Liability Coverage for any covered "auto" that you lease, hire, rent or borrow without a driver for a period of 30 days or less and that is not an "auto" you lease, hire, rent or borrow from any of your "employees", partners (if you are a partnership), members (if you are a limited liability company) or members of their households.

**(a)** With respect to any claim made or "suit" brought outside the United States of America, the territories and possessions of the United States of America, Puerto Rico and Canada:

**(i)** You must arrange to defend the "insured" against, and investigate or settle any such claim or "suit" and keep us advised of all proceedings and actions.

**(ii)** Neither you nor any other involved "insured" will make any settlement without our consent.

**(iii)** We may, at our discretion, participate in defending the "insured" against, or in the settlement of, any claim or "suit".

**(iv)** We will reimburse the "insured" for sums that the "insured" legally must pay as damages because of "bodily injury" or "property damage" to which this insurance applies, that the "insured" pays with our consent, but only up to the limit described in Paragraph **C.**, Limits Of Insurance, of SECTION **II** – COVERED AUTOS LIABILITY COVERAGE.

**(v)** We will reimburse the "insured" for the reasonable expenses incurred with our consent for your investigation of such claims and your defense of the "insured" against any such "suit", but only up to and included within the limit described in Paragraph **C.**, Limits Of Insurance, of SECTION **II** – COVERED AUTOS LIABILITY COVERAGE, and not in addition to such limit. Our duty to make such payments ends when we have used up the applicable limit of insurance in payments for damages, settlements or defense expenses.

**(b)** This insurance is excess over any valid and collectible other insurance available to the "insured" whether primary, excess, contingent or on any other basis.

**(c)** This insurance is not a substitute for required or compulsory insurance in any country outside the United States, its territories and possessions, Puerto Rico and Canada.


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You agree to maintain all required or compulsory insurance in any such country up to the minimum limits required by local law. Your failure to comply with compulsory insurance requirements will not invalidate the coverage afforded by this policy, but we will only be liable to the same extent we would have been liable had you complied with the compulsory insurance requirements.

**(d)** It is understood that we are not an admitted or authorized insurer outside the United States of America, its territories and possessions, Puerto Rico and Canada. We assume no responsibility for the furnishing of certificates of insurance, or for compliance in any way with the laws of other countries relating to insurance.

**G. WAIVER OF DEDUCTIBLE – GLASS**

The following is added to Paragraph **D.**, **Deductible**, of **SECTION III – PHYSICAL DAMAGE COVERAGE**:

No deductible for a covered "auto" will apply to glass damage if the glass is repaired rather than replaced.

**H. HIRED AUTO PHYSICAL DAMAGE – LOSS OF USE – INCREASED LIMIT**

The following replaces the last sentence of Paragraph **A.4.b.**, **Loss Of Use Expenses**, of **SECTION III – PHYSICAL DAMAGE COVERAGE**:

However, the most we will pay for any expenses for loss of use is $65 per day, to a maximum of $750 for any one "accident".

**I. PHYSICAL DAMAGE – TRANSPORTATION EXPENSES – INCREASED LIMIT**

The following replaces the first sentence in Paragraph **A.4.a.**, **Transportation Expenses**, of **SECTION III – PHYSICAL DAMAGE COVERAGE**:

We will pay up to $50 per day to a maximum of $1,500 for temporary transportation expense incurred by you because of the total theft of a covered "auto" of the private passenger type.

**J. PERSONAL PROPERTY**

The following is added to Paragraph **A.4.**, **Coverage Extensions**, of **SECTION III – PHYSICAL DAMAGE COVERAGE**:

**Personal Property**

We will pay up to $400 for "loss" to wearing apparel and other personal property which is:

**(1)** Owned by an "insured"; and

**(2)** In or on your covered "auto".

This coverage applies only in the event of a total theft of your covered "auto".

No deductibles apply to this Personal Property coverage.

**K. AIRBAGS**

The following is added to Paragraph **B.3.**, **Exclusions**, of **SECTION III – PHYSICAL DAMAGE COVERAGE**:

Exclusion **3.a.** does not apply to "loss" to one or more airbags in a covered "auto" you own that inflate due to a cause other than a cause of "loss" set forth in Paragraphs **A.1.b.** and **A.1.c.**, but only:

**a.** If that "auto" is a covered "auto" for Comprehensive Coverage under this policy;

**b.** The airbags are not covered under any warranty; and

**c.** The airbags were not intentionally inflated.

We will pay up to a maximum of $1,000 for any one "loss".

**L. NOTICE AND KNOWLEDGE OF ACCIDENT OR LOSS**

The following is added to Paragraph **A.2.a.**, of **SECTION IV – BUSINESS AUTO CONDITIONS**:

Your duty to give us or our authorized representative prompt notice of the "accident" or "loss" applies only when the "accident" or "loss" is known to:

**(a)** You (if you are an individual);

**(b)** A partner (if you are a partnership);

**(c)** A member (if you are a limited liability company);

**(d)** An executive officer, director or insurance manager (if you are a corporation or other organization); or

**(e)** Any "employee" authorized by you to give notice of the "accident" or "loss".

**M. BLANKET WAIVER OF SUBROGATION**

The following replaces Paragraph **A.5.**, **Transfer Of Rights Of Recovery Against Others To Us**, of **SECTION IV – BUSINESS AUTO CONDITIONS** :

**5. Transfer Of Rights Of Recovery Against Others To Us**

We waive any right of recovery we may have against any person or organization to the extent required of you by a written contract signed and executed prior to any "accident" or "loss", provided that the "accident" or "loss" arises out of operations contemplated by


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such contract. The waiver applies only to the person or organization designated in such contract.

**N. UNINTENTIONAL ERRORS OR OMISSIONS**

The following is added to Paragraph **B.2.**, **Concealment, Misrepresentation, Or Fraud**, of **SECTION IV – BUSINESS AUTO CONDITIONS**:

The unintentional omission of, or unintentional error in, any information given by you shall not prejudice your rights under this insurance. However this provision does not affect our right to collect additional premium or exercise our right of cancellation or non-renewal.


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| Agenda Sheet for City Council Meeting of: 11/22/2021 | | Date Rec'd | 11/9/2021 |
|---|---|---|---|
| | | Clerk's File # | OPR 2019-0364 |
| | | Renews # | |
| Submitting Dept | PUBLIC WORKS | Cross Ref # | |
| Contact Name/Phone | MARLENE FEIST 625-6505 | Project # | |
| Contact E-Mail | MFEIST@SPOKANECITY.ORG | Bid # | RFP 4480-18 |
| Agenda Item Type | Contract Item | Requisition # | BT |
| Agenda Item Name | UIS PROJECT - BILLING SYSTEM CONVERSION - CONTRACT EXTENSION | | |

**Agenda Wording**

The Utility Information System (UIS) Project was approved in 2019 in order to replace the aging, homegrown, over-customized application, Cstar, with enQuesta6. Contract Amendment is for $492,947.50 w/ tax, to begin October 1, 2021 - May 31, 2022.

**Summary (Background)**

Public Works is seeking an extension to the UIS system conversion project through the spring of 2022, with a revised "go-live" date of the end of February 2022 with post go-live support for three months. The total cost of the extension is a not-to-exceed amount of $493,000. The City team is working diligently to complete the project for less than the total not-to-exceed amount. We have negotiated a total discount for this work of nearly $150,000.

Lease? NO Grant related? NO Public Works? NO

| Fiscal Impact | | Budget Account |
|---|---|---|
| Expense | $ 492,947.50 | # 4250-30210-38141-54201-99999 |
| Select | $ | # |
| Select | $ | # |
| Select | $ | # |

| Approvals | | Council Notifications | |
|---|---|---|---|
| Dept Head | FEIST, MARLENE | Study Session\Other | Urban Experience 11/8/2021 |
| Division Director | FEIST, MARLENE | Council Sponsor | Breean Beggs |
| Finance | ALBIN-MOORE, ANGELA | Distribution List | |
| Legal | SCHOEDEL, ELIZABETH | Accounting - aalbinmoore@spokanecity.org | |
| For the Mayor | ORMSBY, MICHAEL | Contract Accounting - ddaniels@spokanecity.org | |
| Additional Approvals | | Legal - modle@spokanecity.org | |
| Purchasing | WAHL, CONNIE | Purchasing - cwahl@spokanecity.org | |
| | | IT - itadmin@spokanecity.org | |
| | | Tax & Licenses | |
| | | Dana.Lendorf-McCarthy@systemsandsoftware.net | |

# Briefing Paper
## Urban Experience

| | |
|---|---|
| **Division & Department:** | Public Works, Utility Billing |
| **Subject:** | UIS Project – Billing System Conversion – Contract Extension |
| **Date:** | November 8, 2021 |
| **Author (email & phone):** | Marlene Feist; mfeist@spokanecity.org; (509) 625-6505 |
| **City Council Sponsor:** | Breean Beggs |
| **Executive Sponsor:** | Marlene Feist |
| **Committee(s) Impacted:** | Finance & Administration Committee; PIES |
| **Type of Agenda item:** | ■ Consent ☐ Discussion ☐ Strategic Initiative |
| **Alignment**: | Innovative Infrastructure; Sustainable Finances |
| **Strategic Initiative:** | Successful Conversion of the Utility Information System (UIS) |
| **Deadline:** | November 2021 |
| **Outcome:** | Full implementation of the UIS system during Q1/2022 |

Background/History:

The UIS system conversion project kicked off in July 2019. While we have made significant progress toward the finalization of this project, we have not met the go-live date of September 2021. Public Works is requesting approval for an extension of this project to complete this software conversion, which supports $200 million in utility billing annually. This extension is for a not-to-exceed amount of $493,000.

Executive Summary:

Public Works is seeking an extension to the UIS system conversion project through the spring of 2022, with a revised "go-live" date of the end of February 2022 with post go-live support for three months.

The total cost of the extension is a not-to-exceed amount of $493,000. The City team is working diligently to complete the project for less than the total not-to-exceed amount. We have negotiated a total discount for this work of nearly $150,000. And, we have refocused and recommitted our teams to move toward efficient completion. The total project cost is over $4 million. Funds will come from the utilities.

| | | | |
|---|---|---|---|
| **Services Subtotal** | **289,825.00** | **(76,877.50)** | **$212,947.50** |
| **Services Contingency** | **350,000.00** | **(70,000.00)** | **$280,000.00** |
| **TOTAL** | | | **$492,947.50** |

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:

City Clerk's No. OPR 2019-0364

# City of Spokane

## CONTRACT EXTENSION #3 WITH COST

## Title: UTILITY INFORMATION SYSTEM, SUPPORT AND MAINTENANCE

This Contract Extension additional compensation is made and entered into by and between the **CITY OF SPOKANE** as ("City"), a Washington municipal corporation, and **SYSTEMS & SOFTWARE, INC.**, whose address is 10 East Allen Street, Suite 201, Winooski, Vermont 05404 as ("Company"), individually hereafter referenced as a "party", and together as the "parties".

*WHEREAS, the parties entered into a Contract wherein the Company agreed to provide a Utility Information System and Support and Maintenance for the City; and*

*WHEREAS, following executive management team evaluation an extension is needed for a successful transition to the new billing system (as stated in the project change order dated September 16, 2021, and attached hereto), and thus the Contract time for performance needs to be formally extended by this written document.*

*-- NOW, THEREFORE, in consideration of these terms, the parties mutually agree as follows:*

**1. CONTRACT DOCUMENTS.**
The original Contract, dated May 23, 2019 and June 4, 2019, any previous amendments, addendums and / or extensions / renewals thereto, are incorporated by reference into this document as though written in full and shall remain in full force and effect except as provided herein.

**2. EFFECTIVE DATE.**
This Contract Extension shall become effective on October 1, 2021.

**3. EXTENSION.**
The contract documents are hereby extended and shall run through May 31, 2022.

**4. COMPENSATION.**
The City shall pay an additional amount not to exceed **FOUR HUNDRED NINETY-TWO THOUSAND NINE HUNDRED FORTY-SEVEN AND 50/100 DOLLARS ($492,947.50)** for everything furnished and done under this Contract Extension in accordance with the attached Change Order, attached hereto as Exhibit A.

IN WITNESS WHEREOF, in consideration of the terms, conditions and covenants contained, or attached and incorporated and made a part, the parties have executed this Contract Extension by having legally-binding representatives affix their signatures below.

**SYSTEMS & SOFTWARE, INC.**

By_____
Signature Date

_____
Type or Print Name

_____
Title

Attest:

_____
City Clerk

**CITY OF SPOKANE**

By_____
Signature Date

_____
Type or Print Name

_____
Title

Approved as to form:

_____
Assistant City Attorney

**Attachments that are part of this Contract Extension**:
Exhibit A – System & Software Project Change Order dated September 16, 2021, revised October 26, 2021.

U2021-096a

# EXHIBIT A

**City of Spokane**
**CIS Implementation Project**
**Project Change Order**

| | | | |
|---|---|---|---|
| **Project Name:** | CIS enQuesta v6.0 Implementation | **Change Order:** | CO-11 |
| **Requestor:** | Brandon Meiers | **Date Requested:** | 9/15/2021 |
| **Project Manager:** | Jerylann Butler | **Priority:** | High |
| **Date Created:** | 9/16/2021 | **Revision Date:** | 10/26/2021 |

## Description of Work Required

**Title: Project Extension - October 2021**

**Summary of Business Requirements & Reason for Proposed Change**

The UIS Implementation Project PMO and Executive Management team have evaluated project status, issues and risks and have determined a project extension is needed for a successful transition to the new billing system. This change order outlines the recommended schedule, assumptions, scope additions, scope reductions, detailed costing, impact on existing project milestones and payment terms.

## Proposed Resolution and Recommendation

**S&S Recommended Schedule:**

- October 2021 – Analysis, Extract and Conversion changes, Configuration changes, changes to Meter Reading Programs related to Consumption History and Leading Zero issues
- November 2021 – Additional Conversion to test the extract, conversion, configuration and development changes related to Consumption History and Leading Zero issues; Additional Conversion for Integration Testing (Phase 4); US Bank - CStar Go Live 11/22; US Bank – enQuesta Integration BRD finalized 11/30
- December 2021 – Integration Testing (Phase 4) support; UAT Prep; US Bank Integration Development and Unit Testing*
    - 1 week blackout for holiday
- January 2022 – Simulation Conversion; UAT; US Bank Integration Testing*; Performance Testing
- February 2022 – Spokane led End-User Training; Go Live Prep; Go Live Conversion on 2/25/22; Go Live date of 2/28/22
- March 2022 – Post Go Live Support Month 1
- April 2022 – Post Go Live Support Month 2
- May 2022 – Post Go Live Support Month 3

** will be included in a separate change order pending completion of the US Bank BRD*

**Scope Additions:**

1. **Additional Functional Testing Phase – Issues #1 & #2 (4 weeks)**

***A. Issue # 1 – Consumption History***

*The City provided incorrect reading dates for Consumption History in the extract.*
*For example, for the account with meter 90303835, the reading in CStar with a 6/1/2021 reading date was 282 but the reading provided in conversion and brought into enQuesta Consumption History for that same reading date was 276.*
*This would have serious implications to billing once we tried to bill a read that was brought into enQuesta (not converted) as the billing relies on the last read date to calculate usage and billing charges. This would also impact enQuesta estimation which relies on Consumption History.*

- **S&S Recommended process changes:**
    - None
- **S&S Recommended changes to extract, conversion, configuration and development:**
    - Change Stage_Consumption_History extract (Spokane/Ed)

        - Update the conversion program to use the correct the reading date
- **S&S Recommended Testing for Spokane team:**
    - Thorough Data Validation
        - Check readings from CStar against readings in enQuesta and verify the last reading and last read date match in both systems in consumption history
        - Use a variety of accounts with various meter types, including 30 day and 60 day reads etc.
    - Meter to Billing Testing
        - Ensure various scenarios are accounted for in test plan – including accounts read monthly, bi-monthly; accounts with an actual read and accounts with last read as a 'ghost' read; meters read by Neptune, Itron etc.
        - Put the accounts in a temporary cycle for testing
        - Have the meters downloaded into the reading units
        - Get reads in the field
        - Upload the reads into enQuesta
        - Bill the accounts and compare the billing to the billing in CStar

***B. Issue # 2 - Leading Zero's***

*Spokane raised a concern that enQuesta did not include leading zero's when displaying the reads in the reading edit. This "requirement" was related to several workarounds Spokane had to put in place due to limitations in the current system, CStar.*

- **S&S Recommended process changes:**
    - The Meter Readers will enter in all the values displayed on the actual meter.
        - eliminates the current practice of the reader needing to know how many digits of the read to enter based on meter type
        - eliminates the need for special calculation in the import of reads
    - Billing will be calculated down to the cf (currently ccf).
        - Approval is required prior to doing the conversion.
        - allowing Spokane to bill more discreet values
        - position Spokane to take full advantage of meter features when they transition to AMI meters
- **S&S Recommended changes to extract, conversion, configuration and development:**
    - Provide a spreadsheet identifying all current meter configurations (Spokane/Todd)
        - # of dials, # of painted zero's
        - the meters that read down to the 10ths and 100ths
    - Change Stage_Device extract (Spokane/Ed)
        - Update the # of painted (dead) zeros based on the configuration spreadsheet
    - Change Stage_Metered_Services extract (Spokane/Ed)
        - Update the cmtr-last-reading based on the configuration spreadsheet
    - Change Stage_Unbilled_Reading extract (Spokane/Ed)
        - Update the cmtr-last-reading based on the configuration spreadsheet
    - Change Stage_Consumption_History extract (Spokane / Ed)
        - Update the present reading and previous reading based on the configuration spreadsheet
    - Change in the meter reading upload programs (Neptune/Itron or S&S/Russ)
        - Truncate the 10ths and 100ths values from the cf read
            - This is required for any process that brings reads into – AMI, AMR, HH's – and might be able to be done by the meter read vendor or by S&S in the uploads
    - Change in the enQuestaLink interface (ServiceLink / Don)
        - Truncate the 10ths and 100ths values from the cf read
    - Change the rates to bill by cf (S&S)
        - Data hit in enQuesta
    - Change in the Bill print (S&S)
        - Update the graph calculation and some labels
    - Proof of concept testing in enQuesta (S&S / Linda)
        - Manually change configuration of (some) rates, edit criteria, and readings

        - Bill accounts to verify required configuration changes and verify functionality
    - Assist Spokane in planning data management at cutover
    - Training (Spokane)
        - Meter Readers to enter all digits of the actual read on the meter
- **S&S Recommended Testing for Spokane team – this will be executed solely by City resources:**
    - Thorough Data Validation
        - Check meter attributes of a few devices of each type of meter
    - Review Billing Parallel results
        - Ensure no anomalies related to conversion changes
    - Meter to Billing Testing
        - Have sample readings pulled into enQuesta for a few of each variety of meter types and all input methods
        - Pull accounts into a special cycle
        - Edit the reads (in the reading edit) and ensure that the expected reads are pulling into the edit to confirm the edit criteria configuration changes
        - Bill the cycle
        - Review the billing reports to verify the accounts are billing correctly
        - Run the Bill Print
        - Review the Bill Print graph and labels to verify the print is accurate
        - Review the results in enQuesta – including billed amounts, consumption history

**2. <u>US Bank Business Requirement Document creation</u>**

S&S will review the US Bank documentation provided by the City, participate in meetings to get clarification on technical and process specifics, document the requirements and technical specifications that will be in scope for the integration, including cutover / account conversion plan and participate in joint sessions to review the BRD with the City & US Bank

- S&S will scope and submit a change order based on the approved BRD

**3. <u>Additional Integration Testing – Phase 4 (7 weeks)</u>**

S&S will provide resources to verify data extract, convert the data from the staging tables to enQuesta, provide reconciliation counts, provide kick-out reports for data issues and participate in reconciliation report review. S&S will conduct a billing comparison (parallel) between CStar and enQuesta for a specified cycle at the time of conversion, provide the comparison defining root cause for variations (when known) and participate in joint sessions to review and further define root cause for variations

- S&S will provide PM and SME testing support
    - PM – Full-time Support
    - SME – the equivalent of 2.5 full-time resources

**4. <u>Service Contingency</u>**

The City wishes to secure funding for a contingency pool of 2,000 hours to address any unforeseen issues or support needs including, but not limited to a go-live delay, additional project management, end-user training support and/or post-go-live support. Approval is required from either the City's Director, Public Works or CITO to activate contingency funding (emailed approval will suffice).

**<u>Scope Reductions:</u>**

**5. <u>Capricorn Customer Self-Service Portal</u>**

- City will elect not to go-live on Capricorn and all work related to this portal will stop.
- S&S will provide a credit to the City against future services of ($25,000.00).
    - License fee is non-refundable
    - Services of $115,000.00 have already been provided
    - License will be turned off but remain the property of the city.
    - Annual Maintenance & Support will be reduced by (17,500.00) to reflect this change.
    - If city wishes to move forward on Capricorn by January 1st, 2023 their existing license will be honored. Implementation services and support would be negotiated at that time.

## Assumptions

- The City will restructure their PMO to identify a single principal PM who is accountable for delivering the City's tasks on schedule, as well as proactively managing City of Spokane resource availability.
- A revised project schedule will be updated jointly by the S&S PM and the City's principal PM by 10/27 and then presented to the ESC for approval on 10/29.
    - The S&S PM and the City's Principal PM will prepare a list of "Critical Path action items". These will be reviewed and approved by the ESC on 10/29.
- The next scheduled ESC meeting which is set for 10/27 will be moved to 10/29.
- Weekly ESC meetings will continue to be held until 30 days past the go-live date.
    - During these meetings the S&S PM and the City's principal PM will provide status updates on the Critical Path action items. If an action item is off schedule, the PMs will notify the ESC of their mutually agreed to mitigation plan for ESC approval. The ESC will confirm the viability of the current go-live date at each ESC meeting.
- The S&S PM will be the single point of contact for all communication that requires an S&S SME.
- The City will obtain the requisite approval to enable meter readings to be billed in cfs in place of the current ccfs.
- Transition from each of the following phases below, to the subsequent phase, requires completion of specified exit criteria and formal mutual signoff:
    - Additional Functional Testing Phase (Issue 1 and 2 Testing)
        - Exit Criteria: Spokane executes the recommended testing, validates the data changes and verifies the functionality (related to the changes outlined below) are working as expected
    - Integration Testing – Phase 4
        - Exit Criteria: refer to section 2.4.8 of the SOW
    - UAT
        - Exit Criteria: refer to section 2.5.2 of SOW
    - Training
        - Exit Criteria: refer to section 2.5.3 of SOW
    - Go Live Preparation
        - Exit Criteria: refer to section 2.5.5 of SOW
    - Go Live
        - Exit Criteria: refer to section 2.5.6 of SOW
    - Post Go Live Support
        - Exit Criteria: refer to section 2.5.7 of SOW
- US Bank – CStar Go Live 11/22/2021
- US Bank – enQuesta BRD:
    - Kickoff of requirement gathering sessions 11/1/2021
    - BRD draft ready for joint review 11/25/2021
    - BRD approval / signoff 11/30/2021

## Impact to Project Scope, Schedule, Costs, Deliverables and Identify Risks

**Impact to Project Scope:**

- Scope additions and reduction outlined above

**Impact to Project Schedule:**

- The project schedule has extended from a September 2021 Go Live to a February 2022 Go Live

**Impact to Project Costs:**

- Additional costs as outlined below

**Impact on existing Deliverables and list any new Deliverables:**

- The three milestones noted below will be considered complete upon execution of this change order and can be billed as of the signing date.

- 15A Finalize Functional Design Specifications - Interfaces & Modifications ($42,500.00)
- 22A Developed Interfaces & Modifications ($29,750.00)
- 26A Integration Testing Execution ($23,375.00)

**The following risk have been mitigated with this change order:**

- Errors with converted data fixed and tested
- Errors in readings and billings reduced with simplified process
- Issues at cutover reduced with additional testing

| Detailed Costing | Gross | Discount | Cost |
|---|---|---|---|
| Additional Functional Testing Phase (4 weeks) | | | |
| • Additional Conversion and Bill Parallel | 8,400.00 | (4,200.00) | $4,200.00 |
| • Additional Functional Testing Phase Support | | | |
| o PM | 24,500.00 | (12,250.00) | $12,250.00 |
| o SMEs | 66,500.00 | (33,250.00) | $33,250.00 |
| US Bank Business Requirement Document | 6,650.00 | 0.00 | $6,650.00 |
| Additional Integration Testing – Phase 4 (7 weeks) | | | |
| • Additional Conversion and Bill Parallel | 8,400.00 | (840.00) | $7,560.00 |
| • Support remaining interface, reports, and regression testing | | | |
| o PM | 42,875.00 | (4,287.50) | $38,587.50 |
| o SME | 150,500.00 | (15,050.00) | $135,450.00 |
| Capricorn CSS Portal | (25,000.00) | 0.00 | ($25,000.00) |
| **Services Subtotal** | **289,825.00** | **(76,877.50)** | **$212,947.50** |
| **Services Contingency** | **350,000.00** | **(70,000.00)** | **$280,000.00** |
| **TOTAL** | | | **$492,947.50** |

## Payment Terms

**Impact to Project Scope:**

- The fixed scope added in this change order will be due as described in the table below.

| MS # | Milestone Name | Payment Terms | Amount |
|---|---|---|---|
| MS-47 | Change Order 11 – payment 1 | 25% due on signing | $53,237.00 |
| MS-48 | Change Order 11 – payment 2 | 25% invoiced on Dec 1st, 2021 | $53,237.00 |
| MS-49 | Change Order 11 – payment 3 | 25% invoiced on Jan 1st, 2021 | $53,237.00 |
| MS-50 | Change Order 11 – payment 4 | 25% invoiced on Feb 1st, 2021 | $53,236.50 |

**Contingency:**

- The contingency will be invoiced on an hourly basis at the completion of each month separately from the fixed price scope starting at the end of the first month the contingency is drawn upon.

## Terms and Conditions

1. The change order rate identified in Section 3.1.3 – Change Order Rates within Schedule A of the Software Implementation Services Agreement is ($175.00/hour) will apply to this Change Order.
2. This Change Order has been submitted, assessed and approved by the Project Management Team and the Executive Sponsors. Signed Approval of this document indicates it will be executed as described.
3. Year 1 Maintenance & Support, if applicable, will be prorated from signing date to the Spokane Support renewal date.

Signed: _____ Date: _____
Spokane Executive Sponsor: Marlene Feist

Signed: _____ Date: _____
Spokane Project Manager: Brandon Meiers

Signed: _____ Date: _____
S&S Executive Sponsor: Julie Hextell

Signed: _____ Date: _____
S&S Project Manager: Jeryl-ann Butler

Washington State Department of Revenue

Business Lookup

## License Information:

New search Back to results

**Entity name:** SYSTEMS & SOFTWARE, INC.

**Business name:** SYSTEMS & SOFTWARE, INC.

**Entity type:** Profit Corporation

**UBI #:** 604-404-683

**Business ID:** 001

**Location ID:** 0001

**Location:** Active

**Location address:** 10 EAST ALLEN STREET
WINOOSKI VT 05404

**Mailing address:** 10 EAST ALLEN STREET
WINOOSKI VT 05404

**Excise tax and reseller permit status:** Click here

**Secretary of State status:** Click here

## Endorsements

| Endorsements held at this l | License # | Count | Details | Status | Expiration da | First issuance |
|---|---|---|---|---|---|---|
| Spokane General Business - Non-Resident | | | | Active | Mar-31-2022 | May-02-201 |

| Governing people | Title |
|---|---|
| BENDER, JEFF | |
| RICHARDSON, TODD | |

## Registered Trade Names

| Registered trade names | Status | First issued |
|---|---|---|
| SYSTEMS AND SOFTWARE INCORPORATION | Active | Jul-03-2019 |

View Additional Locations

The Business Lookup information is updated nightly. Search date and time: 4/5/2021 8:44:45 AM

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# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 09/28/2021

**THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.**

**IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).**

| | |
|---|---|
| **PRODUCER**<br>Marsh Canada Limited<br>120 Bremner Blvd., Suite 800 Attn: Canada.Certrequest@marsh.com<br>Toronto, ON, M5J 0A8<br><br>CN102165922--GAWUP-21-22 Harris | **CONTACT NAME:**<br>**PHONE (A/C, No, Ext):** **FAX (A/C, No):**<br>**E-MAIL ADDRESS:** |
| **INSURED**<br>Systems & Software, Inc., A DIVISION OF<br>N. HARRIS COMPUTER CORPORATION<br>10 E Allen St Ste 201,<br>Winooski, VT 05404 | **INSURER(S) AFFORDING COVERAGE** — **NAIC #**<br>**INSURER A :** Federal Insurance Company — 20281<br>**INSURER B :** Great Northern Insurance Company — 20303<br>**INSURER C :**<br>**INSURER D :**<br>**INSURER E :**<br>**INSURER F :** |

**COVERAGES** **CERTIFICATE NUMBER:** HOU-003831474-01 **REVISION NUMBER:** 0

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE | ADDL INSD | SUBR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS | | |
|---|---|---|---|---|---|---|---|---|---|
| A | **COMMERCIAL GENERAL LIABILITY**<br>CLAIMS-MADE [X] OCCUR<br>GEN'L AGGREGATE LIMIT APPLIES PER:<br>[X] POLICY [ ] PRO-JECT [ ] LOC<br>[ ] OTHER: | | | 9950-48-39 | 09/27/2021 | 09/27/2022 | EACH OCCURRENCE<br>DAMAGE TO RENTED PREMISES (Ea occurrence)<br>MED EXP (Any one person)<br>PERSONAL & ADV INJURY<br>GENERAL AGGREGATE<br>PRODUCTS - COMP/OP AGG<br> | $<br>$<br>$<br>$<br>$<br>$<br>$ | 1,000,000<br><br>25,000<br>1,000,000<br>2,000,000<br>1,000,000<br> |
| B | **AUTOMOBILE LIABILITY**<br>[X] ANY AUTO<br>[X] OWNED AUTOS ONLY [X] SCHEDULED AUTOS<br>[X] HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY | | | 73600397 | 09/27/2021 | 09/27/2022 | COMBINED SINGLE LIMIT (Ea accident)<br>BODILY INJURY (Per person)<br>BODILY INJURY (Per accident)<br>PROPERTY DAMAGE (Per accident)<br> | $<br>$<br>$<br>$<br>$ | 1,000,000<br><br><br><br> |
| A | [X] **UMBRELLA LIAB** [ ] OCCUR<br>**EXCESS LIAB** [ ] CLAIMS-MADE<br>DED [ ] RETENTION $ | | | 9365-24-30 | 09/27/2021 | 09/27/2022 | EACH OCCURRENCE<br>AGGREGATE<br> | $<br>$<br>$ | 14,000,000<br>14,000,000<br> |
| A | **WORKERS COMPENSATION AND EMPLOYERS' LIABILITY**<br>ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N [N]<br>**(Mandatory in NH)**<br>If yes, describe under DESCRIPTION OF OPERATIONS below | N / A | | 7176-4342 | 09/27/2021 | 09/27/2022 | [X] PER STATUTE [ ] OTH-ER<br>E.L. EACH ACCIDENT<br>E.L. DISEASE - EA EMPLOYEE<br>E.L. DISEASE - POLICY LIMIT | <br>$<br>$<br>$ | <br>1,000,000<br>1,000,000<br>1,000,000 |
| A | Professional Liability and<br>Technology E&O | | | 9950-48-39 | 09/27/2021 | 09/27/2022 | Limit<br>SIR | | 5,000,000<br>5,000,000 |

**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)**

CITY OF SPOKANE, ITS OFFICERS AND EMPLOYEES ARE ADDED AS ADDITIONAL INSUREDS WITH RESPECT TO THE COMMERCIAL GENERAL LIABILITY POLICY, BUT ONLY WITH RESPECT TO LIABILITY ARISING OUT OF THE OPERATIONS OF THE NAMED INSURED WHERE REQUIRED BY WRITTEN CONTRACT.

**CERTIFICATE HOLDER**

CITY OF SPOKANE

808 W. SPOKANE FALLS BLVD., 7TH FLOOR
SPOKANE, WA 99201-3344

**CANCELLATION**

**SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.**

**AUTHORIZED REPRESENTATIVE of Marsh USA Inc.**

Manasi Mukherjee

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AGENCY CUSTOMER ID: CN102165922

LOC #: Canada

# ADDITIONAL REMARKS SCHEDULE



| AGENCY | NAMED INSURED |
|---|---|
| Marsh Canada Limited | Systems & Software, Inc., A DIVISION OF<br>N. HARRIS COMPUTER CORPORATION<br>10 E Allen St Ste 201,<br>Winooski, VT 05404 |
| POLICY NUMBER | |
| CARRIER / NAIC CODE | EFFECTIVE DATE: |

**ADDITIONAL REMARKS**

**THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,**

**FORM NUMBER:** 25 **FORM TITLE:** Certificate of Liability Insurance

THE US COMMERCIAL GENERAL LIABILITY POLICY, US AUTOMOBILE POLICY, AND US WORKER'S COMPENSATION & EMPLOYER'S LIABILITY POLICY HAVE BEEN PLACED BY SERVICE OF MARSH USA INC. MARSH CANADA LIMITED HAS ONLY ACTED IN THE ROLE OF A CONSULTANT TO THE CLIENT WITH RESPECT TO THESE PLACEMENTS WHICH ARE INDICATED HERE FOR YOUR CONVENIENCE.



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| | | | |
|---|---|---|---|
| **Agenda Sheet for City Council Meeting of:** 11/22/2021 | | **Date Rec'd** | 11/17/2021 |
| | | **Clerk's File #** | CPR 2021-0002 |
| | | **Renews #** | |
| **Submitting Dept** | ACCOUNTING | **Cross Ref #** | |
| **Contact Name/Phone** | LEONARD DAVIS 625-6028 | **Project #** | |
| **Contact E-Mail** | LDAVIS@SPOKANECITY.ORG | **Bid #** | |
| **Agenda Item Type** | Claim Item | **Requisition #** | |
| **Agenda Item Name** | 5600-CLAIMS-2021 | | |

**Agenda Wording**

Report of the Mayor of pending claims & payments of previously approved obligations through: 11/12/2021. Total:$4,953,668.29 with Parks & Library claims being approved by their respective boards. Claims excluding Parks & Library Total:$4,362,227.85

**Summary (Background)**

Pages 1-25 Check numbers: 582625 - 582697 ACH payment numbers: 96404 - 96608 On file for review in City Clerks Office: 25 Page listing of Claims Note:

Lease? NO Grant related? Public Works? NO

| **Fiscal Impact** | | **Budget Account** |
|---|---|---|
| Expense | **$** 4,362,227.85 | **#** Various |
| Select | **$** | **#** |
| Select | **$** | **#** |
| Select | **$** | **#** |

| **Approvals** | | **Council Notifications** | |
|---|---|---|---|
| **Dept Head** | MURRAY, MICHELLE | **Study Session\Other** | |
| **Division Director** | WALLACE, TONYA | **Council Sponsor** | |
| **Finance** | MURRAY, MICHELLE | **Distribution List** | |
| **Legal** | PICCOLO, MIKE | | |
| **For the Mayor** | ORMSBY, MICHAEL | | |
| **Additional Approvals** | | | |
| **Purchasing** | | | |
| | | | |
| | | | |
| | | | |

| FUND | FUND NAME | AMOUNT |
|---|---|---|
| 0100 | GENERAL FUND | 179,909.38 |
| 1100 | STREET FUND | 7,177.12 |
| 1200 | CODE ENFORCEMENT FUND | 1,004.02 |
| 1300 | LIBRARY FUND | 5,420.72 |
| 1340 | HISTORIC PRESERVATION INCENTIV | 13,532.45 |
| 1350 | PENSION CONTRIBUTIONS FUND | 665.97 |
| 1380 | TRAFFIC CALMING MEASURES | 800.54 |
| 1400 | PARKS AND RECREATION FUND | 2,848.04 |
| 1450 | UNDER FREEWAY PARKING FUND | 16.19 |
| 1460 | PARKING METER REVENUE FUND | 14,422.72 |
| 1510 | SPOKANE REG EMERG COM SYS | 8,681.26 |
| 1570 | INTERMODAL FACILITY OPERATION | 38.72 |
| 1590 | HOTEL/MOTEL TAX FUND | 527,126.18 |
| 1610 | REET 2ND QUARTER PERCENT | 233.02 |
| 1620 | PUBLIC SAFETY & JUDICIAL GRANT | 4,417.72 |
| 1630 | COMBINED COMMUNICATIONS CENTER | 357.86 |
| 1640 | COMMUNICATIONS BLDG M&O FUND | 24,632.22 |
| 1680 | CD/HS OPERATIONS | 2,168.29 |
| 1910 | CRIMINAL JUSTICE ASSISTANCE FD | 394.23 |
| 1920 | FINANCIAL PARTNERSHIP FUND | 13.38 |
| 1940 | CHANNEL FIVE EQUIPMENT RESERVE | 15.49 |
| 1950 | PARK CUMULATIVE RESERVE FUND | 94.33 |
| 1970 | FIRE/EMS FUND | 55,405.05 |
| 1980 | DEFINED CONTRIBUTION ADMIN FND | 4.93 |
| 1990 | TRANSPORTATION BENEFIT FUND | 198.53 |
| 3200 | ARTERIAL STREET FUND | 234,780.16 |
| 4100 | WATER DIVISION | 139,697.90 |
| 4250 | INTEGRATED CAPITAL MANAGEMENT | 100,673.38 |
| 4300 | SEWER FUND | 197,324.16 |
| 4480 | SOLID WASTE FUND | 511,804.47 |
| 4600 | GOLF FUND | 271.74 |
| 4700 | DEVELOPMENT SVCS CENTER | 12,477.27 |
| 5100 | FLEET SERVICES FUND | 228,822.09 |
| 5200 | PUBLIC WORKS AND UTILITIES | 615.53 |
| 5300 | IT FUND | 2,439.75 |
| 5400 | REPROGRAPHICS FUND | 49.98 |
| 5500 | PURCHASING & STORES FUND | 32.41 |
| 5600 | ACCOUNTING SERVICES | 2,685.20 |
| 5700 | MY SPOKANE | 116.04 |
| 5750 | OFFICE OF PERFORMANCE MGMT | 31,706.55 |
| 5800 | RISK MANAGEMENT FUND | 35,094.92 |
| 5810 | WORKERS' COMPENSATION FUND | 634.53 |
| 5820 | UNEMPLOYMENT COMPENSATION FUND | 40.83 |
| 5830 | EMPLOYEES BENEFITS FUND | 811,703.88 |
| 5900 | ASSET MANAGEMENT FUND OPS | 2,928.60 |
| 5903 | PROPERTY ACQUISITION FIRE | 937.40 |
| 6060 | EMPLOYEES' RETIREMENT FUND | 2,376.67 |
| 6070 | FIREFIGHTERS' PENSION FUND | 59,702.51 |
| 6080 | POLICE PENSION FUND | 33,684.02 |
| 6255 | LAW ENFORCEMENT RECORDS MGMT | 15,907.00 |
| | TOTAL: | 3,276,085.35 |

PROCESSING OF VOUCHERS RESULTS IN CLAIMS AS FOLLOWS:

0020 - NONDEPARTMENTAL

| | | |
|---|---|---|
| SPOKANE COUNTY FIRE DIST 10 | CONTRACTUAL SERVICES<br>ACH PMT NO. - 80096490 | 68,238.51 |
| TOTAL FOR 0020 - NONDEPARTMENTAL | | 68,238.51 |

0030 - POLICE OMBUDSMAN

| | | |
|---|---|---|
| VERIZON WIRELESS | CELL PHONE<br>ACH PMT NO. - 80096501 | 313.38 |
| TOTAL FOR 0030 - POLICE OMBUDSMAN | | 313.38 |

0100 - GENERAL FUND

| | | |
|---|---|---|
| PAULA M TANNER<br>4224 E PRATT AVE | PERMIT REFUNDS PAYABLE<br>CHECK NO. - 00582681 | 250.00 |
| SPOKANE INT'L AIRPORT<br>AIRPORT PARKING TICKETS | DEPOSIT-AIRPORT PARK VIOLATION<br>ACH PMT NO. - 80096491 | 282.50 |
| VLADIMIR TRUBCHIK<br>1124 E BISMARK AVE | PERMIT REFUNDS PAYABLE<br>CHECK NO. - 00582680 | 190.00 |
| TOTAL FOR 0100 - GENERAL FUND | | 722.50 |

0320 - COUNCIL

| | | |
|---|---|---|
| CONTRACT DESIGN ASSOCIATES INC | CONTRACTUAL SERVICES<br>ACH PMT NO. - 80096414 | 15,339.99 |
| TOTAL FOR 0320 - COUNCIL | | 15,339.99 |

0370 - ENGINEERING SERVICES

| | | |
|---|---|---|
| DGT ENTERPRISES LLC<br>DBA SPOKANE TESTING SOLUTIONS | MEDICAL SERVICES<br>CHECK NO. - 00582640 | 45.00 |
| PMTECH INC<br>DBA PMWEB | CONTRACTUAL SERVICES<br>ACH PMT NO. - 80096545 | 3,216.00 |
| ZERO DB COMMUNICATIONS LLC | OTHER IMPROVEMENTS<br>ACH PMT NO. - 80096458 | 5,827.17 |
| TOTAL FOR 0370 - ENGINEERING SERVICES | | 9,088.17 |

0410 - FINANCE



PROCESSING OF VOUCHERS RESULTS IN CLAIMS AS FOLLOWS:

| | | |
|---|---|---|
| VERIZON WIRELESS | CELL PHONE<br>ACH PMT NO. - 80096501 | 147.27 |

| | | |
|---|---|---|
| TOTAL FOR 0410 - FINANCE | | 147.27 |

0430 - GRANTS MANAGEMENT

| | | |
|---|---|---|
| VERIZON WIRELESS | CELL PHONE<br>ACH PMT NO. - 80096501 | 52.33 |
| TOTAL FOR 0430 - GRANTS MANAGEMENT | | 52.33 |

0470 - HISTORIC PRESERVATION

| | | |
|---|---|---|
| COWLES PUBLISHING COMPANY<br>DBA THE SPOKESMAN-REVIEW | ADVERTISING<br>ACH PMT NO. - 80096551 | 96.20 |
| TOTAL FOR 0470 - HISTORIC PRESERVATION | | 96.20 |

0500 - LEGAL

| | | |
|---|---|---|
| ABM JANITORIAL SERVICES SOUTH<br>SOUTH CENTRAL INC dba | LAUNDRY/JANITORIAL SERVICES<br>ACH PMT NO. - 80096404 | 1,029.57 |
| JRM ENTERPRISES INC<br>DBA PROFESSIONAL LANGUAGE | INTERPRETER COSTS<br>ACH PMT NO. - 80096430 | 3,867.00 |
| TK ELEVATOR CORPORATION | PROFESSIONAL SERVICES<br>ACH PMT NO. - 80096443 | 139.16 |
| TOTAL FOR 0500 - LEGAL | | 5,035.73 |

0560 - MUNICIPAL COURT

| | | |
|---|---|---|
| SPOKANE COUNTY TREASURER | SPOKANE COUNTY<br>ACH PMT NO. - 80096550 | 116.00 |
| TERRY BURT<br>5003 N LILLIAN CT | CASH OVER/SHORT<br>CHECK NO. - 00582683 | 40.00 |
| TOTAL FOR 0560 - MUNICIPAL COURT | | 156.00 |

0620 - HUMAN RESOURCES

| | | |
|---|---|---|
| DGT ENTERPRISES LLC<br>DBA SPOKANE TESTING SOLUTIONS | MEDICAL SERVICES<br>CHECK NO. - 00582640 | 405.00 |
| VERIZON WIRELESS | CELL PHONE<br>ACH PMT NO. - 80096501 | 251.65 |



PROCESSING OF VOUCHERS RESULTS IN CLAIMS AS FOLLOWS:

| | |
|---|---|
| TOTAL FOR 0620 - HUMAN RESOURCES | 656.65 |

0650 - PLANNING SERVICES

| | |
|---|---|
| COWLES PUBLISHING COMPANY | ADVERTISING |

| | | |
|---|---|---|
| DBA THE SPOKESMAN-REVIEW | ACH PMT NO. - 80096551 | 228.28 |
| STRATEGIC GOVERNMENT RESOURCES INC | CONTRACTUAL SERVICES<br>ACH PMT NO. - 80096552 | 9,040.62 |
| TOTAL FOR 0650 - PLANNING SERVICES | | 9,268.90 |

0680 - POLICE

| | | |
|---|---|---|
| ABM JANITORIAL SERVICES SOUTH SOUTH CENTRAL INC dba | LAUNDRY/JANITORIAL SERVICES<br>ACH PMT NO. - 80096508 | 3,492.05 |
| ACRANET CBS BRANCH/DIV OF CBS REPORTING INC | BACKGROUND CHECKS<br>ACH PMT NO. - 80096561 | 240.00 |
| ARMOR UP AMERICA | PROFESSIONAL SERVICES<br>ACH PMT NO. - 80096513 | 640.50 |
| CW NIELSEN MFG CORP | OPERATING SUPPLIES<br>ACH PMT NO. - 80096575 | 3,843.98 |
| DGT ENTERPRISES LLC DBA SPOKANE TESTING SOLUTIONS | MEDICAL SERVICES<br>CHECK NO. - 00582640 | 90.00 |
| GALLS LLC | CLOTHING<br>ACH PMT NO. - 80096583 | 3,880.93 |
| GALLS LLC | OPERATING SUPPLIES<br>ACH PMT NO. - 80096583 | 2,257.68 |
| GALLS LLC | PROTECTIVE GEAR/CLOTHING<br>ACH PMT NO. - 80096583 | 2,812.64 |
| GORLEY LOGISTICS LLC dba FIKES NORTHWEST | OPERATING SUPPLIES<br>ACH PMT NO. - 80096582 | 43.49 |
| GRAINGER INC | OPERATING SUPPLIES<br>ACH PMT NO. - 80096588 | 505.09 |
| GUNARAMA WHOLESALE INC | OPERATING SUPPLIES<br>ACH PMT NO. - 80096590 | 1,447.87 |
| LEXIS-NEXIS RISK & ANALYTICS GROUP ACCURINT-ACCT 1189340 | BACKGROUND CHECKS<br>ACH PMT NO. - 80096597 | 163.50 |
| LOOMIS ARMORED US INC | CONTRACTUAL SERVICES<br>ACH PMT NO. - 80096599 | 580.85 |
| SPOKANE COUNTY TREASURER | SPOKANE COUNTY<br>ACH PMT NO. - 80096604 | 46.74 |



PROCESSING OF VOUCHERS RESULTS IN CLAIMS AS FOLLOWS:

| | | |
|---|---|---|
| ST ANN PARISH | OPERATING RENTALS/LEASES<br>ACH PMT NO. - 80096454 | 475.00 |
| T-MOBILE | CELL PHONE<br>CHECK NO. - 00582692 | 1,019.97 |
| T-MOBILE USA INC | PROFESSIONAL SERVICES<br>CHECK NO. - 00582693 | 150.00 |
| UNITED PARCEL SERVICE | POSTAGE<br>CHECK NO. - 00582694 | 38.83 |

| | | |
|---|---|---|
| US BANK<br>POLICE ADVANCE TRAVEL | PER DIEM<br>ACH PMT NO. - 80096606 | 8,125.75 |
| USIQ, INC. | MINOR EQUIPMENT<br>ACH PMT NO. - 80096607 | 1,412.18 |
| VERIZON WIRELESS | CELL PHONE<br>ACH PMT NO. - 80096608 | 11,914.53 |
| VERIZON WIRELESS | MOBILE BROADBAND<br>ACH PMT NO. - 80096608 | 16,013.63 |
| WA ASSN OF SHERIFFS & POLICE<br>CHIEFS | OTH DUES/SUBSCRIPTNS/MEMBERSHP<br>CHECK NO. - 00582638 | 75.00 |
| WEST CENTRAL COMMUNITY<br>DEVELOPMENT ASSOCIATION INC | OPERATING RENTALS/LEASES<br>ACH PMT NO. - 80096456 | 452.95 |
| TOTAL FOR 0680 - POLICE | | 59,723.16 |

0700 - PUBLIC DEFENDER

| | | |
|---|---|---|
| ARAMARK UNIFORM SERVICES<br>AUS WEST LOCKBOX | LAUNDRY/JANITORIAL SERVICES<br>ACH PMT NO. - 80096563 | 6.82 |
| COPIERS NORTHWEST INC | OPERATING RENTALS/LEASES<br>ACH PMT NO. - 80096572 | 30.02 |
| GORLEY LOGISTICS LLC<br>dba FIKES NORTHWEST | OPERATING SUPPLIES<br>ACH PMT NO. - 80096582 | 7.25 |
| THOMSON WEST<br>WEST PUBLISHING PAYMENT CTR | PUBLICATIONS<br>ACH PMT NO. - 80096553 | 1,131.89 |
| TOTAL FOR 0700 - PUBLIC DEFENDER | | 1,175.98 |

0970 - INTERNAL SERVICE CHARGES

| | | |
|---|---|---|
| OFFICE OF STATE AUDITOR<br>WASHINGTON STATE | STATE AUDIT CHARGES<br>ACH PMT NO. - 80096543 | 9,894.61 |
| TOTAL FOR 0970 - INTERNAL SERVICE CHARGES | | 9,894.61 |



PROCESSING OF VOUCHERS RESULTS IN CLAIMS AS FOLLOWS:

1100 - STREET FUND

| | | |
|---|---|---|
| CENTURYLINK | TELEPHONE<br>CHECK NO. - 00582689 | 193.81 |
| DGT ENTERPRISES LLC<br>DBA SPOKANE TESTING SOLUTIONS | MEDICAL SERVICES<br>CHECK NO. - 00582640 | 375.00 |
| FASTENAL CO | OPERATING SUPPLIES<br>ACH PMT NO. - 80096528 | 867.42 |
| OFFICE OF STATE AUDITOR<br>WASHINGTON STATE | STATE AUDIT CHARGES<br>ACH PMT NO. - 80096543 | 1,831.78 |
| SHAMROCK MANUFACTURING INC | REPAIR & MAINTENANCE SUPPLIES | |

| | | |
|---|---|---|
| | ACH PMT NO. - 80096548 | 3,909.11 |
| TOTAL FOR 1100 - STREET FUND | | 7,177.12 |

1200 - CODE ENFORCEMENT FUND

| | | |
|---|---|---|
| CLARK'S CONTAINERS LLC | OPERATING RENTALS/LEASES<br>ACH PMT NO. - 80096520 | 100.01 |
| OFFICE OF STATE AUDITOR<br>WASHINGTON STATE | STATE AUDIT CHARGES<br>ACH PMT NO. - 80096543 | 135.87 |
| VERIZON WIRELESS | CELL PHONE<br>ACH PMT NO. - 80096555 | 698.14 |
| VERIZON WIRELESS | IT/DATA SERVICES<br>ACH PMT NO. - 80096555 | 70.00 |
| TOTAL FOR 1200 - CODE ENFORCEMENT FUND | | 1,004.02 |

1300 - LIBRARY FUND

| | | |
|---|---|---|
| OFFICE OF STATE AUDITOR<br>WASHINGTON STATE | STATE AUDIT CHARGES<br>ACH PMT NO. - 80096543 | 5,420.72 |
| TOTAL FOR 1300 - LIBRARY FUND | | 5,420.72 |

1340 - HISTORIC PRESERVATION INCENTIV

| | | |
|---|---|---|
| JAMES T SAWYER<br>HOWARD PLACE LLC | CONTRACTUAL SERVICES<br>ACH PMT NO. - 80096427 | 5,000.00 |
| LOUIE FLORES | CONTRACTUAL SERVICES<br>ACH PMT NO. - 80096423 | 4,401.00 |
| SON HOANG VU | CONTRACTUAL SERVICES<br>ACH PMT NO. - 80096441 | 4,131.45 |



PROCESSING OF VOUCHERS RESULTS IN CLAIMS AS FOLLOWS:

| | |
|---|---|
| TOTAL FOR 1340 - HISTORIC PRESERVATION INCENTIV | 13,532.45 |

1350 - PENSION CONTRIBUTIONS FUND

| | | |
|---|---|---|
| OFFICE OF STATE AUDITOR<br>WASHINGTON STATE | STATE AUDIT CHARGES<br>ACH PMT NO. - 80096543 | 665.97 |
| TOTAL FOR 1350 - PENSION CONTRIBUTIONS FUND | | 665.97 |

1380 - TRAFFIC CALMING MEASURES

| | | |
|---|---|---|
| AVISTA UTILITIES | UTILITY LIGHT/POWER SERVICE<br>ACH PMT NO. - 80096514 | 177.13 |
| CHAD AND KRISTIE CHARBONNEAU | PHOTO RED FINES | |

| | | |
|---|---|---|
| 8011 N JODI ST | CHECK NO. - 00582684 | 139.00 |
| JUSTICE DAVIS | PHOTO RED FINES | |
| 2126 W PACIFIC AVE APT #302 | CHECK NO. - 00582685 | 24.00 |
| OFFICE OF STATE AUDITOR | STATE AUDIT CHARGES | |
| WASHINGTON STATE | ACH PMT NO. - 80096543 | 460.41 |
| | TOTAL FOR 1380 - TRAFFIC CALMING MEASURES | 800.54 |

1400 - PARKS AND RECREATION FUND

| | | |
|---|---|---|
| DGT ENTERPRISES LLC | MEDICAL SERVICES | |
| DBA SPOKANE TESTING SOLUTIONS | CHECK NO. - 00582640 | 370.00 |
| OFFICE OF STATE AUDITOR | STATE AUDIT CHARGES | |
| WASHINGTON STATE | ACH PMT NO. - 80096543 | 2,478.04 |
| | TOTAL FOR 1400 - PARKS AND RECREATION FUND | 2,848.04 |

1450 - UNDER FREEWAY PARKING FUND

| | | |
|---|---|---|
| OFFICE OF STATE AUDITOR | STATE AUDIT CHARGES | |
| WASHINGTON STATE | ACH PMT NO. - 80096543 | 16.19 |
| | TOTAL FOR 1450 - UNDER FREEWAY PARKING FUND | 16.19 |

1460 - PARKING METER REVENUE FUND

| | | |
|---|---|---|
| DIXON RESOURCES UNLIMITED | CONTRACTUAL SERVICES | |
| | ACH PMT NO. - 80096418 | 8,950.00 |
| DUNCAN PARKING TECHNOLOGIES | CONTRACTUAL SERVICES | |
| INC A DIVISION OF CIVICSMART | ACH PMT NO. - 80096579 | 3,531.00 |



PROCESSING OF VOUCHERS RESULTS IN CLAIMS AS FOLLOWS:

| | | |
|---|---|---|
| OFFICE OF STATE AUDITOR | STATE AUDIT CHARGES | |
| WASHINGTON STATE | ACH PMT NO. - 80096543 | 427.32 |
| VERIZON WIRELESS | CELL PHONE | |
| | ACH PMT NO. - 80096555 | 160.04 |
| VERIZON WIRELESS | IT/DATA SERVICES | |
| | ACH PMT NO. - 80096555 | 1,354.36 |
| | TOTAL FOR 1460 - PARKING METER REVENUE FUND | 14,422.72 |

1510 - SPOKANE REG EMERG COM SYS

| | | |
|---|---|---|
| INTEGRATE TECHNOLOGY LLC | CONTRACTUAL SERVICES | |
| ARIANE SCHMIDT | ACH PMT NO. - 80096593 | 8,670.00 |
| OFFICE OF STATE AUDITOR | STATE AUDIT CHARGES | |
| WASHINGTON STATE | ACH PMT NO. - 80096543 | 11.26 |
| | TOTAL FOR 1510 - SPOKANE REG EMERG COM SYS | 8,681.26 |

1570 - INTERMODAL FACILITY OPERATION

| | | |
|---|---|---|
| OFFICE OF STATE AUDITOR<br>WASHINGTON STATE | STATE AUDIT CHARGES<br>ACH PMT NO. - 80096543 | 38.72 |
| TOTAL FOR 1570 - INTERMODAL FACILITY OPERATION | | 38.72 |

1590 - HOTEL/MOTEL TAX FUND

| | | |
|---|---|---|
| OFFICE OF STATE AUDITOR<br>WASHINGTON STATE | STATE AUDIT CHARGES<br>ACH PMT NO. - 80096543 | 305.53 |
| SPOKANE PUBLIC FACILITIES<br>DISTRICT | SPOKANE PUBLIC FACILITY DIST<br>ACH PMT NO. - 80096442 | 526,820.65 |
| TOTAL FOR 1590 - HOTEL/MOTEL TAX FUND | | 527,126.18 |

1610 - REET 2ND QUARTER PERCENT

| | | |
|---|---|---|
| OFFICE OF STATE AUDITOR<br>WASHINGTON STATE | STATE AUDIT CHARGES<br>ACH PMT NO. - 80096543 | 233.02 |
| TOTAL FOR 1610 - REET 2ND QUARTER PERCENT | | 233.02 |

1620 - PUBLIC SAFETY & JUDICIAL GRANT

| | | |
|---|---|---|
| GUNARAMA WHOLESALE INC | MINOR EQUIPMENT<br>ACH PMT NO. - 80096590 | 4,417.72 |



PROCESSING OF VOUCHERS RESULTS IN CLAIMS AS FOLLOWS:

| | | |
|---|---|---|
| TOTAL FOR 1620 - PUBLIC SAFETY & JUDICIAL GRANT | | 4,417.72 |

1630 - COMBINED COMMUNICATIONS CENTER

| | | |
|---|---|---|
| CENTURYLINK | TELEPHONE<br>CHECK NO. - 00582675 | 203.69 |
| OFFICE OF STATE AUDITOR<br>WASHINGTON STATE | STATE AUDIT CHARGES<br>ACH PMT NO. - 80096543 | 154.17 |
| TOTAL FOR 1630 - COMBINED COMMUNICATIONS CENTER | | 357.86 |

1640 - COMMUNICATIONS BLDG M&O FUND

| | | |
|---|---|---|
| AVISTA UTILITIES | UTILITY LIGHT/POWER SERVICE<br>ACH PMT NO. - 80096514 | 8,991.02 |
| AVISTA UTILITIES | UTILITY NATURAL GAS<br>ACH PMT NO. - 80096514 | 396.54 |
| CORTNER ARCHITECTURAL COMPANY | ENGINEERING SERVICES<br>ACH PMT NO. - 80096523 | 14,609.96 |

| | | |
|---|---|---|
| KEYSTONE LAWN & TREE CARE | LANDSCAPE/GROUNDS MAINT<br>ACH PMT NO. - 80096538 | 599.50 |
| OFFICE OF STATE AUDITOR<br>WASHINGTON STATE | STATE AUDIT CHARGES<br>ACH PMT NO. - 80096543 | 35.20 |
| | TOTAL FOR 1640 - COMMUNICATIONS BLDG M&O FUND | 24,632.22 |

1680 - CD/HS OPERATIONS

| | | |
|---|---|---|
| OFFICE OF STATE AUDITOR<br>WASHINGTON STATE | STATE AUDIT CHARGES<br>ACH PMT NO. - 80096543 | 2,168.29 |
| | TOTAL FOR 1680 - CD/HS OPERATIONS | 2,168.29 |

1910 - CRIMINAL JUSTICE ASSISTANCE FD

| | | |
|---|---|---|
| OFFICE OF STATE AUDITOR<br>WASHINGTON STATE | STATE AUDIT CHARGES<br>ACH PMT NO. - 80096543 | 394.23 |
| | TOTAL FOR 1910 - CRIMINAL JUSTICE ASSISTANCE FD | 394.23 |

1920 - FINANCIAL PARTNERSHIP FUND

| | | |
|---|---|---|
| OFFICE OF STATE AUDITOR<br>WASHINGTON STATE | STATE AUDIT CHARGES<br>ACH PMT NO. - 80096543 | 13.38 |



PROCESSING OF VOUCHERS RESULTS IN CLAIMS AS FOLLOWS:

| | | |
|---|---|---|
| | TOTAL FOR 1920 - FINANCIAL PARTNERSHIP FUND | 13.38 |

1940 - CHANNEL FIVE EQUIPMENT RESERVE

| | | |
|---|---|---|
| OFFICE OF STATE AUDITOR<br>WASHINGTON STATE | STATE AUDIT CHARGES<br>ACH PMT NO. - 80096543 | 15.49 |
| | TOTAL FOR 1940 - CHANNEL FIVE EQUIPMENT RESERVE | 15.49 |

1950 - PARK CUMULATIVE RESERVE FUND

| | | |
|---|---|---|
| OFFICE OF STATE AUDITOR<br>WASHINGTON STATE | STATE AUDIT CHARGES<br>ACH PMT NO. - 80096543 | 94.33 |
| | TOTAL FOR 1950 - PARK CUMULATIVE RESERVE FUND | 94.33 |

1970 - FIRE/EMS FUND

| | | |
|---|---|---|
| ALSCO DIVISION OF ALSCO INC | LAUNDRY/JANITORIAL SERVICES<br>ACH PMT NO. - 80096510 | 202.46 |
| AVISTA UTILITIES | UTILITY LIGHT/POWER SERVICE<br>ACH PMT NO. - 80096514 | 15,571.02 |
| AVISTA UTILITIES | UTILITY NATURAL GAS | |

| | | |
|---|---|---|
| | ACH PMT NO. - 80096514 | 3,993.59 |
| BRIDGESTONE AMERICAS INC<br>dba GCR TIRES & SERVICE | VEHICLE REPAIR & MAINT SUPPLY<br>ACH PMT NO. - 80096531 | 2,586.81 |
| BRIDGESTONE AMERICAS INC<br>dba GCR TIRES & SERVICE | VEHICLE REPAIRS/MAINT<br>ACH PMT NO. - 80096531 | 338.27 |
| CITY SERVICE VALCON LLC | MOTOR FUEL-OUTSIDE VENDOR<br>ACH PMT NO. - 80096519 | 8,707.10 |
| DELL MARKETING LP<br>%DELL USA LP | EQUIPMENT REPAIRS/MAINTENANCE<br>ACH PMT NO. - 80096526 | 329.73 |
| DEVRIES INFORMATION MANAGEMENT | MISC SERVICES/CHARGES<br>ACH PMT NO. - 80096527 | 7.98 |
| GALLS LLC | CLOTHING<br>ACH PMT NO. - 80096530 | 3,385.15 |
| HUGHES FIRE EQUIPMENT INC | VEHICLE REPAIR & MAINT SUPPLY<br>ACH PMT NO. - 80096535 | 15,483.75 |
| INLAND PACIFIC HOSE & FITTINGS INC | VEHICLE REPAIR & MAINT SUPPLY<br>ACH PMT NO. - 80096536 | 129.30 |
| KENWORTH SALES COMPANY | VEHICLE REPAIR & MAINT SUPPLY<br>ACH PMT NO. - 80096537 | 37.62 |



PROCESSING OF VOUCHERS RESULTS IN CLAIMS AS FOLLOWS:

| | | |
|---|---|---|
| KEYSTONE LAWN & TREE CARE | LANDSCAPE/GROUNDS MAINT<br>ACH PMT NO. - 80096538 | 817.50 |
| MULTICARE HEALTH SYSTEM | MEDICAL SERVICES<br>CHECK NO. - 00582642 | 50.00 |
| OFFICE OF STATE AUDITOR<br>WASHINGTON STATE | STATE AUDIT CHARGES<br>ACH PMT NO. - 80096543 | 3,743.82 |
| VERIZON WIRELESS | CELL PHONE<br>ACH PMT NO. - 80096608 | 20.95 |
| | TOTAL FOR 1970 - FIRE/EMS FUND | 55,405.05 |

1980 - DEFINED CONTRIBUTION ADMIN FND

| | | |
|---|---|---|
| OFFICE OF STATE AUDITOR<br>WASHINGTON STATE | STATE AUDIT CHARGES<br>ACH PMT NO. - 80096543 | 4.93 |
| | TOTAL FOR 1980 - DEFINED CONTRIBUTION ADMIN FND | 4.93 |

1990 - TRANSPORTATION BENEFIT FUND

| | | |
|---|---|---|
| OFFICE OF STATE AUDITOR<br>WASHINGTON STATE | STATE AUDIT CHARGES<br>ACH PMT NO. - 80096543 | 198.53 |
| | TOTAL FOR 1990 - TRANSPORTATION BENEFIT FUND | 198.53 |

3200 - ARTERIAL STREET FUND

| | | |
|---|---|---|
| MAX J KUNEY COMPANY | CONSTRUCTION OF FIXED ASSETS<br>ACH PMT NO. - 80096451 | 230,565.14 |
| OFFICE OF STATE AUDITOR<br>WASHINGTON STATE | STATE AUDIT CHARGES<br>ACH PMT NO. - 80096543 | 4,040.90 |
| WA STATE DEPT/TRANSPORTATION | CONSTRUCTION OF FIXED ASSETS<br>ACH PMT NO. - 80096557 | 174.12 |
| TOTAL FOR 3200 - ARTERIAL STREET FUND | | 234,780.16 |

4100 - WATER DIVISION

| | | |
|---|---|---|
| ALEXANDER'S METER READING SOLUTIONS | CONTRACTUAL SERVICES<br>ACH PMT NO. - 80096448 | 8,668.00 |
| CINTAS CORPORATION NO 3<br>LOC 606 | LAUNDRY/JANITORIAL SERVICES<br>ACH PMT NO. - 80096412 | 1,833.96 |
| COPIERS NORTHWEST INC | OPERATING RENTALS/LEASES<br>ACH PMT NO. - 80096415 | 236.29 |



PROCESSING OF VOUCHERS RESULTS IN CLAIMS AS FOLLOWS:

| | | |
|---|---|---|
| DGT ENTERPRISES LLC<br>DBA SPOKANE TESTING SOLUTIONS | MEDICAL SERVICES<br>CHECK NO. - 00582640 | 305.00 |
| EASTSIDE ELECTRIC MOTORS<br>INTEGRATED POWER SERVICES LLC | REPAIR & MAINTENANCE SUPPLIES<br>ACH PMT NO. - 80096419 | 1,738.55 |
| FASTENAL CO | REPAIR & MAINTENANCE SUPPLIES<br>ACH PMT NO. - 80096421 | 3,555.22 |
| GENERAL INDUSTRIES INC | CONSTRUCTION OF FIXED ASSETS<br>ACH PMT NO. - 80096585 | 99,607.12 |
| GORLEY LOGISTICS LLC<br>dba FIKES NORTHWEST | CONTRACTUAL SERVICES<br>ACH PMT NO. - 80096422 | 43.49 |
| HASKINS STEEL CO INC | REPAIR & MAINTENANCE SUPPLIES<br>ACH PMT NO. - 80096426 | 236.13 |
| INLAND POWER & LIGHT CO | UTILITY LIGHT/POWER SERVICE<br>ACH PMT NO. - 80096429 | 510.14 |
| NORCO INC | REPAIR & MAINTENANCE SUPPLIES<br>ACH PMT NO. - 80096432 | 246.86 |
| OFFICE OF STATE AUDITOR<br>WASHINGTON STATE | STATE AUDIT CHARGES<br>ACH PMT NO. - 80096543 | 3,580.49 |
| OXARC INC | OPERATING SUPPLIES<br>ACH PMT NO. - 80096436 | 3,454.51 |
| QLT CONSUMER LEASE SERVICES INC | TELEPHONE<br>CHECK NO. - 00582631 | 4.98 |
| ROGUE HEART MEDIA INC | CONTRACTUAL SERVICES<br>ACH PMT NO. - 80096452 | 9,863.02 |
| SHAYNE L WING<br>1621 N WOODRUFF RD | REFUNDS<br>CHECK NO. - 00582629 | 74.86 |

| | | |
|---|---|---|
| SITEONE LANDSCAPE SUPPLY LLC | REPAIR & MAINTENANCE SUPPLIES<br>ACH PMT NO. - 80096440 | 286.54 |
| SPOKANE CITY TREASURER | REFUNDS<br>CHECK NO. - 00582691 | 1,421.84 |
| WEST PLAINS/AIRPORT AREA<br>PUBLIC DEVELOPMENT AUTHORITY | OTHER MISC CHARGES<br>ACH PMT NO. - 80096446 | 4,030.90 |
| | TOTAL FOR 4100 - WATER DIVISION | 139,697.90 |

4250 - INTEGRATED CAPITAL MANAGEMENT

| | | |
|---|---|---|
| HDR ENGINEERING INC | CONSTRUCTION OF FIXED ASSETS<br>ACH PMT NO. - 80096534 | 11,973.62 |
| MAX J KUNEY COMPANY | CONSTRUCTION OF FIXED ASSETS<br>ACH PMT NO. - 80096451 | 77,157.25 |



PROCESSING OF VOUCHERS RESULTS IN CLAIMS AS FOLLOWS:

| | | |
|---|---|---|
| OFFICE OF STATE AUDITOR<br>WASHINGTON STATE | STATE AUDIT CHARGES<br>ACH PMT NO. - 80096543 | 9,954.42 |
| PMTECH INC<br>DBA PMWEB | CONTRACTUAL SERVICES<br>ACH PMT NO. - 80096545 | 1,584.00 |
| SPOKANE CITY TREASURER | REFUNDS<br>CHECK NO. - 00582691 | 4.09 |
| | TOTAL FOR 4250 - INTEGRATED CAPITAL MANAGEMENT | 100,673.38 |

4300 - SEWER FUND

| | | |
|---|---|---|
| DAVID JENNINGS<br>12828 GAMBUSA WAY | REFUNDS<br>CHECK NO. - 00582628 | 13.52 |
| | TOTAL FOR 4300 - SEWER FUND | 13.52 |

4310 - SEWER MAINTENANCE DIVISION

| | | |
|---|---|---|
| AVISTA UTILITIES | UTILITY LIGHT/POWER SERVICE<br>ACH PMT NO. - 80096408 | 1,677.78 |
| AVISTA UTILITIES | UTILITY NATURAL GAS<br>ACH PMT NO. - 80096408 | 124.27 |
| DGT ENTERPRISES LLC<br>DBA SPOKANE TESTING SOLUTIONS | MEDICAL SERVICES<br>CHECK NO. - 00582640 | 90.00 |
| OFFICE OF STATE AUDITOR<br>WASHINGTON STATE | STATE AUDIT CHARGES<br>ACH PMT NO. - 80096543 | 1,802.21 |
| WSF LLC<br>dba WESTERN SYSTEMS & | EQUIPMENT REPAIRS/MAINTENANCE<br>ACH PMT NO. - 80096457 | 99.74 |
| | TOTAL FOR 4310 - SEWER MAINTENANCE DIVISION | 3,794.00 |

4320 - RIVERSIDE PARK RECLAMATION FAC

| | | |
|---|---|---|
| ALS LABORATORY GROUP | TESTING SERVICES<br>ACH PMT NO. - 80096509 | 1,484.00 |
| AMETEK TECHNICAL & INDUSTRIAL PRODUCTS INC | REPAIR & MAINTENANCE SUPPLIES<br>ACH PMT NO. - 80096512 | 1,169.71 |
| AVISTA UTILITIES | OPERATING RENTALS/LEASES<br>ACH PMT NO. - 80096408 | 465.41 |
| AVISTA UTILITIES | UTILITY LIGHT/POWER SERVICE<br>ACH PMT NO. - 80096408 | 12,422.22 |
| AVISTA UTILITIES | UTILITY NATURAL GAS<br>ACH PMT NO. - 80096408 | 2,999.91 |



PROCESSING OF VOUCHERS RESULTS IN CLAIMS AS FOLLOWS:

| | | |
|---|---|---|
| BATTERY SYSTEMS INC | OPERATING SUPPLIES<br>ACH PMT NO. - 80096409 | 79.18 |
| CARLSON SHEET METAL WORKS INC | EQUIPMENT REPAIRS/MAINTENANCE<br>ACH PMT NO. - 80096411 | 1,551.07 |
| CENTURYLINK | TELEPHONE<br>CHECK NO. - 00582625 | 5,742.70 |
| CINTAS CORPORATION NO 3 LOC 606 | SAFETY SUPPLIES<br>ACH PMT NO. - 80096518 | 472.97 |
| CITY SERVICE VALCON LLC | MOTOR FUEL-OUTSIDE VENDOR<br>ACH PMT NO. - 80096413 | 3,953.18 |
| CORE CONSULTING GROUP LLC | REGISTRATION/SCHOOLING<br>ACH PMT NO. - 80096416 | 3,750.00 |
| DETECTION INSTRUMENTS CORP | OPERATING SUPPLIES<br>CHECK NO. - 00582626 | 420.00 |
| DGT ENTERPRISES LLC DBA SPOKANE TESTING SOLUTIONS | MEDICAL SERVICES<br>CHECK NO. - 00582640 | 135.00 |
| INLAND ENVIRONMENTAL RESOURCES INC | CHEMICAL/LAB SUPPLIES<br>ACH PMT NO. - 80096428 | 6,864.25 |
| INLAND ENVIRONMENTAL RESOURCES INC | REPAIR & MAINTENANCE SUPPLIES<br>ACH PMT NO. - 80096428 | 14,654.64 |
| KEMIRA WATER SOLUTIONS INC | CHEMICAL/LAB SUPPLIES<br>ACH PMT NO. - 80096469 | 59,989.50 |
| NORCO INC | OPERATING SUPPLIES<br>ACH PMT NO. - 80096432 | 1,438.62 |
| NORTHWEST INDUSTRIAL SERVICES DBA AMERICAN ON SITE SERVICES | OPERATING RENTALS/LEASES<br>ACH PMT NO. - 80096511 | 90.00 |
| OFFICE OF STATE AUDITOR WASHINGTON STATE | STATE AUDIT CHARGES<br>ACH PMT NO. - 80096543 | 1,908.52 |
| OXARC INC | OTH DUES/SUBSCRIPTNS/MEMBERSHP<br>ACH PMT NO. - 80096544 | 1,999.06 |
| POLYDYNE INC | CHEMICAL/LAB SUPPLIES<br>ACH PMT NO. - 80096546 | 26,935.96 |

| | | |
|---|---|---|
| TESTAMERICA LABORATORIES INC<br>DBA EUROFINS TESTAMERICA | TESTING SERVICES<br>CHECK NO. - 00582677 | 414.50 |
| TWO RIVERS TERMINAL LLC | CHEMICAL/LAB SUPPLIES<br>ACH PMT NO. - 80096554 | 21,050.68 |
| T-MOBILE | CELL PHONE<br>CHECK NO. - 00582637 | 40.04 |
| VERIZON WIRELESS | CELL PHONE<br>ACH PMT NO. - 80096445 | 1,366.90 |



PROCESSING OF VOUCHERS RESULTS IN CLAIMS AS FOLLOWS:

| | | |
|---|---|---|
| WA STATE DEPT OF REVENUE | REPAIR & MAINTENANCE SUPPLIES<br>- | 105.27 |
| WESTERN STATES AUTOMATION LLC | EQUIPMENT REPAIRS/MAINTENANCE<br>ACH PMT NO. - 80096447 | 4,680.09 |
| | TOTAL FOR 4320 - RIVERSIDE PARK RECLAMATION FAC | 176,183.38 |

4330 - STORMWATER

| | | |
|---|---|---|
| AVISTA UTILITIES | UTILITY LIGHT/POWER SERVICE<br>ACH PMT NO. - 80096514 | 6,122.44 |
| AVISTA UTILITIES | UTILITY NATURAL GAS<br>ACH PMT NO. - 80096408 | 32.20 |
| BROOKS APPLIED LABS LLC | TESTING SERVICES<br>ACH PMT NO. - 80096517 | 670.00 |
| CENTURYLINK | TELEPHONE<br>CHECK NO. - 00582625 | 1,805.85 |
| DGT ENTERPRISES LLC<br>DBA SPOKANE TESTING SOLUTIONS | MEDICAL SERVICES<br>CHECK NO. - 00582640 | 80.00 |
| OFFICE OF STATE AUDITOR<br>WASHINGTON STATE | STATE AUDIT CHARGES<br>ACH PMT NO. - 80096543 | 629.37 |
| ROGUE HEART MEDIA INC | CONTRACTUAL SERVICES<br>ACH PMT NO. - 80096452 | 7,812.64 |
| TESTAMERICA LABORATORIES INC<br>DBA EUROFINS TESTAMERICA | TESTING SERVICES<br>CHECK NO. - 00582627 | 135.00 |
| | TOTAL FOR 4330 - STORMWATER | 17,287.50 |

4360 - ENVIRONMENTAL PROGRAMS

| | | |
|---|---|---|
| OFFICE OF STATE AUDITOR<br>WASHINGTON STATE | STATE AUDIT CHARGES<br>ACH PMT NO. - 80096543 | 45.76 |
| | TOTAL FOR 4360 - ENVIRONMENTAL PROGRAMS | 45.76 |

4490 - SOLID WASTE DISPOSAL

| | | |
|---|---|---|
| AIRGAS SPECIALTY PRODUCTS INC | CHEMICAL/LAB SUPPLIES<br>ACH PMT NO. - 80096405 | 8,197.45 |
| BANNER FURNACE & FUEL | CHEMICAL/LAB SUPPLIES<br>ACH PMT NO. - 80096515 | 284.49 |
| BRANDSAFWAY SERVICES INC | EQUIPMENT REPAIRS/MAINTENANCE<br>ACH PMT NO. - 80096602 | 1,720.02 |



PROCESSING OF VOUCHERS RESULTS IN CLAIMS AS FOLLOWS:

| | | |
|---|---|---|
| BROADWAY INDUSTRIAL SUPPLY LLC | MINOR EQUIPMENT<br>ACH PMT NO. - 80096410 | 5,284.75 |
| BROADWAY INDUSTRIAL SUPPLY LLC | OPERATING SUPPLIES<br>ACH PMT NO. - 80096410 | 1,715.75 |
| CINTAS CORPORATION NO 3<br>LOC 606 | LAUNDRY/JANITORIAL SERVICES<br>ACH PMT NO. - 80096412 | 134.33 |
| COPIERS NORTHWEST INC | OPERATING RENTALS/LEASES<br>ACH PMT NO. - 80096522 | 489.69 |
| DGT ENTERPRISES LLC<br>DBA SPOKANE TESTING SOLUTIONS | MEDICAL SERVICES<br>CHECK NO. - 00582640 | 80.00 |
| ELJAY OIL CO INC | MOTOR FUEL-OUTSIDE VENDOR<br>ACH PMT NO. - 80096420 | 5,473.71 |
| FASTENAL CO | OPERATING SUPPLIES<br>ACH PMT NO. - 80096528 | 1,265.96 |
| FASTENAL CO | PERSONAL PROTECTIVE EQUIPMENT<br>ACH PMT NO. - 80096528 | 2,939.73 |
| FASTENAL CO | REPAIR & MAINTENANCE SUPPLIES<br>ACH PMT NO. - 80096528 | 3,655.04 |
| FELTON FIRE SERVICE LLC | EQUIPMENT REPAIRS/MAINTENANCE<br>ACH PMT NO. - 80096581 | 1,538.91 |
| FOLSOM INDUSTRIES INC<br>dba FOLSOM MFG INC | REPAIR & MAINTENANCE SUPPLIES<br>ACH PMT NO. - 80096424 | 981.00 |
| GENERAL KINEMATICS CORPORATION | REPAIR & MAINTENANCE SUPPLIES<br>ACH PMT NO. - 80096425 | 2,907.34 |
| J & T'S LAWN CARE INC<br>DBA GREENSCAPE | LANDSCAPE/GROUNDS MAINT<br>ACH PMT NO. - 80096589 | 663.81 |
| KENWORTH SALES COMPANY | OPERATING RENTALS/LEASES<br>ACH PMT NO. - 80096470 | 743.64 |
| KNIGHT CONSTRUCTION &<br>SUPPLY INC | EQUIPMENT REPAIRS/MAINTENANCE<br>ACH PMT NO. - 80096596 | 263,812.30 |
| KRUEGER SHEET METAL COMPANY | REPAIR & MAINTENANCE SUPPLIES<br>ACH PMT NO. - 80096431 | 499.22 |
| NORCO INC | CHEMICAL/LAB SUPPLIES<br>ACH PMT NO. - 80096432 | 2,483.84 |
| NORCO INC | REPAIR & MAINTENANCE SUPPLIES<br>ACH PMT NO. - 80096541 | 375.34 |
| NORFOLK BEARINGS & SUPPLY CO | REPAIR & MAINTENANCE SUPPLIES | |

| | | |
|---|---|---|
| | ACH PMT NO. - 80096433 | 14,745.39 |
| NORTHSTAR CHEMICAL INC | CHEMICAL/LAB SUPPLIES<br>ACH PMT NO. - 80096542 | 5,920.88 |



PROCESSING OF VOUCHERS RESULTS IN CLAIMS AS FOLLOWS:

| | | |
|---|---|---|
| OFFICE OF STATE AUDITOR<br>WASHINGTON STATE | STATE AUDIT CHARGES<br>ACH PMT NO. - 80096543 | 2,466.08 |
| ORCA PACIFIC INC | CHEMICAL/LAB SUPPLIES<br>ACH PMT NO. - 80096434 | 2,125.50 |
| ORKIN | PROFESSIONAL SERVICES<br>CHECK NO. - 00582630 | 156.96 |
| PETE LIEN & SONS INC | CHEMICAL/LAB SUPPLIES<br>ACH PMT NO. - 80096437 | 38,914.25 |
| SITEONE LANDSCAPE SUPPLY LLC | OPERATING SUPPLIES<br>ACH PMT NO. - 80096440 | 405.38 |
| SPOKANE REGIONAL HEALTH DIST | PERMITS/OTHER FEES<br>CHECK NO. - 00582634 | 17,100.05 |
| UNITEC DORSH LLC<br>C/O UNITEC CORPORATION | EQUIPMENT REPAIRS/MAINTENANCE<br>ACH PMT NO. - 80096455 | 1,106.35 |
| UNITED RENTALS NW INC | OPERATING RENTALS/LEASES<br>CHECK NO. - 00582686 | 1,372.31 |
| WA STATE DEPT OF HEALTH | PERMITS/OTHER FEES<br>CHECK NO. - 00582639 | 1,647.00 |
| WA STATE DEPT OF REVENUE | REPAIR & MAINTENANCE SUPPLIES<br>- | 1,588.75 |
| WASHINGTON EQUIMENT MFG CO INC | REPAIR & MAINTENANCE SUPPLIES<br>ACH PMT NO. - 80096558 | 4,632.50 |
| WATERCO OF THE PACIFIC NORTH<br>WEST, INC | OPERATING SUPPLIES<br>CHECK NO. - 00582676 | 200.71 |
| | TOTAL FOR 4490 - SOLID WASTE DISPOSAL | 397,628.43 |

4500 - SOLID WASTE COLLECTION

| | | |
|---|---|---|
| AVISTA UTILITIES | UTILITY LIGHT/POWER SERVICE<br>ACH PMT NO. - 80096514 | 9,069.04 |
| AVISTA UTILITIES | UTILITY NATURAL GAS<br>ACH PMT NO. - 80096564 | 1,260.72 |
| BARR-TECH LLC | CONTRACTUAL SERVICES<br>ACH PMT NO. - 80096449 | 93,846.23 |
| BIG BELLY SOLAR LLC | EQUIPMENT REPAIRS/MAINTENANCE<br>ACH PMT NO. - 80096516 | 358.34 |
| CHRISTOPHER ROBERT BRAYMAN | PERMITS/OTHER FEES<br>CHECK NO. - 00582674 | 102.00 |
| COMCAST | TELEPHONE<br>ACH PMT NO. - 80096521 | 157.44 |

PROCESSING OF VOUCHERS RESULTS IN CLAIMS AS FOLLOWS:

| | | |
|---|---|---|
| DEVRIES INFORMATION MANAGEMENT | MISC SERVICES/CHARGES<br>ACH PMT NO. - 80096417 | 59.85 |
| DGT ENTERPRISES LLC<br>DBA SPOKANE TESTING SOLUTIONS | MEDICAL SERVICES<br>CHECK NO. - 00582640 | 135.00 |
| GORLEY LOGISTICS LLC<br>dba FIKES NORTHWEST | OPERATING SUPPLIES<br>ACH PMT NO. - 80096529 | 72.49 |
| HOTSY OF SPOKANE LLC | OPERATING SUPPLIES<br>ACH PMT NO. - 80096591 | 4,796.00 |
| OFFICE OF STATE AUDITOR<br>WASHINGTON STATE | STATE AUDIT CHARGES<br>ACH PMT NO. - 80096543 | 3,280.59 |
| SPOKANE PRO CARE INC | CONTRACTUAL SERVICES<br>ACH PMT NO. - 80096453 | 346.62 |
| WSF LLC<br>dba WESTERN SYSTEMS & | EQUIPMENT REPAIRS/MAINTENANCE<br>ACH PMT NO. - 80096560 | 263.34 |
| TOTAL FOR 4500 - SOLID WASTE COLLECTION | | 113,747.66 |

4530 - SOLID WASTE LANDFILLS

| | | |
|---|---|---|
| CENTURYLINK | TELEPHONE<br>CHECK NO. - 00582675 | 62.69 |
| NORCO INC | CHEMICAL/LAB SUPPLIES<br>ACH PMT NO. - 80096432 | 105.42 |
| NORTHWEST INDUSTRIAL SERVICES<br>DBA AMERICAN ON SITE SERVICES | OPERATING RENTALS/LEASES<br>ACH PMT NO. - 80096407 | 110.00 |
| SPOKANE REGIONAL HEALTH DIST | PERMITS/OTHER FEES<br>CHECK NO. - 00582635 | 150.27 |
| TOTAL FOR 4530 - SOLID WASTE LANDFILLS | | 428.38 |

4600 - GOLF FUND

| | | |
|---|---|---|
| OFFICE OF STATE AUDITOR<br>WASHINGTON STATE | STATE AUDIT CHARGES<br>ACH PMT NO. - 80096543 | 271.74 |
| TOTAL FOR 4600 - GOLF FUND | | 271.74 |

4700 - DEVELOPMENT SVCS CENTER

| | | |
|---|---|---|
| AARON CERMAK | ADVISORY TECHNICAL SERVICE<br>ACH PMT NO. - 80096502 | 180.00 |
| BANNER FURNACE AND FUEL INC<br>122 N HELENA | PERMIT REFUNDS PAYABLE<br>CHECK NO. - 00582682 | 15.00 |

PROCESSING OF VOUCHERS RESULTS IN CLAIMS AS FOLLOWS:

| | | |
|---|---|---|
| BRANDON L CRUME | ADVISORY TECHNICAL SERVICE<br>ACH PMT NO. - 80096503 | 60.00 |
| COWLES PUBLISHING COMPANY<br>DBA THE SPOKESMAN-REVIEW | ADVERTISING<br>ACH PMT NO. - 80096551 | 493.24 |
| DEBORAH L WALKER | ADVISORY TECHNICAL SERVICE<br>ACH PMT NO. - 80096506 | 120.00 |
| KENT E WALKER | ADVISORY TECHNICAL SERVICE<br>ACH PMT NO. - 80096507 | 120.00 |
| KORI MELLICK<br>CREATIVE OFFICE | PERMIT REFUNDS PAYABLE<br>CHECK NO. - 00582679 | 165.00 |
| MAINSTREAM ELECTRIC INC<br>TODD DAMSCHEN | PERMIT REFUNDS PAYABLE<br>CHECK NO. - 00582678 | 110.00 |
| OFFICE OF STATE AUDITOR<br>WASHINGTON STATE | STATE AUDIT CHARGES<br>ACH PMT NO. - 80096543 | 513.91 |
| SAFEBUILT WASHINGTON LLC | CONTRACTUAL SERVICES<br>ACH PMT NO. - 80096601 | 10,387.00 |
| TENA RISLEY | ADVISORY TECHNICAL SERVICE<br>ACH PMT NO. - 80096505 | 60.00 |
| UPI CORP<br>CLIFFORD SHERMAN | PERMIT REFUNDS PAYABLE<br>CHECK NO. - 00582641 | 15.00 |
| VERIZON WIRELESS | CELL PHONE<br>ACH PMT NO. - 80096555 | 208.12 |
| VERIZON WIRELESS | IT/DATA SERVICES<br>ACH PMT NO. - 80096555 | 30.00 |
| TOTAL FOR 4700 - DEVELOPMENT SVCS CENTER | | 12,477.27 |

5100 - FLEET SERVICES FUND

| | | |
|---|---|---|
| ADVANCE AUTO PARTS | VEHICLE REPAIR & MAINT SUPPLY<br>CHECK NO. - 00582687 | 758.03 |
| AVISTA UTILITIES | COMPRESSED NATURAL GAS FUEL<br>ACH PMT NO. - 80096564 | 20,876.04 |
| AVISTA UTILITIES | UTILITY LIGHT/POWER SERVICE<br>ACH PMT NO. - 80096564 | 5,947.15 |
| AVISTA UTILITIES | UTILITY NATURAL GAS<br>ACH PMT NO. - 80096564 | 207.07 |
| BATTERY SYSTEMS INC | VEHICLE REPAIR & MAINT SUPPLY<br>ACH PMT NO. - 80096565 | 1,236.02 |
| BEARING DISTRIBUTORS INC<br>dba BROWN BEARING | VEHICLE REPAIR & MAINT SUPPLY<br>ACH PMT NO. - 80096566 | 88.39 |



PROCESSING OF VOUCHERS RESULTS IN CLAIMS AS FOLLOWS:

| | | |
|---|---|---|
| BERGKAMP INC | VEHICLE REPAIR & MAINT SUPPLY | |

| | | |
|---|---|---|
| | ACH PMT NO. - 80096567 | 300.66 |
| BRAD L WHITE<br>dba SUPERIOR FLUID POWER | EQUIPMENT REPAIRS/MAINTENANCE<br>ACH PMT NO. - 80096494 | 5,168.43 |
| BRIDGESTONE AMERICAS INC<br>dba GCR TIRES & SERVICE | VEHICLE REPAIR & MAINT SUPPLY<br>ACH PMT NO. - 80096584 | 1,482.45 |
| BUCHANAN AUTOMATION | VEHICLE REPAIR & MAINT SUPPLY<br>ACH PMT NO. - 80096568 | 186.30 |
| CENTRAL MACHINERY SALES INC | VEHICLE REPAIR & MAINT SUPPLY<br>CHECK NO. - 00582688 | 31.17 |
| CINTAS CORPORATION NO 3<br>LOC 606 | LAUNDRY/JANITORIAL SERVICES<br>ACH PMT NO. - 80096569 | 986.30 |
| CITY SERVICE VALCON LLC | MOTOR FUEL-OUTSIDE VENDOR<br>ACH PMT NO. - 80096570 | 94,191.71 |
| CONNELL OIL INC<br>DBA CO-ENERGY | LUBRICANTS<br>ACH PMT NO. - 80096571 | 5,640.57 |
| CUMMINS NORTHWEST LLC | EQUIPMENT REPAIRS/MAINTENANCE<br>ACH PMT NO. - 80096574 | 1,959.27 |
| CUMMINS NORTHWEST LLC | VEHICLE REPAIR & MAINT SUPPLY<br>ACH PMT NO. - 80096574 | 3,079.43 |
| DIRECT AUTOMOTIVE DISTRIBUTING<br>DIV OF GEM INC | VEHICLE REPAIR & MAINT SUPPLY<br>CHECK NO. - 00582690 | 1,176.19 |
| EVERGREEN STATE TOWING LLC<br>DBA SPOKANE VALLEY TOWING | TOWING EXPENSE<br>ACH PMT NO. - 80096580 | 1,081.56 |
| GORDON TRUCK CENTERS INC DBA<br>PACIFIC TRUCK CENTERS | VEHICLE REPAIR & MAINT SUPPLY<br>ACH PMT NO. - 80096587 | 338.57 |
| GRAINGER INC | MINOR EQUIPMENT<br>ACH PMT NO. - 80096588 | 28.69 |
| GRAINGER INC | VEHICLE REPAIR & MAINT SUPPLY<br>ACH PMT NO. - 80096588 | 187.87 |
| GWP HOLDINGS LLC<br>DBA DOBBS PETERBILT | VEHICLE REPAIR & MAINT SUPPLY<br>ACH PMT NO. - 80096578 | 1,006.32 |
| INLAND PACIFIC HOSE & FITTINGS<br>INC | VEHICLE REPAIR & MAINT SUPPLY<br>ACH PMT NO. - 80096592 | 294.88 |
| KENWORTH SALES COMPANY | EQUIPMENT REPAIRS/MAINTENANCE<br>ACH PMT NO. - 80096470 | 5,329.87 |
| KENWORTH SALES COMPANY | VEHICLE REPAIR & MAINT SUPPLY<br>ACH PMT NO. - 80096595 | 1,084.76 |
| MCLOUGHLIN & EARDLEY GROUP<br>dba SIRENNET.COM | VEHICLE REPAIR & MAINT SUPPLY<br>ACH PMT NO. - 80096488 | 251.01 |



PROCESSING OF VOUCHERS RESULTS IN CLAIMS AS FOLLOWS:

| | | |
|---|---|---|
| MOTION AUTO SUPPLY<br>PARTS WHOLESALERS INC | VEHICLE REPAIR & MAINT SUPPLY<br>ACH PMT NO. - 80096476 | 788.26 |
| NAPA AUTO PARTS<br>GENUINE PARTS CO | VEHICLE REPAIR & MAINT SUPPLY<br>ACH PMT NO. - 80096477 | 1,506.07 |

| | | |
|---|---|---|
| NORTHWEST RADIATOR | VEHICLE REPAIR & MAINT SUPPLY<br>ACH PMT NO. - 80096479 | 880.72 |
| OFFICE OF STATE AUDITOR<br>WASHINGTON STATE | STATE AUDIT CHARGES<br>ACH PMT NO. - 80096543 | 1,133.42 |
| OXARC INC | MINOR EQUIPMENT<br>ACH PMT NO. - 80096482 | 21.07 |
| OXARC INC | VEHICLE REPAIR & MAINT SUPPLY<br>ACH PMT NO. - 80096482 | 766.89 |
| O'REILLY AUTOMOTIVE STORES INC<br>dba FIRST CALL | VEHICLE REPAIR & MAINT SUPPLY<br>CHECK NO. - 00582643 | 1,124.28 |
| PACWEST MACHINERY LLC | EQUIPMENT REPAIRS/MAINTENANCE<br>ACH PMT NO. - 80096483 | 3,622.53 |
| PACWEST MACHINERY LLC | VEHICLE REPAIR & MAINT SUPPLY<br>ACH PMT NO. - 80096483 | 13,197.70 |
| PAPE MACHINERY INC | VEHICLE REPAIR & MAINT SUPPLY<br>ACH PMT NO. - 80096484 | 2,084.12 |
| RWC INTERNATIONAL LTD | VEHICLE REPAIR & MAINT SUPPLY<br>ACH PMT NO. - 80096487 | 1,009.81 |
| SAFETY KLEEN CORPORATION | HAZARDOUS WASTE DISPOSAL<br>CHECK NO. - 00582644 | 285.50 |
| SOLID WASTE SYSTEMS INC<br>dba SWS EQUIPMENT INC | VEHICLE REPAIR & MAINT SUPPLY<br>ACH PMT NO. - 80096489 | 9,579.22 |
| TIFCO INDUSTRIES | VEHICLE REPAIR & MAINT SUPPLY<br>ACH PMT NO. - 80096496 | 248.84 |
| TITAN TRUCK EQUIPMENT | VEHICLE REPAIR & MAINT SUPPLY<br>ACH PMT NO. - 80096497 | 284.52 |
| TRANSPORT EQUIPMENT INC | VEHICLE REPAIR & MAINT SUPPLY<br>ACH PMT NO. - 80096498 | 1,181.08 |
| UNITED RENTALS NW INC | VEHICLE REPAIR & MAINT SUPPLY<br>CHECK NO. - 00582645 | 260.27 |
| VALENCE INC<br>VALENCE WIRELESS & | VEHICLE REPAIR & MAINT SUPPLY<br>ACH PMT NO. - 80096500 | 4,203.86 |
| WESTERN STATES EQUIPMENT CO | VEHICLE REPAIR & MAINT SUPPLY<br>ACH PMT NO. - 80096559 | 1,024.93 |
| WINGFOOT COMMERCIAL TIRE<br>SYSTEMS LLC DBA GOODYEAR TIRE | VEHICLE REPAIR & MAINT SUPPLY<br>ACH PMT NO. - 80096586 | 32,700.29 |



PROCESSING OF VOUCHERS RESULTS IN CLAIMS AS FOLLOWS:

| | |
|---|---|
| TOTAL FOR 5100 - FLEET SERVICES FUND | 228,822.09 |

5200 - PUBLIC WORKS AND UTILITIES

| | | |
|---|---|---|
| COPIERS NORTHWEST INC | OPERATING RENTALS/LEASES<br>ACH PMT NO. - 80096415 | 178.11 |

| | | |
|---|---|---|
| DAVID JENNINGS<br>12828 GAMBUSA WAY | REFUNDS<br>CHECK NO. - 00582628 | 10.00 |
| DEVRIES INFORMATION MANAGEMENT | CONTRACTUAL SERVICES<br>ACH PMT NO. - 80096417 | 59.85 |
| OFFICE OF STATE AUDITOR<br>WASHINGTON STATE | STATE AUDIT CHARGES<br>ACH PMT NO. - 80096543 | 366.07 |
| SPOKANE CITY TREASURER | REFUNDS<br>CHECK NO. - 00582691 | 1.50 |
| TOTAL FOR 5200 - PUBLIC WORKS AND UTILITIES | | 615.53 |

5300 - IT FUND

| | | |
|---|---|---|
| OFFICE OF STATE AUDITOR<br>WASHINGTON STATE | STATE AUDIT CHARGES<br>ACH PMT NO. - 80096543 | 1,055.99 |
| PRO MECHANICAL SERVICES INC | HARDWARE MAINTENANCE<br>ACH PMT NO. - 80096439 | 1,383.76 |
| TOTAL FOR 5300 - IT FUND | | 2,439.75 |

5400 - REPROGRAPHICS FUND

| | | |
|---|---|---|
| OFFICE OF STATE AUDITOR<br>WASHINGTON STATE | STATE AUDIT CHARGES<br>ACH PMT NO. - 80096543 | 49.98 |
| TOTAL FOR 5400 - REPROGRAPHICS FUND | | 49.98 |

5500 - PURCHASING & STORES FUND

| | | |
|---|---|---|
| OFFICE OF STATE AUDITOR<br>WASHINGTON STATE | STATE AUDIT CHARGES<br>ACH PMT NO. - 80096543 | 59.14 |
| WA STATE DEPT OF REVENUE | REGISTRATION/SCHOOLING<br>- | 26.73- |
| TOTAL FOR 5500 - PURCHASING & STORES FUND | | 32.41 |

5600 - ACCOUNTING SERVICES



PROCESSING OF VOUCHERS RESULTS IN CLAIMS AS FOLLOWS:

| | | |
|---|---|---|
| OFFICE OF STATE AUDITOR<br>WASHINGTON STATE | STATE AUDIT CHARGES<br>ACH PMT NO. - 80096543 | 309.05 |
| ROBERT HALF INTERNATIONAL INC<br>dba: ACCOUNTEMPS;OFFICETEAM | CONTRACTUAL SERVICES<br>ACH PMT NO. - 80096547 | 2,233.80 |
| VERIZON WIRELESS | CELL PHONE<br>ACH PMT NO. - 80096501 | 62.33 |
| VERIZON WIRELESS | IT/DATA SERVICES<br>ACH PMT NO. - 80096501 | 80.02 |

| | | |
|---|---|---|
| TOTAL FOR 5600 - ACCOUNTING SERVICES | | 2,685.20 |

5700 - MY SPOKANE

| | | |
|---|---|---|
| LANGUAGE SERVICES ASSOC INC | INTERPRETER COSTS<br>ACH PMT NO. - 80096471 | 9.03 |
| OFFICE OF STATE AUDITOR<br>WASHINGTON STATE | STATE AUDIT CHARGES<br>ACH PMT NO. - 80096543 | 107.01 |
| TOTAL FOR 5700 - MY SPOKANE | | 116.04 |

5750 - OFFICE OF PERFORMANCE MGMT

| | | |
|---|---|---|
| OFFICE OF STATE AUDITOR<br>WASHINGTON STATE | STATE AUDIT CHARGES<br>ACH PMT NO. - 80096543 | 104.89 |
| VOLT MANAGEMENT CORP<br>DBA VOLT WORKFORCE SOLUTIONS | CONTRACTUAL SERVICES<br>ACH PMT NO. - 80096556 | 31,601.66 |
| TOTAL FOR 5750 - OFFICE OF PERFORMANCE MGMT | | 31,706.55 |

5800 - RISK MANAGEMENT FUND

| | | |
|---|---|---|
| ALTERNATIVE SERVICE CONCEPTS<br>LLC/ASC | INSURANCE ADMINISTRATION<br>ACH PMT NO. - 80096525 | 27,547.58 |
| OFFICE OF STATE AUDITOR<br>WASHINGTON STATE | STATE AUDIT CHARGES<br>ACH PMT NO. - 80096543 | 394.94 |
| US BANK OR CITY TREASURER<br>LIABILITY CLAIMS | INSURANCE CLAIMS<br>ACH PMT NO. - 80096499 | 7,152.40 |
| TOTAL FOR 5800 - RISK MANAGEMENT FUND | | 35,094.92 |

5810 - WORKERS' COMPENSATION FUND

| | | |
|---|---|---|
| DEVRIES INFORMATION MANAGEMENT | MISC SERVICES/CHARGES<br>ACH PMT NO. - 80096577 | 7.98 |



PROCESSING OF VOUCHERS RESULTS IN CLAIMS AS FOLLOWS:

| | | |
|---|---|---|
| OFFICE OF STATE AUDITOR<br>WASHINGTON STATE | STATE AUDIT CHARGES<br>ACH PMT NO. - 80096543 | 469.56 |
| VERIZON WIRELESS | CELL PHONE<br>ACH PMT NO. - 80096501 | 156.99 |
| TOTAL FOR 5810 - WORKERS' COMPENSATION FUND | | 634.53 |

5820 - UNEMPLOYMENT COMPENSATION FUND

| | | |
|---|---|---|
| OFFICE OF STATE AUDITOR<br>WASHINGTON STATE | STATE AUDIT CHARGES<br>ACH PMT NO. - 80096543 | 40.83 |
| TOTAL FOR 5820 - UNEMPLOYMENT COMPENSATION FUND | | 40.83 |

5830 - EMPLOYEES BENEFITS FUND

| | | |
|---|---|---|
| ARMOR UP AMERICA | PROFESSIONAL SERVICES<br>ACH PMT NO. - 80096513 | 640.50 |
| DELTA DENTAL OF WASHINGTON | INSURANCE CLAIMS<br>ACH PMT NO. - 80096576 | 33,343.31 |
| KAISER FOUNDATION HEALTH PLAN OF WASHINGTON | INSURANCE CLAIMS<br>ACH PMT NO. - 80096594 | 173,872.38 |
| MOSS-ADAMS LLP | CONTRACTUAL SERVICES<br>ACH PMT NO. - 80096540 | 6,370.00 |
| OFFICE OF STATE AUDITOR WASHINGTON STATE | STATE AUDIT CHARGES<br>ACH PMT NO. - 80096543 | 3,165.84 |
| PREMERA BLUE CROSS OR SPOKANE CITY TREASURER | INSURANCE CLAIMS<br>ACH PMT NO. - 80096485 | 594,263.67 |
| REHN & ASSOCIATES | DUE FROM OTHER GOVERNMENT UNIT<br>ACH PMT NO. - 80096600 | 48.18 |
| | TOTAL FOR 5830 - EMPLOYEES BENEFITS FUND | 811,703.88 |

5900 - ASSET MANAGEMENT FUND OPS

| | | |
|---|---|---|
| OFFICE OF STATE AUDITOR WASHINGTON STATE | STATE AUDIT CHARGES<br>ACH PMT NO. - 80096543 | 2,928.60 |
| | TOTAL FOR 5900 - ASSET MANAGEMENT FUND OPS | 2,928.60 |

5903 - PROPERTY ACQUISITION FIRE

| | | |
|---|---|---|
| L N CURTIS & SONS | MINOR EQUIPMENT<br>ACH PMT NO. - 80096524 | 937.40 |



PROCESSING OF VOUCHERS RESULTS IN CLAIMS AS FOLLOWS:

| | | |
|---|---|---|
| | TOTAL FOR 5903 - PROPERTY ACQUISITION FIRE | 937.40 |

6100 - RETIREMENT

| | | |
|---|---|---|
| OFFICE OF STATE AUDITOR WASHINGTON STATE | STATE AUDIT CHARGES<br>ACH PMT NO. - 80096543 | 2,376.67 |
| | TOTAL FOR 6100 - RETIREMENT | 2,376.67 |

6200 - FIREFIGHTERS' PENSION FUND

| | | |
|---|---|---|
| DELTA DENTAL OF WASHINGTON | SERVICE REIMBURSEMENT<br>ACH PMT NO. - 80096576 | 805.00 |
| OFFICE OF STATE AUDITOR WASHINGTON STATE | STATE AUDIT CHARGES<br>ACH PMT NO. - 80096543 | 341.44 |

| | | |
|---|---|---|
| PREMERA BLUE CROSS OR<br>SPOKANE CITY TREASURER | SERVICE REIMBURSEMENT<br>ACH PMT NO. - 80096485 | 58,556.07 |
| | TOTAL FOR 6200 - FIREFIGHTERS' PENSION FUND | 59,702.51 |

6255 - LAW ENFORCEMENT RECORDS MGMT

| | | |
|---|---|---|
| SPOKANE COUNTY TREASURER | DEPOSIT-COUNTY<br>ACH PMT NO. - 80096604 | 10,297.50 |
| WA STATE PATROL | DEPOSIT-SPD STATE REMITTANCE<br>CHECK NO. - 00582695 | 5,609.50 |
| | TOTAL FOR 6255 - LAW ENFORCEMENT RECORDS MGMT | 15,907.00 |

6300 - POLICE PENSION

| | | |
|---|---|---|
| DELTA DENTAL OF WASHINGTON | SERVICE REIMBURSEMENT<br>ACH PMT NO. - 80096576 | 2,784.00 |
| OFFICE OF STATE AUDITOR<br>WASHINGTON STATE | STATE AUDIT CHARGES<br>ACH PMT NO. - 80096543 | 259.77 |
| PREMERA BLUE CROSS OR<br>SPOKANE CITY TREASURER | SERVICE REIMBURSEMENT<br>ACH PMT NO. - 80096485 | 30,640.25 |
| | TOTAL FOR 6300 - POLICE PENSION | 33,684.02 |
| | TOTAL CLAIMS | 3,276,085.35 |

| CHECK # | VENDOR | CITY | LIBRARY | PARKS |
|---|---|---|---|---|
| | USE TAX AMOUNTS | 1,667.29 | | |
| 00582625 | CENTURYLINK | 7,548.55 | | |
| 00582626 | DETECTION INSTRUMENTS CORP | 420.00 | | |
| 00582627 | TESTAMERICA LABORATORIES INC | 135.00 | | |
| 00582628 | DAVID JENNINGS | 23.52 | | |
| 00582629 | SHAYNE L WING | 74.86 | | |
| 00582630 | ORKIN | 156.96 | | |
| 00582631 | QLT CONSUMER LEASE SERVICES | 4.98 | | |
| 00582632 | SPOKANE CITY TREASURER | 606.44 | | |
| 00582633 | SPOKANE CITY TREASURER | 795.99 | | |
| 00582634 | SPOKANE REGIONAL HEALTH DIST | 17,100.05 | | |
| 00582635 | SPOKANE REGIONAL HEALTH DIST | 150.27 | | |
| 00582636 | T-MOBILE | 32.88 | | |
| 00582637 | T-MOBILE | 7.16 | | |
| 00582638 | WA ASSN OF SHERIFFS & POLICE | 75.00 | | |
| 00582639 | WA STATE DEPT OF HEALTH | 1,647.00 | | |
| 00582640 | DGT ENTERPRISES LLC | 2,110.00 | | |
| 00582641 | UPI CORP | 15.00 | | |
| 00582642 | MULTICARE HEALTH SYSTEM | 50.00 | | |
| 00582643 | O'REILLY AUTOMOTIVE STORES I | 1,124.28 | | |
| 00582644 | SAFETY KLEEN CORPORATION | 285.50 | | |
| 00582645 | UNITED RENTALS NW INC | 260.27 | | |
| 00582646 | AUNTIES INC | | 23.12 | |
| 00582647 | BPR CUMULUS LLC | | 90.00 | |
| 00582648 | CENTURYLINK | | 206.06 | |
| 00582649 | PATRICIA MEREDITH | | 75.00 | |
| 00582650 | MORNINGSTAR INC | | 2,451.00 | |
| 00582651 | SPOKANE CITY TREASURER | | 5,450.06 | |
| 00582652 | SPOKANE PUBLIC LIBRARY IMPRE | | 3.05 | |
| 00582653 | WA STATE PATROL | | 33.00 | |
| 00582654 | WASHINGTON LIBRARY ASSN | | 2,787.00 | |
| 00582674 | CHRISTOPHER ROBERT BRAYMAN | 102.00 | | |
| 00582675 | CENTURYLINK | 266.38 | | |
| 00582676 | WATERCO OF THE PACIFIC NORTH | 200.71 | | |
| 00582677 | TESTAMERICA LABORATORIES INC | 414.50 | | |
| 00582678 | MAINSTREAM ELECTRIC INC | 110.00 | | |
| 00582679 | KORI MELLICK | 165.00 | | |
| 00582680 | VLADIMIR TRUBCHIK | 190.00 | | |
| 00582681 | PAULA M TANNER | 250.00 | | |
| 00582682 | BANNER FURNACE AND FUEL INC | 15.00 | | |
| 00582683 | TERRY BURT | 40.00 | | |
| 00582684 | CHAD AND KRISTIE CHARBONNEAU | 139.00 | | |
| 00582685 | JUSTICE DAVIS | 24.00 | | |
| 00582686 | UNITED RENTALS NW INC | 1,372.31 | | |
| 00582687 | ADVANCE AUTO PARTS | 758.03 | | |
| 00582688 | CENTRAL MACHINERY SALES INC | 31.17 | | |
| 00582689 | CENTURYLINK | 193.81 | | |
| 00582690 | DIRECT AUTOMOTIVE DISTRIBUTI | 1,176.19 | | |
| 00582691 | SPOKANE CITY TREASURER | 25.00 | | |
| 00582692 | T-MOBILE | 1,019.97 | | |
| 00582693 | T-MOBILE USA INC | 150.00 | | |
| 00582694 | UNITED PARCEL SERVICE | 38.83 | | |
| 00582695 | WA STATE PATROL | 5,609.50 | | |

| CHECK # | VENDOR | CITY | LIBRARY | PARKS |
|---|---|---|---|---|
| 00582696 | WA STATE DEPT OF REVENUE | | | 58,705.70 |
| 00582697 | THE GUARDIANS FOUNDATION INC | 117,788.25 | | |
| 80096404 | ABM JANITORIAL SERVICES SOUT | 1,029.57 | | |
| 80096405 | AIRGAS SPECIALTY PRODUCTS IN | 8,197.45 | | |
| 80096406 | ALS LABORATORY GROUP | 848.00 | | |
| 80096407 | NORTHWEST INDUSTRIAL SERVICE | 110.00 | | |
| 80096408 | AVISTA UTILITIES | 19,826.06 | | |
| 80096409 | BATTERY SYSTEMS INC | 79.18 | | |
| 80096410 | BROADWAY INDUSTRIAL SUPPLY L | 7,000.50 | | |
| 80096411 | CARLSON SHEET METAL WORKS IN | 1,551.07 | | |
| 80096412 | CINTAS CORPORATION NO 3 | 2,162.31 | | |
| 80096413 | CITY SERVICE VALCON LLC | 3,953.18 | | |
| 80096414 | CONTRACT DESIGN ASSOCIATES I | 15,339.99 | | |
| 80096415 | COPIERS NORTHWEST INC | 414.40 | | |
| 80096416 | CORE CONSULTING GROUP LLC | 3,750.00 | | |
| 80096417 | DEVRIES INFORMATION MANAGEME | 119.70 | | |
| 80096418 | DIXON RESOURCES UNLIMITED | 8,950.00 | | |
| 80096419 | EASTSIDE ELECTRIC MOTORS | 1,738.55 | | |
| 80096420 | ELJAY OIL CO INC | 5,473.71 | | |
| 80096421 | FASTENAL CO | 8,959.16 | | |
| 80096422 | GORLEY LOGISTICS LLC | 43.49 | | |
| 80096423 | LOUIE FLORES | 4,401.00 | | |
| 80096424 | FOLSOM INDUSTRIES INC | 981.00 | | |
| 80096425 | GENERAL KINEMATICS CORPORATI | 2,907.34 | | |
| 80096426 | HASKINS STEEL CO INC | 236.13 | | |
| 80096427 | JAMES T SAWYER | 5,000.00 | | |
| 80096428 | INLAND ENVIRONMENTAL RESOURC | 21,518.89 | | |
| 80096429 | INLAND POWER & LIGHT CO | 510.14 | | |
| 80096430 | JRM ENTERPRISES INC | 3,867.00 | | |
| 80096431 | KRUEGER SHEET METAL COMPANY | 499.22 | | |
| 80096432 | NORCO INC | 4,274.74 | | |
| 80096433 | NORFOLK BEARINGS & SUPPLY CO | 14,745.39 | | |
| 80096434 | ORCA PACIFIC INC | 2,125.50 | | |
| 80096435 | OVERDRIVE INC | | 7,932.82 | |
| 80096436 | OXARC INC | 3,454.51 | | |
| 80096437 | PETE LIEN & SONS INC | 38,914.25 | | |
| 80096438 | POLYDYNE INC | 23,678.33 | | |
| 80096439 | PRO MECHANICAL SERVICES INC | 1,383.76 | | |
| 80096440 | SITEONE LANDSCAPE SUPPLY LLC | 691.92 | | |
| 80096441 | SON HOANG VU | 4,131.45 | | |
| 80096442 | SPOKANE PUBLIC FACILITIES | 526,820.65 | | |
| 80096443 | TK ELEVATOR CORPORATION | 139.16 | | |
| 80096444 | TWO RIVERS TERMINAL LLC | 7,721.25 | | |
| 80096445 | VERIZON WIRELESS | 1,366.90 | | |
| 80096446 | WEST PLAINS/AIRPORT AREA | 4,030.90 | | |
| 80096447 | WESTERN STATES AUTOMATION LL | 4,680.09 | | |
| 80096448 | ALEXANDER'S METER READING | 8,668.00 | | |
| 80096449 | BARR-TECH LLC | 93,846.23 | | |
| 80096450 | FELTON FIRE SERVICE LLC | 1,413.14 | | |
| 80096451 | MAX J KUNEY COMPANY | 307,722.39 | | |
| 80096452 | ROGUE HEART MEDIA INC | 17,675.66 | | |
| 80096453 | SPOKANE PRO CARE INC | 346.62 | | |
| 80096454 | ST ANN PARISH | 475.00 | | |



| CHECK # | VENDOR | CITY | LIBRARY | PARKS |
|---|---|---|---|---|
| 80096455 | UNITEC DORSH LLC | 1,106.35 | | |

| | | | | |
|---|---|---|---|---|
| 80096456 | WEST CENTRAL COMMUNITY | 452.95 | | |
| 80096457 | WSF LLC | 99.74 | | |
| 80096458 | ZERO DB COMMUNICATIONS LLC | 5,827.17 | | |
| 80096459 | AVISTA UTILITIES | | 2,358.22 | |
| 80096460 | B & H FOTO & ELECTRONICS COR | | 3,950.15 | |
| 80096461 | BAKER & TAYLOR BOOKS | | 29,132.95 | |
| 80096462 | CENGAGE LEARNING INC | | 19,988.48 | |
| 80096463 | CONTRACT DESIGN ASSOCIATES I | | 13,897.62 | |
| 80096464 | EXPRESS NAME TAGS & MORE, IN | | 15.66 | |
| 80096465 | GALLS LLC | 3,327.94 | | |
| 80096466 | INGRAM LIBRARY SERVICES LLC | | 230.38 | |
| 80096467 | HOME DEPOT USA INC | | 165.14 | |
| 80096468 | KANOPY INC | | 3,750.00 | |
| 80096469 | KEMIRA WATER SOLUTIONS INC | 59,989.50 | | |
| 80096470 | KENWORTH SALES COMPANY | 6,073.51 | | |
| 80096471 | LANGUAGE SERVICES ASSOC INC | 9.03 | | |
| 80096472 | MCKINSTRY CO LLC | | 1,197.10 | |
| 80096473 | MICROSOFT CORPORATION | | 1,200.00 | |
| 80096474 | MIDWEST TAPE | | 9,220.27 | |
| 80096475 | MK SOLUTIONS INC | | 8,229.50 | |
| 80096476 | MOTION AUTO SUPPLY | 788.26 | | |
| 80096477 | NAPA AUTO PARTS | 1,506.07 | | |
| 80096478 | NATIONAL COLOR GRAPHICS INC | | 168.95 | |
| 80096479 | NORTHWEST RADIATOR | 880.72 | | |
| 80096480 | WORKSPACE DEVELOPMENT LLC | | 401,298.90 | |
| 80096481 | OVERDRIVE INC | | 125.58 | |
| 80096482 | OXARC INC | 787.96 | | |
| 80096483 | PACWEST MACHINERY LLC | 16,820.23 | | |
| 80096484 | PAPE MACHINERY INC | 2,084.12 | | |
| 80096485 | PREMERA BLUE CROSS OR | 683,459.99 | | |
| 80096486 | TARA DOWD | | 4,750.00 | |
| 80096487 | RWC INTERNATIONAL LTD | 1,009.81 | | |
| 80096488 | MCLOUGHLIN & EARDLEY GROUP | 251.01 | | |
| 80096489 | SOLID WASTE SYSTEMS INC | 9,579.22 | | |
| 80096490 | SPOKANE COUNTY FIRE DIST 10 | 68,238.51 | | |
| 80096491 | SPOKANE INT'L AIRPORT | 282.50 | | |
| 80096492 | COWLES PUBLISHING COMPANY | | 926.78 | |
| 80096493 | STRATA GEOTECHNICAL ENGINEER | | 1,652.50 | |
| 80096494 | BRAD L WHITE | 5,168.43 | | |
| 80096495 | TECHNOLOGY UNLIMITED | | 1,635.00 | |
| 80096496 | TIFCO INDUSTRIES | 248.84 | | |
| 80096497 | TITAN TRUCK EQUIPMENT | 284.52 | | |
| 80096498 | TRANSPORT EQUIPMENT INC | 1,181.08 | | |
| 80096499 | US BANK OR CITY TREASURER | 7,152.40 | | |
| 80096500 | VALENCE INC | 4,203.86 | | |
| 80096501 | VERIZON WIRELESS | 1,063.97 | | |
| 80096502 | AARON CERMAK | 180.00 | | |
| 80096503 | BRANDON L CRUME | 60.00 | | |
| 80096504 | LARRY B HUGHES | | 13.44 | |
| 80096505 | TENA RISLEY | 60.00 | | |
| 80096506 | DEBORAH L WALKER | 120.00 | | |
| 80096507 | KENT E WALKER | 120.00 | | |



| CHECK # | VENDOR | CITY | LIBRARY | PARKS |
|---|---|---|---|---|
| 80096508 | ABM JANITORIAL SERVICES SOUT | 3,492.05 | | |
| 80096509 | ALS LABORATORY GROUP | 636.00 | | |
| 80096510 | ALSCO DIVISION OF ALSCO INC | 202.46 | | |
| 80096511 | NORTHWEST INDUSTRIAL SERVICE | 196.28 | | |
| 80096512 | AMETEK TECHNICAL & INDUSTRIA | 1,169.71 | | |

| | | |
|---|---|---|
| 80096513 | ARMOR UP AMERICA | 1,281.00 |
| 80096514 | AVISTA UTILITIES | 42,466.24 |
| 80096515 | BANNER FURNACE & FUEL | 284.49 |
| 80096516 | BIG BELLY SOLAR LLC | 358.34 |
| 80096517 | BROOKS APPLIED LABS LLC | 670.00 |
| 80096518 | CINTAS CORPORATION NO 3 | 278.95 |
| 80096519 | CITY SERVICE VALCON LLC | 8,707.10 |
| 80096520 | CLARK'S CONTAINERS LLC | 100.01 |
| 80096521 | COMCAST | 157.44 |
| 80096522 | COPIERS NORTHWEST INC | 489.69 |
| 80096523 | CORTNER ARCHITECTURAL COMPAN | 14,609.96 |
| 80096524 | L N CURTIS & SONS | 937.40 |
| 80096525 | ALTERNATIVE SERVICE CONCEPTS | 27,547.58 |
| 80096526 | DELL MARKETING LP | 329.73 |
| 80096527 | DEVRIES INFORMATION MANAGEME | 7.98 |
| 80096528 | FASTENAL CO | 3,324.21 |
| 80096529 | GORLEY LOGISTICS LLC | 72.49 |
| 80096530 | GALLS LLC | 57.21 |
| 80096531 | BRIDGESTONE AMERICAS INC | 2,925.08 |
| 80096532 | GRAINGER INC | 405.96 |
| 80096533 | GUNARAMA WHOLESALE INC | 1,339.85 |
| 80096534 | HDR ENGINEERING INC | 11,973.62 |
| 80096535 | HUGHES FIRE EQUIPMENT INC | 15,483.75 |
| 80096536 | INLAND PACIFIC HOSE & FITTIN | 129.30 |
| 80096537 | KENWORTH SALES COMPANY | 37.62 |
| 80096538 | KEYSTONE LAWN & TREE CARE | 1,417.00 |
| 80096539 | GEOCKO INC. | 117,788.94 |
| 80096540 | MOSS-ADAMS LLP | 6,370.00 |
| 80096541 | NORCO INC | 375.34 |
| 80096542 | NORTHSTAR CHEMICAL INC | 5,920.88 |
| 80096543 | OFFICE OF STATE AUDITOR | 70,399.00 |
| 80096544 | OXARC INC | 1,999.06 |
| 80096545 | PMTECH INC | 4,800.00 |
| 80096546 | POLYDYNE INC | 3,257.63 |
| 80096547 | ROBERT HALF INTERNATIONAL IN | 2,233.80 |
| 80096548 | SHAMROCK MANUFACTURING INC | 3,909.11 |
| 80096549 | SPOKANE AREA WORKFORCE | 38,433.48 |
| 80096550 | SPOKANE COUNTY TREASURER | 116.00 |
| 80096551 | COWLES PUBLISHING COMPANY | 817.72 |
| 80096552 | STRATEGIC GOVERNMENT RESOURC | 9,040.62 |
| 80096553 | THOMSON WEST | 1,131.89 |
| 80096554 | TWO RIVERS TERMINAL LLC | 13,329.43 |
| 80096555 | VERIZON WIRELESS | 2,520.66 |
| 80096556 | VOLT MANAGEMENT CORP | 31,601.66 |
| 80096557 | WA STATE DEPT/TRANSPORTATION | 174.12 |
| 80096558 | WASHINGTON EQUIMENT MFG CO I | 4,632.50 |
| 80096559 | WESTERN STATES EQUIPMENT CO | 1,024.93 |
| 80096560 | WSF LLC | 263.34 |



| CHECK # | VENDOR | CITY | LIBRARY | PARKS |
|---|---|---|---|---|
| 80096561 | ACRANET CBS BRANCH/DIV OF | 240.00 | | |
| 80096562 | AEG PRESENTS LLC | | | 3,415.12 |
| 80096563 | ARAMARK UNIFORM SERVICES | 6.82 | | |
| 80096564 | AVISTA UTILITIES | 28,041.25 | | |
| 80096565 | BATTERY SYSTEMS INC | 1,236.02 | | |
| 80096566 | BEARING DISTRIBUTORS INC | 88.39 | | |
| 80096567 | BERGKAMP INC | 300.66 | | |
| 80096568 | BUCHANAN AUTOMATION | 186.30 | | |
| 80096569 | CINTAS CORPORATION NO 3 | 986.30 | | |

| | | | | |
|---|---|---|---|---|
| 80096570 | CITY SERVICE VALCON LLC | 94,191.71 | | |
| 80096571 | CONNELL OIL INC | 5,640.57 | | |
| 80096572 | COPIERS NORTHWEST INC | 30.02 | | |
| 80096573 | CREEK AT QUALCHAN GOLF COURS | | | 3,162.92 |
| 80096574 | CUMMINS NORTHWEST LLC | 5,038.70 | | |
| 80096575 | CW NIELSEN MFG CORP | 3,843.98 | | |
| 80096576 | DELTA DENTAL OF WASHINGTON | 36,932.31 | | |
| 80096577 | DEVRIES INFORMATION MANAGEME | 7.98 | | |
| 80096578 | GWP HOLDINGS LLC | 1,006.32 | | |
| 80096579 | DUNCAN PARKING TECHNOLOGIES | 3,531.00 | | |
| 80096580 | EVERGREEN STATE TOWING LLC | 1,081.56 | | |
| 80096581 | FELTON FIRE SERVICE LLC | 125.77 | | |
| 80096582 | GORLEY LOGISTICS LLC | 50.74 | | |
| 80096583 | GALLS LLC | 8,951.25 | | |
| 80096584 | BRIDGESTONE AMERICAS INC | 1,482.45 | | |
| 80096585 | GENERAL INDUSTRIES INC | 99,607.12 | | |
| 80096586 | WINGFOOT COMMERCIAL TIRE | 32,700.29 | | |
| 80096587 | GORDON TRUCK CENTERS INC DBA | 338.57 | | |
| 80096588 | GRAINGER INC | 315.69 | | |
| 80096589 | J & T'S LAWN CARE INC | 663.81 | | |
| 80096590 | GUNARAMA WHOLESALE INC | 4,525.74 | | |
| 80096591 | HOTSY OF SPOKANE LLC | 4,796.00 | | |
| 80096592 | INLAND PACIFIC HOSE & FITTIN | 294.88 | | |
| 80096593 | INTEGRATE TECHNOLOGY LLC | 8,670.00 | | |
| 80096594 | KAISER FOUNDATION HEALTH PLA | 173,872.38 | | |
| 80096595 | KENWORTH SALES COMPANY | 1,084.76 | | |
| 80096596 | KNIGHT CONSTRUCTION & | 263,812.30 | | |
| 80096597 | LEXIS-NEXIS RISK & ANALYTICS | 163.50 | | |
| 80096598 | GEOCKO INC. | 812,025.55 | | |
| 80096599 | LOOMIS ARMORED US INC | 580.85 | | |
| 80096600 | REHN & ASSOCIATES | 48.18 | | |
| 80096601 | SAFEBUILT WASHINGTON LLC | 10,387.00 | | |
| 80096602 | BRANDSAFWAY SERVICES INC | 1,720.02 | | |
| 80096603 | SANDBAGGERS CLUB LLC | | | 3,037.30 |
| 80096604 | SPOKANE COUNTY TREASURER | 10,344.24 | | |
| 80096605 | T & T GOLF MANAGEMENT INC | | | 161.67 |
| 80096606 | US BANK | 8,125.75 | | |
| 80096607 | USIQ, INC. | 1,412.18 | | |
| 80096608 | VERIZON WIRELESS | 27,949.11 | | |
| | | 4,362,227.85 | 522,957.73 | 68,482.71 |
| | | | CITYWIDE TOTAL: | 4,953,668.29 |

| | | | |
|---|---|---|---|
| **Agenda Sheet for City Council Meeting of:** 11/22/2021 | | **Date Rec'd** | 11/17/2021 |
| | | **Clerk's File #** | CPR 2021-0003 |
| | | **Renews #** | |
| **Submitting Dept** | ACCOUNTING | **Cross Ref #** | |
| **Contact Name/Phone** | MICHELLE MURRAY 6032 | **Project #** | |
| **Contact E-Mail** | MMURRAY@SPOKANECITY.ORG | **Bid #** | |
| **Agenda Item Type** | Claim Item | **Requisition #** | |
| **Agenda Item Name** | 5600-ACCOUNTING-PAYROLL | | |

**Agenda Wording**

Report of the Mayor of pending payroll claims of previously approved obligations through: November 13, 2021. Payroll check #561439 through check #561545 $8,502,768.89

**Summary (Background)**

N/A

Lease? NO Grant related? NO Public Works? NO

| **Fiscal Impact** | | **Budget Account** |
|---|---|---|
| Expense | **$** 8,502,768.89 | **#** N/A |
| Select | **$** | **#** |
| Select | **$** | **#** |
| Select | **$** | **#** |

| **Approvals** | | **Council Notifications** | |
|---|---|---|---|
| **Dept Head** | MURRAY, MICHELLE | **Study Session\Other** | |
| **Division Director** | WALLACE, TONYA | **Council Sponsor** | |
| **Finance** | MURRAY, MICHELLE | **Distribution List** | |
| **Legal** | PICCOLO, MIKE | | |
| **For the Mayor** | ORMSBY, MICHAEL | | |
| **Additional Approvals** | | | |
| **Purchasing** | | | |
| | | | |
| | | | |
| | | | |

# PAYROLL RECAP BY FUND
# PAY PERIOD ENDING NOVEMBER 13, 2021

| FUND | FUND NAME | TOTAL |
|---|---|---|
| 0100 | GENERAL FUND | |
| 0030 | POLICE OMBUDSMAN | 11,384.25 |
| 0230 | CIVIL SERVICE | 30,731.20 |
| 0260 | CITY CLERK | 16,599.65 |
| 0320 | COUNCIL | 55,157.60 |
| 0330 | PUBLIC AFFAIRS / COMMUNICATIONS | 26,838.40 |
| 0370 | ENGINEERING SERVICES | 173,816.75 |
| 0410 | FINANCE | 35,633.17 |
| 0430 | GRANTS MNGMT & FINANCIAL ASSIST | 43,422.33 |
| 0450 | CD/HS DIVISION | 2,665.60 |
| 0470 | HISTORIC PRESERVATION | 6,806.40 |
| 0500 | LEGAL | 124,448.12 |
| 0520 | MAYOR | 27,549.06 |
| 0550 | NEIGHBORHOOD SERVICES | 16,334.40 |
| 05601 | MUNICIPAL COURT | 111,037.49 |
| 05602 | PARKING VIOLATIONS | 0.00 |
| 0570 | OFFICE OF HEARING EXAMINER | 6,834.40 |
| 0620 | HUMAN RESOURCES | 25,126.00 |
| 0650 | PLANNING SERVICES | 41,381.61 |
| 0680 | POLICE | 2,375,731.02 |
| 0690 | PROBATION SERVICES | 30,225.64 |
| 0700 | PUBLIC DEFENDERS | 104,166.92 |
| 0750 | ECONOMIC DEVELOPMENT | 8,372.80 |
| 0860 | TREASURER | 0.00 |
| | TOTAL GENERAL FUND | 3,274,262.81 |

| FUND | FUND NAME | TOTAL |
|---|---|---|
| 1100 | STREET | 249,291.84 |
| 1200 | CODE ENFORCEMENT | 49,320.26 |
| 1300 | LIBRARY | 191,661.18 |
| 1390 | URBAN FORESTRY FUND | 0.00 |
| 1400 | PARKS AND RECREATION | 294,509.99 |
| 1460 | PARKING METER | 38,207.82 |
| 1510 | LAW ENFORCEMENT INFO SYSTEM FUND | 0.00 |
| 1620 | PUBLIC SAFETY & JUDICIAL GRANT | 21,378.71 |
| 1625 | PUBLIC SAFETY PERSONNEL | 132,265.89 |
| 1630 | COMBINED COMMUNICATIONS CENTER | 54,784.98 |
| 1680 | CD/HS | 48,249.40 |
| 1970 | EMS FUND | 1,668,466.66 |
| 4100 | WATER | 468,924.29 |
| 4250 | INTEGRATED CAPITAL FUND | 49,130.81 |
| 4300 | SEWER | 537,892.21 |
| 4480 | REFUSE | 621,258.02 |
| 4490 | SOLID WASTE | 0.00 |
| 4530 | LANDFILLS | 0.00 |
| 4600 | GOLF | 43,637.84 |
| 4700 | GENERAL SERVICES FUND | 171,189.21 |
| 5100 | FLEET SERVICE | 111,025.34 |
| 5200 | PUBLIC WORKS & UTILITY FUND | 50,668.85 |
| 5300 | MIS | 174,189.79 |
| 5400 | REPROGRAPHICS | 6,812.00 |
| 5500 | PURCHASING | 20,229.61 |
| 5600 | ACCOUNTING SERVICES | 112,630.81 |
| 5700 | MY SPOKANE | 22,544.40 |
| 5750 | PROJECT MANAGEMENT OFFICE | 25,730.40 |
| 5810 | WORKER'S COMPENSATION | 17,188.80 |
| 5830 | SELF-FUNDED MEDICAL/DENTAL | 9,164.80 |
| 5900 | ASSET MANAGEMENT | 26,916.17 |
| 6060 | CITY RETIREMENT | 11,236.00 |
| 6750 | REGIONAL PLAN | 0.00 |
| | TOTAL | 8,502,768.89 |

# MINUTES OF SPOKANE CITY COUNCIL

## Monday, November 8, 2021

## BRIEFING SESSION

The Briefing Session of the Spokane City Council held on the above date was called to order at 3:30 p.m. in the Council Chambers in the Lower Level of the Municipal Building, 808 West Spokane Falls Boulevard, Spokane, Washington.

The regularly scheduled Spokane City Council 3:30 p.m. Briefing/Administrative Sessions and the 6:00 p.m. Legislative Session were held virtually and streamed live online and aired on City Cable 5. Pursuant to Governor Jay Inslee's Fifteenth Updated Proclamation 20-28.15, dated January 19, 2021, all public meetings subject to the Open Public Meetings Act, Chapter 42.30 RCW, are to be held remotely and the in-person attendance requirement in RCW 42.30.030 has been suspended until termination of the state of emergency pursuant to RCW 43.06.210, or until rescinded, whichever occurs first. Proclamations 20-28, et seq, were amended by the Washington State Legislature to recognize the extension of statutory waivers and suspensions therein until termination of the state of emergency pursuant to RCW 43.06.210 or until rescinded.

While all public meetings must continue to be held remotely, an option for an additional in-person meeting component is permitted consistent with the business meetings requirements contained in the Miscellaneous Venues guidance incorporated into Proclamation 20-25, et seq. At this time, the City Council has decided to continue its meetings with remote access only and to not include an in-person attendance component.

The public was encouraged to tune in to the meeting live on Channel 5, at https://my.spokanecity.org/citycable5/live, or by calling 408-418-9388 and entering an access code when prompted.

### Roll Call

On roll call, Council President Beggs and Council Members Burke, Cathcart, Kinnear, Mumm, Stratton, and Wilkerson were present. (Council President Beggs was in attendance in the Council Chambers and also participated in the meeting via WebEx. Council Members Burke, Cathcart, Kinnear, Mumm, Stratton, and Wilkerson attended the meeting via WebEx.)

City Attorney Mike Ormsby (WebEx), Director of Policy and Government Relations Brian McClatchey (WebEx), and City Clerk Terri Pfister (in Chambers) were also virtually present for the meeting.

### Advance Agenda Review

The City Council received an overview from staff on the November 15, 2021, Advance Agenda items.

Resolution 2021-0096 (Council Sponsor: Council Member Cathcart)
**Motion** by Council Mumm, seconded by Council Member Kinnear, **to defer** Resolution 2021-0096—relating to modification of the City of Spokane's Retail Water Service Area to include Parcel Numbers 24082.9063 and 24082.9087—until others (requests for modifications) come forward so the Council can look at it in a holistic manner in the regular cycle; **carried 4-3.**

Resolution 2021-0097 (Council Sponsor: Council Member Cathcart)
**Motion** by Council Member Kinnear, seconded by Council Member Mumm, **to put** Resolution 2021-0097—approving an extension of a development agreement regarding the preliminary plat and planned unit development referred to as the vistas at Beacon Hill—back on PIES Committee and defer this to the November 22 Agenda for further action; **carried 5-2.**

**Action to Approve November 15, 2021, Advance Agenda**
Following staff reports and Council inquiry and discussion regarding the November 15, 2021, Advance Agenda items, the City Council took the following action (pursuant to Council Rule 2.1.B):

> **Motion** by Council Member Mumm, seconded by Council Member Burke, **to approve** the November 15, 2021, Advance Agenda (as modified); **carried unanimously**.

## ADMINISTRATIVE SESSION

**Current Agenda Review**
The City Council considered the November 8, 2021, Current Agenda.

Five-year Homeless Housing Assistance Act Grant Agreement – The Way Out Shelter (OPR 2021-0711) (Council Sponsors: Council President Beggs and Council Member Kinnear)
**Motion** by Council Member Burke, seconded by Council Member Mumm, **to suspend** the Council Rules for purposes of adjusting the agenda; **carried unanimously.**

**Motion** by Council Member Mumm, seconded by Council Member Kinnear, **to place** the version of The Way Out Shelter Agreement circulated this afternoon on the Council's Consent Agenda; **carried 5-2.**

Final Reading Ordinance C36129 (Council Sponsor: Council President Beggs)
**Motion** by Council Member Wilkerson, seconded by Council Member Mumm, **to substitute** the previously filed version of Final Reading Ordinance C36129—Adopting a Six-year Citywide Capital Improvement Program for the Years 2022 through 2027—with the version circulated this afternoon; **carried 6-1.**

Final Reading Ordinance C36127 (Council Sponsor: Council Member Cathcart) and Final Reading Ordinance C36132 (Council Sponsor: Council Member Kinnear)
**Motion** by Council Member Mumm, seconded by Council Member Cathcart, **to approve** substitutions on both Final Reading Ordinance C36127 (relating to amendments to the Spokane Employees' Retirement System) and Final Reading Ordinance C36132 (reducing fees for construction of accessory dwelling units); **carried unanimously.**

## CONSENT AGENDA

**Upon Unanimous Voice Vote (in the affirmative), the City Council approved Staff Recommendations for the following items:**

Purchase from Traffic Safety Supply Inc. (Portland, OR) of perforated square steel tubing—not to exceed $90,000. (Council Sponsor: Council President Beggs) (OPR 2021-0712)

Value Blanket Renewal No. 2 of 2 with Core & Main (Spokane) for gate valves for a final three-year term—$225,000. (Council Sponsor: Council President Beggs) (OPR 2019-0684 / BID 5151-19)

Value Blanket Renewal No. 1 of 4 with WEMCO, Inc. (Spokane) for the as-needed purchase of mechanical OEM parts for the refuse crane system at the Waste To Energy Facility from December 1, 2021, through November 30, 2022—annual cost not to exceed $135,000 (incl. tax). (Council Sponsor: Council President Beggs) (OPR 2020-0855 / RFQ 5338-20)

Contract Renewal No. 2 of 2 with Intellectyx, Inc. for 15-months of professional services in support of Master Data Management solution implementation—$474,100 (incl. tax). (Relates to Special Budget Ordinance C36130) (Council Sponsor: Council Member Cathcart) (OPR 2019-0424 / RFP 4504-18)

Contract Renewal with Alcohol Monitoring Systems, Inc. (SCRAM Systems) for electronic monitoring services—$264,000. (Council Sponsor: Council Member Kinnear) (OPR 2018-0508)

Contract with GSI Water Solutions, Inc. to conduct evaluation of the Well Electric site for groundwater supply expansion—$631,700. (Council Sponsor: Council President Beggs) (OPR 2021-0713 / ENG 2018099 / RFQ 5479-21)

Recommendation to list on the Spokane Register of Historic Places:

a. Knights of Pythias Hall, 1203 W. Riverside Avenue, (OPR 2021-0714) and

b. Riverfalls Tower (OPR 2021-0715), 1224 W Riverside Avenue.

Contract Amendment / Renewal No. 2 of 4 with Online Cleaning Services (Marysville, CA) for boiler blast cleaning services from January 1, 2022, through December 31, 2022—annual cost not to exceed $300,000 (incl. tax). (Council Sponsor: Council President Beggs) (OPR 2019-0958 / PW ITB 5096-19)

Contract Renewals:

a. No. 2 of 4 with Bay Valve Service, LLC (Longview, WA) for onsite valve repair services at the Waste to Energy Facility from January 1, 2022, through December 31, 2022—not to exceed $325,000 (incl. tax). (Council Sponsor: Council President Beggs) (OPR 2019-0957 / PW ITB 5133-19)

b. No. 1 of 4 with Foust Fabrication Co. (Colville, WA) for as-needed offsite grapple repairs for the Waste to Energy Facility from December 1, 2021, through November 30, 2022—annual cost not to exceed $85,000 (plus tax). (Council Sponsor: Council President Beggs) (OPR 2020-0866 / ITB 5342-20)

Contract Renewals Nos. 2 of 4 with WEMCO, Inc. (Spokane) for:

a. Crane, hoist, trolley and lifeline preventative maintenance and inspections at the Waste to Energy Facility from January 1, 2022, through December 31, 2022—annual cost not to exceed $60,000 (incl. tax). (Council Sponsor: Council President Beggs) (OPR 2019-0959 / ITB 5342-20)

b. Bridge crane maintenance and inspections at the Waste to Energy Facility from January 1, 2022, through December 31, 2022—annual cost not to exceed $100,000 (incl. tax). (Council Sponsor: Council President Beggs) (OPR 2019-0960 / PW ITB 5506-21)

Contract with Knight Construction & Supply, Inc. (Deer Park, WA) for mechanical repairs at the Waste to Energy Facility from November 1, 2021, through October 31, 2022—not to exceed $2,200,000 (incl. tax). (Council Sponsor: Council President Beggs) (OPR 2021-0716 / PW ITB 5101-19)

Report of the Mayor of pending:

a. Claims and payments of previously approved obligations, including those of Parks and Library, through October 29, 2021, total $7,743,006.41 (Check Nos. 582373-582474; ACH Payment Nos.: 95950-96159), with Parks and Library claims approved by their respective boards. Warrants excluding Parks and Library total $6,020,214.60. (CPR 2021-0002)

b. Payroll claims of previously approved obligations through October 30, 2021: $8,023,311.40 (Payroll Check Nos. 561318-561435). (CPR 2021-0003)

**Five-Year Homeless Housing Assistance Act Grant Agreement – The Way Out Shelter (Council Sponsors: Council President Beggs and Council Member Kinnear) (OPR 2021-0711) (taken separately)**

**Upon 5-2 Voice Vote,** the City Council **approved** the Five-year Homeless Housing Assistance Act Grant Agreement between the City of Spokane, Spokane County, and the Salvation Army to provide programing for The Way Out Shelter, a bridge housing program─$2,500,000.

**Council Recess/Executive Session**

The City Council adjourned at 5:02 p.m. No Executive Session was held. The City Council reconvened at 6:02 p.m. for the Legislative Session.

## LEGISLATIVE SESSION

**Roll Call**

On roll call, Council President Beggs, and Council Members Burke, Cathcart, Kinnear, Mumm, Stratton, and Wilkerson were present. (Council President Beggs was in attendance in the Council Chambers and also participated in the meeting via WebEx. Council Members Burke, Cathcart, Kinnear, Mumm, Stratton, and Wilkerson attended the meeting via WebEx.)

Director of Policy and Government Relations Brian McClatchey (WebEx) and City Clerk Terri Pfister (in Chambers) were also virtually present for the meeting.

**COUNCIL PROCLAMATION**

November 2021 *Native American Heritage Month*

Council Member Mumm read the proclamation. Tara (Qallaq) Ramos virtually accepted the proclamation and commented on the event.

There was no **City Administrative Report.**

There were no **Boards and Commissions Appointments.**

There were no **Council Committee Reports.**

## LEGISLATIVE AGENDA

**SPECIAL BUDGET ORDINANCES**

**Special Budget Ordinance C36130 (Council Member Cathcart)**

Subsequent an opportunity for public testimony and Council commentary, with no individuals requesting to speak, the following action was taken:

**Upon Unanimous Roll Call Vote,** the City Council **passed Special Budget Ordinance C36130** amending Ordinance No. C35971 passed by the City Council December 14, 2020, and entitled, "An Ordinance adopting the Annual Budget of the City of Spokane for 2021, making appropriations to the various funds of the City of Spokane government for the fiscal year ending December 31, 2021, and providing it shall take effect immediately upon passage," and declaring an emergency and appropriating funds in:

Section 1. Management Information Services Fund
(1) Decrease the appropriation for salaries and wages by $355,369.
(2) Increase the appropriation for capitalized software by $355,369.
(A) There is no change to the ITSD operating department budget.

(3) Increase the appropriation for capitalized software by $118,731.
(A) $118,731 of the increased appropriation is provided from ITSD Capital Replacement unappropriated reserves solely for capitalized software costs related to the Master Data Management project in the ITSD Capital Replacement department.

(This action allocates funds for Phase III of the Master Data Management project.) (Relates to OPR 2019-0424 under 3:30 p.m. Consent Agenda)

**Ayes:** Beggs, Burke, Cathcart, Kinnear, Mumm, Stratton, and Wilkerson
**Nays:** None
**Abstain:** None
**Absent:** None

**RESOLUTIONS**

**Resolution 2021-0092 (Council Sponsor: Council President Beggs)**

Subsequent an opportunity for public testimony and Council commentary, with no individuals requesting to speak, the following action was taken:

**Upon 6-1 Roll Call Vote,** the City Council **adopted Resolution 2021-0092** permitting the use of security cameras by the City's Water and Hydroelectric Services Department and Engineering Services Department to enable enhanced security and protection of the departments' equipment, supplies, infrastructure and facilities.

**Ayes:** Beggs, Cathcart, Kinnear, Mumm, Stratton, and Wilkerson

**Nays:** Burke
**Abstain:** None
**Absent:** None

**Resolution 2021-0093 (Council Sponsor: Council Member Kinnear)**
Subsequent to an opportunity for public testimony, with none provided, and Council commentary, the following action was taken:

> **Upon Unanimous Roll Call Vote,** the City Council **adopted Resolution 2021-0093** recognizing the Ray-Freya Alternatives Analysis Report ("The Report") as a declaration of the City's desired future transportation conditions within the boundary formed by Regal Street, 35th Avenue, Myrtle Street and 55th Avenue.
>
> **Ayes:** Beggs, Burke, Cathcart, Kinnear, Mumm, Stratton, and Wilkerson
> **Nays:** None
> **Abstain:** None
> **Absent:** None

**Resolution 2021-0094 (Council Sponsor: Council Member Wilkerson)**
Subsequent to an overview of Resolution 2021-0094 by Council Member Wilkerson; the opportunity for public testimony, with no individuals requesting to speak; and Council commentary, the following action was taken:

> **Upon Unanimous Roll Call Vote,** the City Council **adopted Resolution 2021-0094** establishing a community-directed process for the next uses for the former library space at the Martin Luther King, Jr. Center at East Central.
>
> **Ayes:** Beggs, Burke, Cathcart, Kinnear, Mumm, Stratton, and Wilkerson
> **Nays:** None
> **Abstain:** None
> **Absent:** None

**FINAL READING ORDINANCES**
**Final Reading Ordinance C36131**
Subsequent to an opportunity for public testimony and Council commentary, with none provided, the following action was taken:

> **Upon 6-1 Roll Call Vote,** the City Council passed Final Reading Ordinance C36131 updating the annual City of Spokane property tax levy for 2022.
>
> **Ayes:** Beggs, Burke, Kinnear, Mumm, Stratton, and Wilkerson
> **Nays:** Cathcart

**Abstain:** None
**Absent:** None

**Final Reading Ordinance C36127 (as substituted during the 3:30 p.m. Briefing Session)**
Subsequent to brief commentary by Council Member Cathcart and an opportunity for public testimony, with no individuals requesting to speak, the following action was taken:

> **Upon Unanimous Roll Call Vote,** the City Council **passed Final Reading Ordinance C36127** relating to amendments to the Spokane Employees' Retirement System amending SMC sections 03.05.010, SMC 03.05.020 and adding a new section to SMC 3.05.175 of the Spokane Municipal Code.

**Ayes:** Beggs, Burke, Cathcart, Kinnear, Mumm, Stratton, and Wilkerson
**Nays:** None
**Abstain:** None
**Absent:** None

**Final Reading Ordinance C36128 (Council Sponsor: Council Member Wilkerson)**
Subsequent to brief commentary by Council Member Wilkerson and an opportunity for public testimony, with no individuals requesting to speak, the following action was taken:

> **Upon Unanimous Roll Call Vote,** the City Council **passed Final Reading Ordinance C36128** relating to various special revenue funds and internal services funds in Chapter 7.08 SMC; amending SMC sections 7.08.124 and 7.08.059 and repealing SMC 7.08.104 and 7.08.122.

**Ayes:** Beggs, Burke, Cathcart, Kinnear, Mumm, Stratton, and Wilkerson
**Nays:** None
**Abstain:** None
**Absent:** None

**For Council action on Final Reading Ordinance C36129, see section of minutes under "Hearings."**

**FIRST READING ORDINANCES**
The following Ordinance was read for the first time, with further action deferred. There was an opportunity for public testimony, with no individual requesting to speak.

**ORD C36132** Reducing fees for construction of accessory dwelling units; amending sections 08.02.031, 08.02.066, 13.04.2042, and 13.03.0732 of the Spokane Municipal Code. (As substituted during 3:30 p.m. Briefing Session) (Council Sponsor: Council Member Kinnear)

There were no **Special Considerations.**

## HEARINGS

**Final Reading Ordinance C36129 – Capital Improvement Program (as substituted during 3:30 p.m. Briefing Session) (Council Sponsor: Council President Beggs)**
Subsequent to an introduction of Ordinance C36129 by Council President Beggs; public testimony from one individual; and an opportunity for Council commentary, the following action was taken:

> **Upon 6-1 Roll Call Vote,** the City Council **passed Final Reading Ordinance C36129** of the City of Spokane, Washington, adopting a six-year Citywide Capital Improvement Program for the years 2022 through 2027 and amending the Citywide Capital Improvement Program (CIP) as referenced in Appendix C of the City of Spokane Comprehensive Plan.
>
> **Ayes:** Beggs, Burke, Kinnear, Mumm, Stratton, and Wilkerson
> **Nays:** Cathcart
> **Abstain:** None
> **Absent:** None

**Beginning Hearing on Proposed 2022 Budget (FIN 2021-0001)**
Management and Budget Director Paul Ingiosi provided an overview of the 2022 Proposed Budget. There was an opportunity for public testimony, with no individuals requesting to speak. The following action was taken:

> **Motion** by Council Member Mumm, seconded by Council Member Kinnear, **to continue** the Public Hearing on the 2022 Proposed Budget to November 15; **carried unanimously.**

## OPEN FORUM

The following individuals spoke during Open Forum:

- Nicolette Ocheltree
- Riley James

## ADJOURNMENT

There being no further business to come before the City Council, the Regular Legislative Session of the Spokane City Council adjourned at 6:39 p.m.

Minutes prepared and submitted for publication in the November 17, 2021, issue of the *Official Gazette*.

_____
Terri Pfister
Spokane City Clerk

Approved by Spokane City Council on _____, 2021.

_____
Breean Beggs
City Council President

| | | | |
|---|---|---|---|
| **Agenda Sheet for City Council Meeting of:** 11/22/2021 | | **Date Rec'd** | 11/8/2021 |
| | | **Clerk's File #** | ORD C36138 |
| | | **Renews #** | |
| **Submitting Dept** | MUNICIPAL COURT | **Cross Ref #** | |
| **Contact Name/Phone** | SETH HACKENBERG 509-309-6948 | **Project #** | |
| **Contact E-Mail** | SHACKENBERG@SPOKANECITY.ORG | **Bid #** | |
| **Agenda Item Type** | Special Budget Ordinance | **Requisition #** | |
| **Agenda Item Name** | 0560 - SBO FOR DUI COURT GRANT EXTENSION | | |

**Agenda Wording**

The Spokane DUI Court has been the recipient of a Washington Traffic Safety Commission (WTSC) grant for the past two years. Due to the efforts of the court, the WTSC has agreed to extend the grant once more for another full year period.

**Summary (Background)**

• Spokane DUI Court received WTSC grant in 2019 • Extended in 2021 • Extended again for 2022 • $50,000 total

Lease? NO Grant related? YES Public Works? NO

| **Fiscal Impact** | | **Budget Account** |
|---|---|---|
| Revenue | **$** 50,000 | **#** 1360-91209-99999-33320 |
| Expense | **$** 37,900 | **#** 1360-91209-12500-54101 |
| Expense | **$** 12,000 | **#** 1360-91209-12500-54401 |
| Expense | **$** 1,000 | **#** 1360-91209-12500-53101 |

| **Approvals** | | **Council Notifications** | |
|---|---|---|---|
| **Dept Head** | DELANEY, HOWARD | **Study Session\Other** | UE 11-08-2021 |
| **Division Director** | LOGAN, MARY | **Council Sponsor** | CP Beggs |
| **Finance** | MURRAY, MICHELLE | **Distribution List** | |
| **Legal** | PICCOLO, MIKE | bbeggs@spokanecity.org; hallers@spokanecity.org | |
| **For the Mayor** | ORMSBY, MICHAEL | shackenberg@spokanecity.org; rkokot@spokanecity.org | |
| **Additional Approvals** | | twallace@spokanecity.org; pingiosi@spokanecity.org | |
| **Purchasing** | | ddaniels@spokanecity.org; ablain@spokanecity.org | |
| **MANAGEMENT & BUDGET** | INGIOSI, PAUL | | |
| **GRANTS, CONTRACTS & PURCHASING** | STOPHER, SALLY | | |

ORDINANCE NO C36138

An ordinance amending Ordinance No. C-35971, passed by the City Council December 14, 2020, and entitled, “An ordinance adopting the Annual Budget of the City of Spokane for 2021, making appropriations to the various funds of the City of Spokane government for the fiscal year ending December 31, 2021, and providing it shall take effect immediately upon passage,” and declaring an emergency.

WHEREAS, subsequent to the adoption of the 2021 budget Ordinance No. C-35971, as above entitled, and which passed the City Council December 14, 2020, it is necessary to make changes in the appropriations of the Miscellaneous Grants 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 Miscellaneous Grants Fund, and the budget annexed thereto with reference to the Miscellaneous Grants Fund, the following changes be made:

(1) Increase the appropriation level for grant revenue by $50,000
    a. $50,000 of the increased revenue in the Miscellaneous Grants Fund is provided by the USDOT for operation of the Spokane Municipal DUI Court.
(2) Increase the appropriation level for travel by $12,000
    a. Increase in appropriation will be used to travel to national trainings and/or conferences such as the NCDC DUI Court foundations training.
(3) Increase the appropriation level for professional services by $38,000
    a. Increase in appropriation will be used for program office supplies and urinalysis testing for program participants.

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 to accept the 2021 DUI Candidate Court Grant for DOT passed thru from the Washington Safety Commission, 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

# Public Safety Committee

| | |
|---|---|
| **Division & Department:** | Spokane Municipal Court |
| **Subject:** | SBO for DUI Court Grant Extension |
| **Date:** | 11/01/2021 |
| **Contact (email & phone):** | Shackenberg@spokanecity.org 509-309-6948 |
| **City Council Sponsor:** | Council President Breean Beggs |
| **Executive Sponsor:** | Howard Delaney |
| **Committee(s) Impacted:** | |
| **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) | |
| **Strategic Initiative:** | |
| **Deadline:** | |
| **Outcome:** (deliverables, delivery duties, milestones to meet) | |

Background/History:

*The Spokane DUI Court has been the recipient of a WTSC Grant for the past 2 years. Due to the efforts of the court the WTSC has agreed to extend the grant once more for another full year period. The fund would be $50,000. $38,000 would be for UA testing and $12,000 for travel and training.*

Executive Summary:

- *Spokane DUI Court received WTSC in 2019*
- *Extended in 2021*
- *Extended again for 2022*
- *$50,000 total*

Budget Impact:

Approved in current year budget? ☐ Yes ☐ No ☒ N/A

Annual/Reoccurring expenditure? ☐ Yes ☐ No ☒ N/A

If new, specify funding source:

Other budget impacts: (revenue generating, match requirements, etc.)

Operations Impact:

Consistent with current operations/policy? ☐ Yes ☐ No ☒ N/A

| |
|---|
| Requires change in current operations/policy? ☐ Yes ☐ No ☒ N/A<br>Specify changes required:<br>Known challenges/barriers: |

| Agenda Sheet for City Council Meeting of: 11/15/2021 | | Date Rec'd | 10/28/2021 |
|---|---|---|---|
| | | Clerk's File # | RES 2021-0097 |
| | | Renews # | |
| Submitting Dept | DSC, CODE ENFORCEMENT & PARKING SERVICES | Cross Ref # | |
| Contact Name/Phone | ELDON BROWN 6305 | Project # | |
| Contact E-Mail | EBROWN@SPOKANECITY.ORG | Bid # | |
| Agenda Item Type | Resolutions | Requisition # | |
| Agenda Item Name | 4700 - 0650 BEACON HILL DEVELOPMENT AGREEMENT | | |

**Agenda Wording**

Resolution approving a development agreement between the City and Beacon Hill Spokane INC

**Summary (Background)**

On December 14, 2005 the City of Spokane Hearing Examiner granted preliminary approval of a plat and planned unit development (PUD) in order to allow subdivision of certain property into 35 lots for multi-family development. The property is located east of Havana Street and North of Longfellow Ave, formerly known as "the Camel Farm". The project is known as Vistas at Beacon Hill and the preliminary approval was granted a one-year time extension, extending expiration of the preliminary...

Lease? NO Grant related? NO Public Works? NO

| Fiscal Impact | | Budget Account |
|---|---|---|
| Neutral | $ | # |
| Select | $ | # |
| Select | $ | # |
| Select | $ | # |

| Approvals | | Council Notifications | |
|---|---|---|---|
| Dept Head | BECKER, KRIS | Study Session\Other | PIES 10/25/21 |
| Division Director | MACDONALD, STEVEN | Council Sponsor | CM Michael Cathcart |
| Finance | ORLOB, KIMBERLY | Distribution List | |
| Legal | RICHMAN, JAMES | kbecker@spokanecity.org | |
| For the Mayor | ORMSBY, MICHAEL | mcathcart@spokanecity.org | |
| Additional Approvals | | ebrown@spokanecity.org | |
| Purchasing | | dscadmin@spokanecity.org | |
| | | jrichman@spokanecity.org | |
| | | | |
| | | | |

RESOLUTION NO. 2021-0097

A RESOLUTION APPROVING AN EXTENSION OF A DEVELOPMENT AGREEMENT REGARDING THE PRELIMINARY PLAT AND PLANNED UNIT DEVELOPMENT REFERRED TO AS THE VISTAS AT BEACON HILL

A. WHEREAS, Nationwide owns Spokane County Parcel No. 35022.0114; and

B. WHEREAS, Howard owns Spokane County Parcel No. 35022.0115; and

C. WHEREAS, collectively the Owners own that certain real property which is located in the Beacon Hill area of Spokane, generally located east of Havana Street, north of Longfellow Avenue, and south of Valley Springs Road, which property is further described in Exhibit "A," attached hereto and incorporated by reference herein (hereafter the "Property");

D. WHEREAS, pursuant to Findings, Conclusions, and Decision dated December 14, 2005, File No. Z2005-68-PP/PUD, the City of Spokane Hearing Examiner granted preliminary approval of a plat and planned unit development (PUD) in order to allow subdivision of the Property into 35 lots for multi-family development (the "Project" or "Preliminary Approval"). The Project is known as Vistas at Beacon Hill and the preliminary approval has been granted a one-year time extension, extending expiration of the preliminary approval until December 14, 2016;

E. WHEREAS, on or about December 12, 2016, pursuant to Resolution 2016-0101, the City Council approved a Development Agreement extending the expiration of the preliminary approval until December 14, 2021 (the "Development Agreement");

F. WHEREAS, the Owners have requested an additional five-year extension of the Development Agreement in order to extend the time to file a final plat as set forth herein;

G. WHEREAS, the City is a Washington Municipal Corporation with land use planning and permitting authority over all land within its corporate limits and has the authority to enter into Development Agreements pursuant to RCW 36.70B.170(1);

H. WHEREAS, The City has promulgated regulations for Development Agreements in Section 17A.060 of the Spokane Municipal Code (SMC) and the Development Agreement was prepared in accordance with those provisions; and

I. Pursuant to RCW 36.70B.200, the City held a public hearing with respect to consideration and approval of this Extension of the Development Agreement.

NOW, THEREFORE - - it is hereby resolved by the Spokane City Council;

1. The foregoing recitals and the contents of the attached 1st Amendment of Development Agreement are hereby adopted as the Council's findings in support of this Resolution.

2. The 1st Amendment of Development Agreement, which provides for an additional 5-year extension of the preliminary approval, is hereby approved and the Mayor is hereby authorized to execute it on behalf of the City.

ADOPTED by the Spokane City Council this _____ day of _____, 20____.

_____
City Clerk

Approved as to form:

_____
Assistant City Attorney

Exhibit 1

Development Agreement

When recorded return to:
City of Spokane
Attn: Planning Services Department
808 W Spokane Falls Blvd
Spokane, WA 99201

# 1st AMENDMENT OF DEVELOPMENT AGREEMENT

This 1st Amendment of Development Agreement ("Agreement") is entered into this 12th day of October, 2021 (the "Effective Date") by and between the CITY OF SPOKANE, a Washington Municipal Corporation (the "City"), Nationwide Capital Investments, LLC, a Washington limited liability company (as "Nationwide") and Howard Capital Group, LLC, a Washington limited liability company (as "Howard"). Nationwide and Howard are collectively referred to herein as the "Owners." The Owners and the City are collectively referred to herein as the "Parties."

## RECITALS

A. WHEREAS, Nationwide owns Spokane County Parcel No. 35022.0114; and

B. WHEREAS, Howard owns Spokane County Parcel No. 35022.0115; and

C. WHEREAS, collectively the Owners own that certain real property which is located in the Beacon Hill area of Spokane, generally located east of Havana Street, north of Longfellow Avenue, and south of Valley Springs Road, which property is further described in Exhibit "A," attached hereto and incorporated by reference herein (hereafter the "Property");

D. WHEREAS, pursuant to Findings, Conclusions, and Decision dated December 14, 2005, File No. Z2005-68-PP/PUD, the City of Spokane Hearing Examiner granted preliminary approval of a plat and planned unit development (PUD) in order to allow subdivision of the Property into 35 lots for multi-family development (the "Project" or "Preliminary Approval"). The Project is known as Vistas at Beacon Hill and the preliminary approval has been granted a one-year time extension, extending expiration of the preliminary approval until December 14, 2016;

E. WHEREAS, on or about December 12, 2016, pursuant to Resolution 2016-0101, the City Council approved a Development Agreement extending the expiration of the preliminary approval until December 14, 2021 (the "Development Agreement");

F. WHEREAS, the Owners have requested an additional five-year extension of the Development Agreement in order to extend the time to file a final plat as set forth herein;

G. WHEREAS, the City is a Washington Municipal Corporation with land use planning and permitting authority over all land within its corporate limits and has the authority to enter into Development Agreements pursuant to RCW 36.70B.170(1);

H. WHEREAS, The City has promulgated regulations for Development Agreements in Section 17A.060 of the Spokane Municipal Code (SMC) and the Development Agreement was prepared in accordance with those provisions; and

NOW, THEREFORE, based on the foregoing Recitals, the Parties agree as follows:

**TERMS**

1. Development Agreement: The Development Agreement approved by the City Council pursuant to Resolution 2016-0101 is incorporated by reference into this document as though written in full and shall remain in full force and effect except as provided herein.

2. Extension of Time: Unless terminated earlier as provided herein, the duration of the Development Agreement shall be extended and shall remain in effect until amended in writing by the Parties or until December 14, 2026 (hereinafter, "Term"). Unless the Development Agreement is terminated earlier as provided therein, the expiration date (or the time by which the Owners must submit a final plat and PUD meeting all of the requirements of the Preliminary Approval) of the Project is extended until December 14, 2026. Provided, pursuant to RCW 36.70B.170, the city reserves the right to impose new or different regulations to the extent required by a serious threat to public health and safety.

3. Recordation of Agreement. The Owners shall cause this Agreement and any amendment(s) or termination to it to be recorded with the Spokane County Auditor.

4. Counterparts. This Agreement may be executed in several counterparts, each of which shall be an original and shall constitute one and the same instrument. All Exhibits hereto are hereby incorporated by specific reference into this Agreement, and their terms are made a part of this Agreement as though fully recited herein.

5. Termination. This Agreement shall be deemed terminated and of no further effect upon the entry of a final judgment (and the exhaustion of all appeals setting aside such final judgment), voiding this Agreement, if appealed, or on December 14, 2026, whichever occurs first. Upon the termination of this Agreement, no party shall have any further right or obligation hereunder.

6. Appeal. Without limiting any appeal rights, and subject to SMC 17G.060.210, a person with standing, as defined in Washington land use case law, may appeal to the hearing examiner a project permit or project permits issued pursuant to this Agreement by filing with the permit application department a written appeal within fourteen days of the date of the written decision on the project permit.

CITY OF SPOKANE, WASHINGTON

By: _____
Title: _____

Attest:

_____
Clerk

Approved as to form:

_____
Assistant City Attorney

NATIONWIDE CAPITAL INVESTMENTS, LLC

By: _____

Its: Managing Member

HOWARD CAPITAL GROUP, LLC

By: _____

Its: Managing member

STATE OF WASHINGTON :
: ss.
County of Spokane :

I hereby certify that I know or have satisfactory evidence that, on this 12th day of October, 2021, Ryan Buth signed this instrument,
(Print name)
on oath state that (she/he/they) is/are authorized to execute the instrument as a Member of Howard Capital Group LLC
(Position/Title) (Name of entity)
and acknowledge it to be (her/his/their) free and voluntary act of such party for uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

TUCKER F SANTUCCI
NOTARY PUBLIC #56726
STATE OF WASHINGTON
COMMISSION EXPIRES
MARCH 9, 2023

Tucker F Santucci

Notary Public in and for the State of Washington, residing at Spokane
My commission expires: March 9, 2023

STATE OF WASHINGTON )
) ss.
County of Spokane )

I certify that I know or have satisfactory evidence that _____ and TERRI L. PFISTER, are the persons who appeared before me and said persons acknowledged that they signed this document, on oath stated that they were authorized to sign it and acknowledged it as the _____ and the City Clerk, respectively, of the CITY OF SPOKANE, a municipal corporation, to be the free and voluntary act of such party for the uses and purposes therein mentioned.

DATED: _____

_____
Notary Public in and for Washington State,
residing at _____

My appointment expires _____

STATE OF WASHINGTON :
: ss.
County of Spokane :

I hereby certify that I know or have satisfactory evidence that, on this 12th day of October, 2021, Ryan Buth signed this instrument,
(Print name)
on oath state that (she/he/they) is/are authorized to execute the instrument as a Member of Nationwide Capital Investments LLC
(Position/Title) (Name of entity)
and acknowledge it to be (her/his/their) free and voluntary act of such party for uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

TUCKER F SANTUCCI
NOTARY PUBLIC #56726
STATE OF WASHINGTON
COMMISSION EXPIRES
MARCH 9, 2023

_____
Notary Public in and for the State of
Washington, residing at Spokane
My commission expires: March 9, 2023

# Briefing Paper
## Public Infrastructure, Environment, and Sustainability

| | |
|---|---|
| **Division & Department:** | Developer Services |
| **Subject:** | Extension of a developer agreement regarding the preliminary plat and planned unit development referred to as The Vistas At Beacon Hill. |
| **Date:** | 10/25/21 |
| **Contact (email & phone):** | jsaywers@spokanecity.org |
| **City Council Sponsor:** | Cathcart |
| **Executive Sponsor:** | Kris Becker |
| **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) | |
| **Strategic Initiative:** | Innovative Infrastructure |
| **Deadline:** | December 14, 2021 |
| **Outcome:** (deliverables, delivery duties, milestones to meet) | Approved extension will grant an additional five-year extension of the Development Agreement to extend the time to file a final plat. |

A. Background/History: The Vistas at Beacon Hill Findings, Conclusions, and Decision dated December 14, 2005, File No. Z2005-68-PP/PUD, the City of Spokane Hearing Examiner granted preliminary approval of a plat and planned unit development (PUD) in order to allow subdivision of the Property into 35 lots for multi-family development (the "Project" or "Preliminary Approval"). The Project is known as Vistas at Beacon Hill and the preliminary approval has been granted a one-year time extension, extending expiration of the preliminary approval until December 14, 2016.

On December 12, 2016 pursuant to resolution 2016-0101, the City Council approved a Developer Agreement extending the expiration of the preliminary approval until December 14, 2021

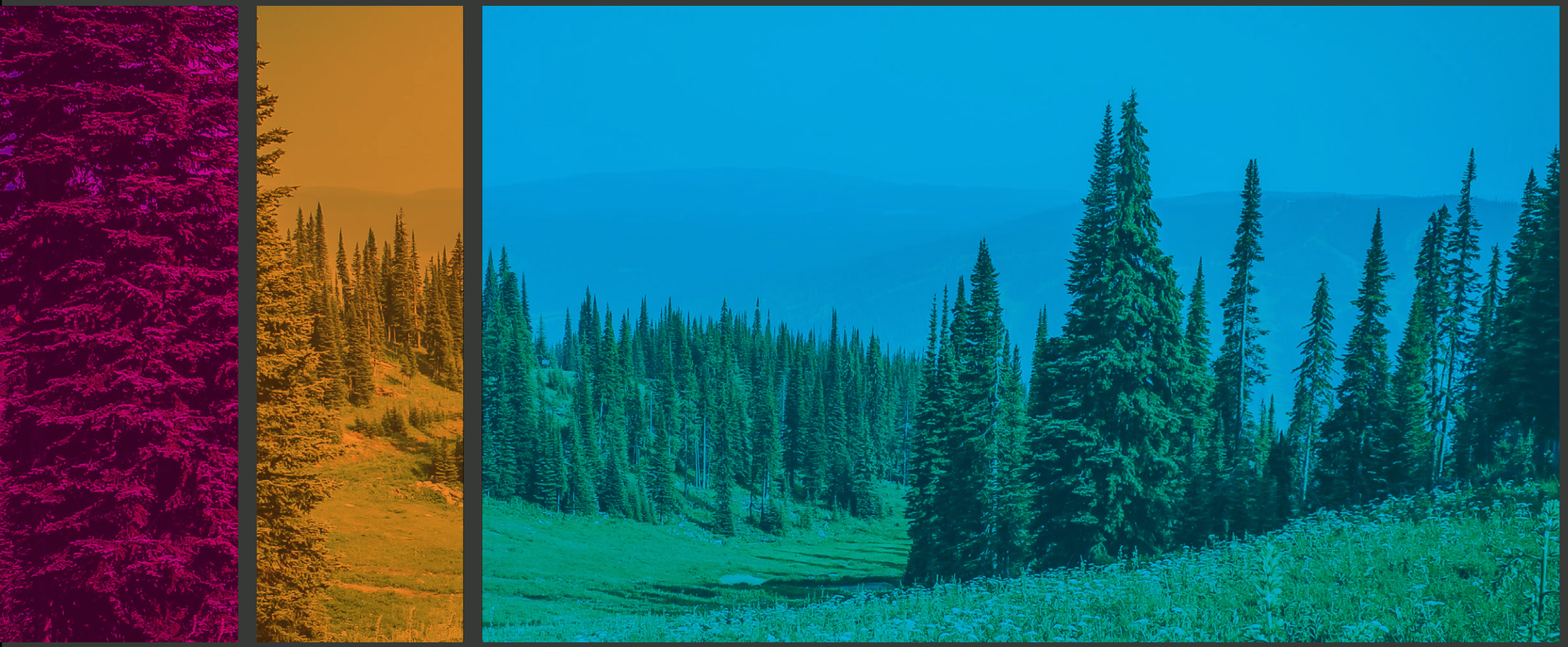
Executive Summary:

- *The Owners of the Vistas at Beacon Hill have requested an amendment to the existing Development Agreement granting an additional five-year extension of the Development Agreement in order to extend the time to file a final plat.*
- *The amendment of the Development Agreement shall be extended and shall remain in effect until amended in writing by the Parties or until December 14, 2026.*
- *The Owners must submit a final plat and PUD meeting all of the requirements of the Preliminary Approval of the Project is extended until December 14, 2026.*

Budget Impact:
Approved in current year budget? ☐ Yes ☐ No ☒ N/A
Annual/Reoccurring expenditure? ☐ Yes ☐ No ☒ N/A
If new, specify funding source:
Other budget impacts: (revenue generating, match requirements, etc.)

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/barriers:

dtj
DESIGN



NATIONWIDE CAPITAL INVESTMENTS, LLC + HOWARD CAPITAL, LLC | NOVEMBER 12, 2021

# The Vistas at Beacon Hill

# GOAL OF THIS PRESENTATION

We are presenting a project that is ready to go, consistent with the current standards and vision for the City, preserves the existing neighborhood, and brings much needed investment.

The legislative decisions for this site have already been made through the PUD, Plat, and Comprehensive Plan.  Our goal is to finish the last step and make sure these decisions come to fruition as soon as possible in order to address the current housing shortage.

Additionally, we are only asking for a three-year extension now that water is approved and under construction for the site.

## Contents


About the Site ..... 4

About the Standards ..... 7

Connectivity and Complete Streets ..... 11

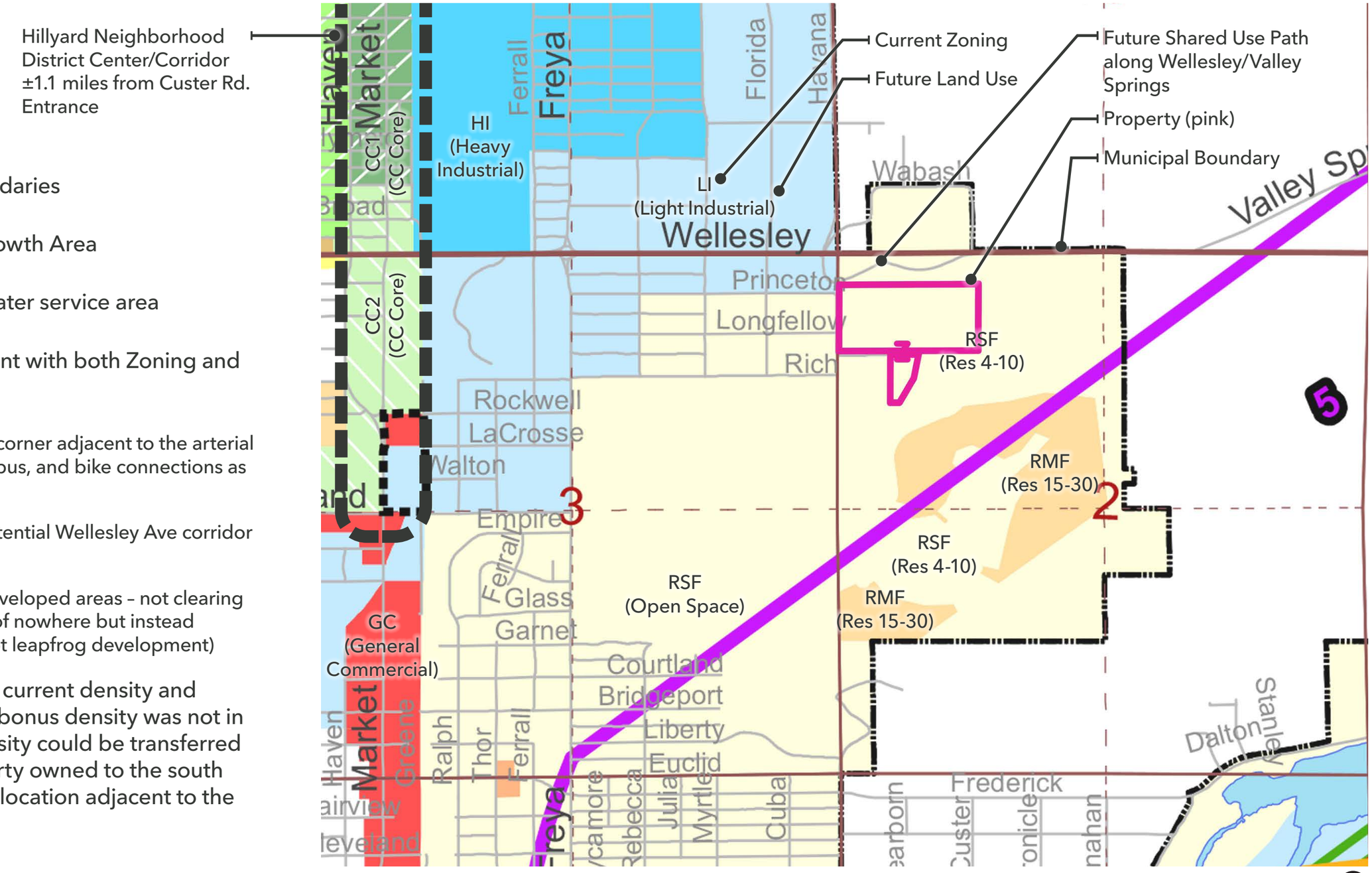
Other Benefits to the Community ..... 15

Why this Site has not been Developed Sooner ..... 16


NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

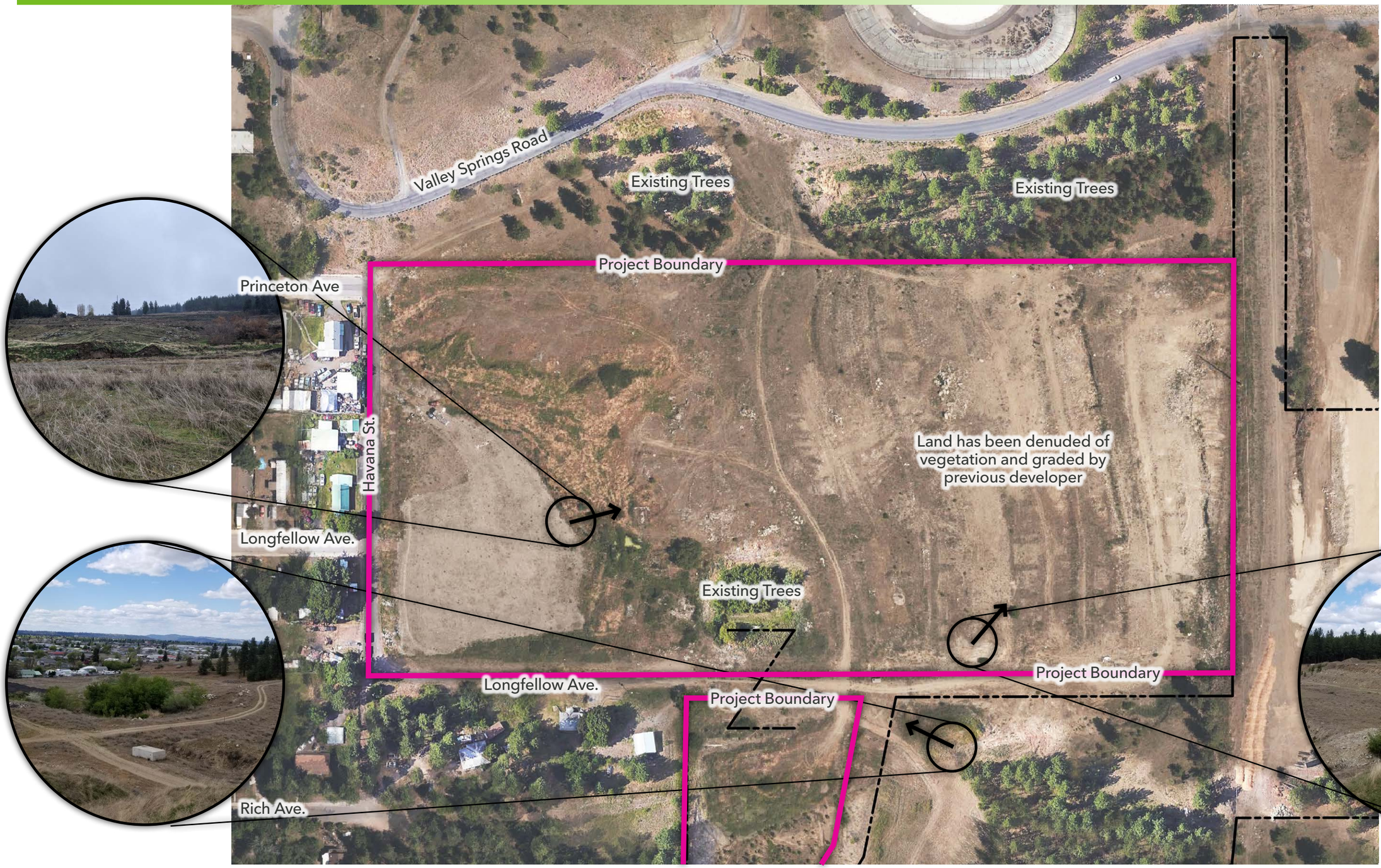
# ABOUT THE SITE

- Within current City boundaries
- Within current Urban Growth Area
- Within the City's retail water service area
- Use and density consistent with both Zoning and Comprehensive Plan
  - Site is in the northeast corner adjacent to the arterial – provides pedestrian, bus, and bike connections as well as vehicular
  - Directly adjacent to potential Wellesley Ave corridor redevelopment
  - Adjacent to existing developed areas – not clearing a parcel in the middle of nowhere but instead expanding logically (not leapfrog development)
- Project is compliant with current density and zoning: even if the PUD bonus density was not in play, the multifamily density could be transferred from the adjacent property owned to the south to the more appropriate location adjacent to the arterial.




NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

# ABOUT THE SITE




Not To Scale

north

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

# ABOUT THE SITE

Temporary Fire Access Road

Future Valley Springs shared use path (by others)

Vistas Clubhouse Amenity

Multi-Family Building (TYP.) (3 Story, 44 Units)

Multi-Family Building (TYP.) (3 Story, 26 Units)

Individual Garages (TYP.)

Temporary Fire Access Road

Utility Easement

Downhill Townhome Style (TYP.)

Uphill Townhomes Style (TYP.)

Residential Local Access Roadway for Hillside Development (TYP.)

All design criteria to be consistent with City of Spokane Design Standards, November 2020, including but not limited to:

- All lots served by sidewalks
- Street trees
- Onsite Low Impact Development stormwater management
- 35′ ROW dedication for improvement of Havana
- 40′ min. Public Right-of-Way – minimum horizontal radius: 100′
- Minimum centerline distance between intersections: 150′
- Maximum acute intersection angle: 70
- Maximum and minimum grades and vertical curves

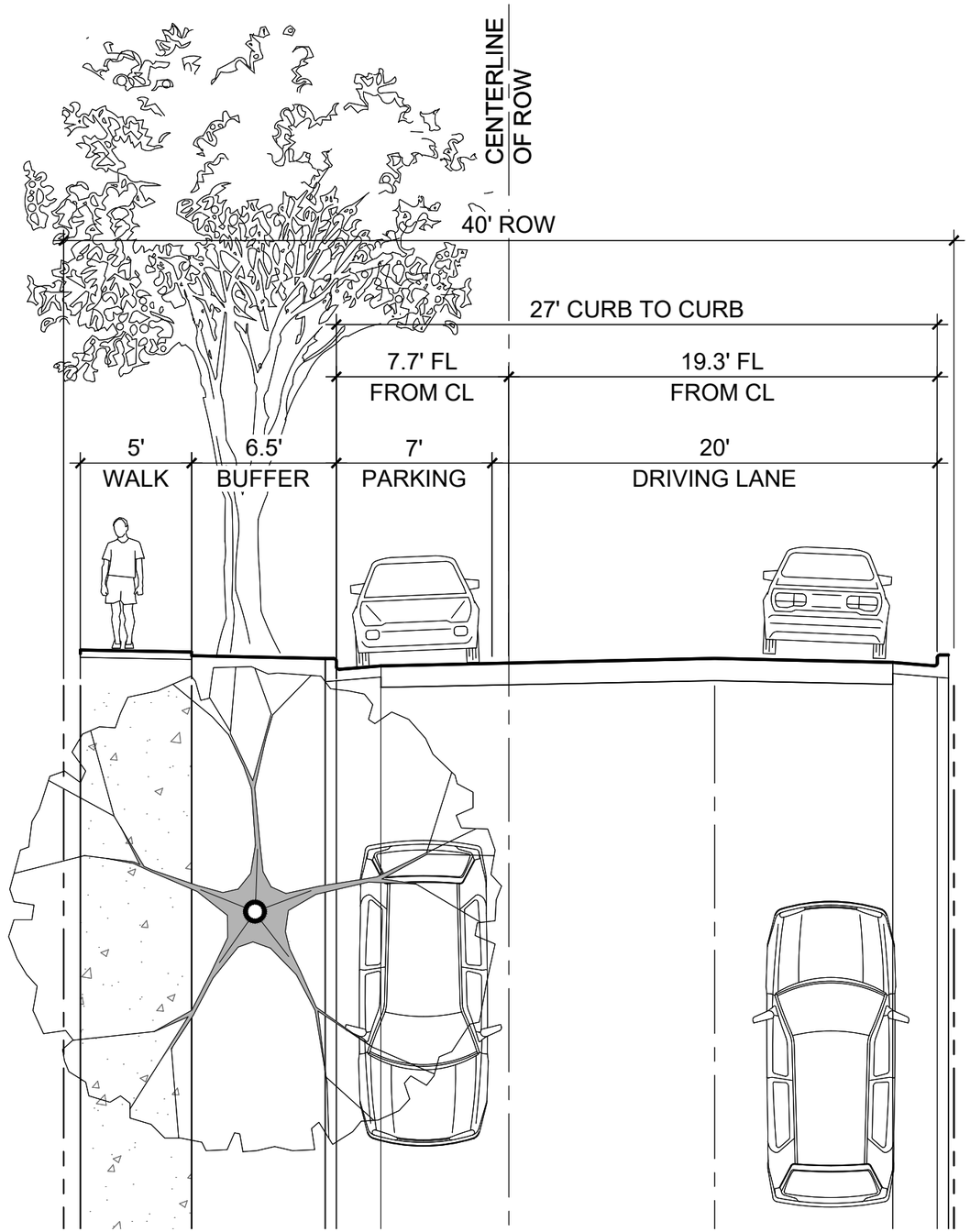
Not To Scale

north

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

# ABOUT THE STANDARDS

- Streets are designed to current standards: all design criteria to be consistent with City of Spokane Design Standards, November 2020, including but not limited to:
  - All lots served by sidewalks
  - Street trees
  - Onsite Low Impact Development stormwater management
  - 35’ ROW dedication for improvement of Havana
  - 40’ min. Public Right-of-Way – minimum horizontal radius: 100’
  - Minimum centerline distance between intersections: 150’
  - Maximum acute intersection angle: 70
  - Maximum and minimum grades and vertical curves
- Lots and Setbacks meet or exceed the current standards
- Parking dimensions and quantities meet or exceed the current standards for the benefit of future residents
- The previous developer didn’t pay attention to standards or codes and put in infrastructure inconsistent with plat conditions and fire safety; we’re trying to correct this, do it right, and do it as quickly as possible while being responsible and pursuing all applicable approvals




NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

# ABOUT THE STANDARDS

Conceptual vision imagery only, not a representation of proposed architectural designs.  Architecture to be designed.

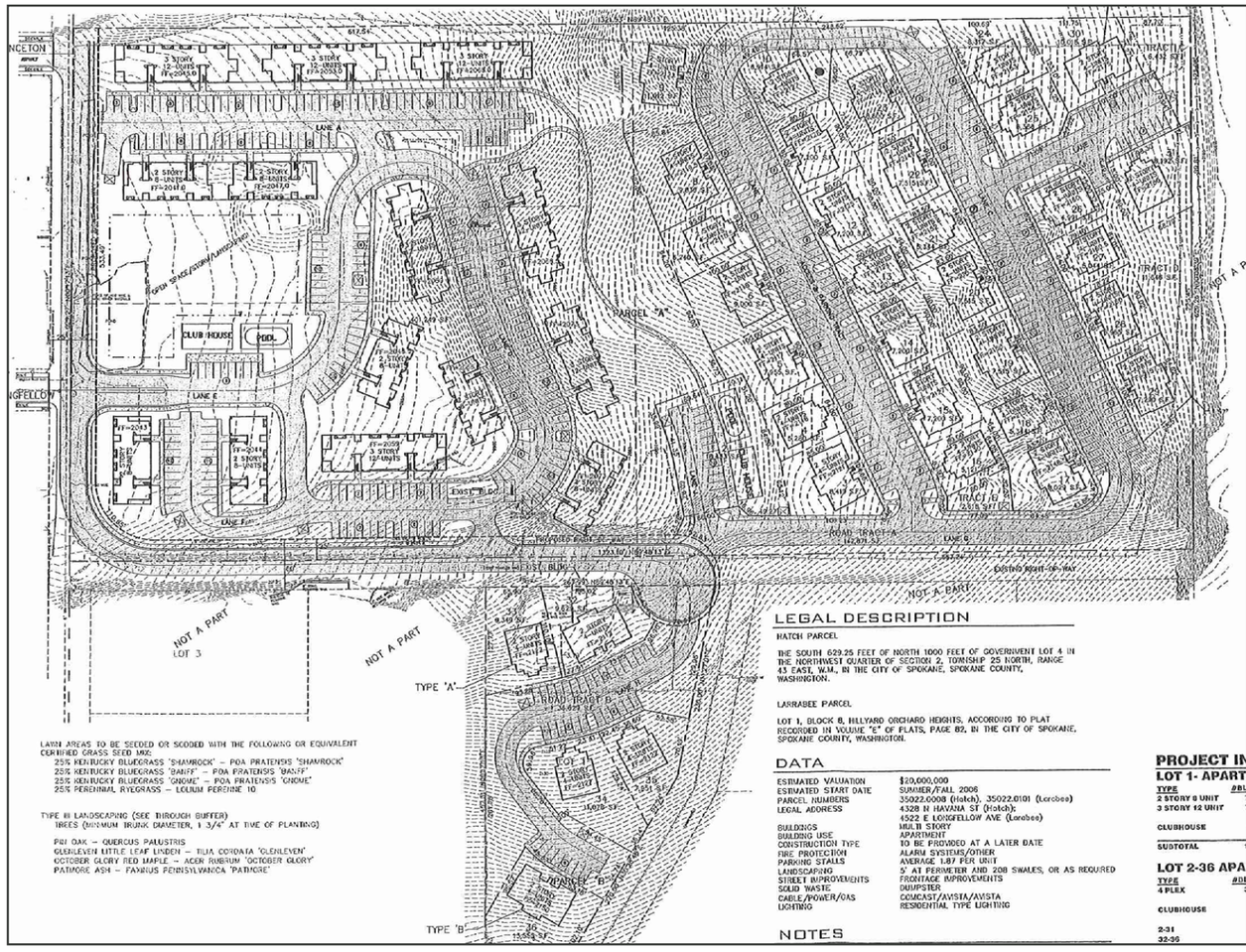
- Per a letter from the Hearing Examiner dated September 12, 2016, it was determined that a change to Condition No 1 from the Preliminary Plat/PUD would be appropriate. The condition was revised from requiring ALL modifications to be reviewed by the Hearing Examiner to ONLY major modifications being reviewed by the Hearing Examiner per SMC 17G.080.020(G).  This, in effect, grants authority over minor plat revisions to the City Staff.

- Per a letter from the Planning Department dated October 10, 2018, it was determined that the following examples of changes to the approved Preliminary Plat and PUD would not be considered substantial and therefore do not require the proposal to be re-processed as a new Preliminary Plat before the City of Spokane Hearing Examiner:

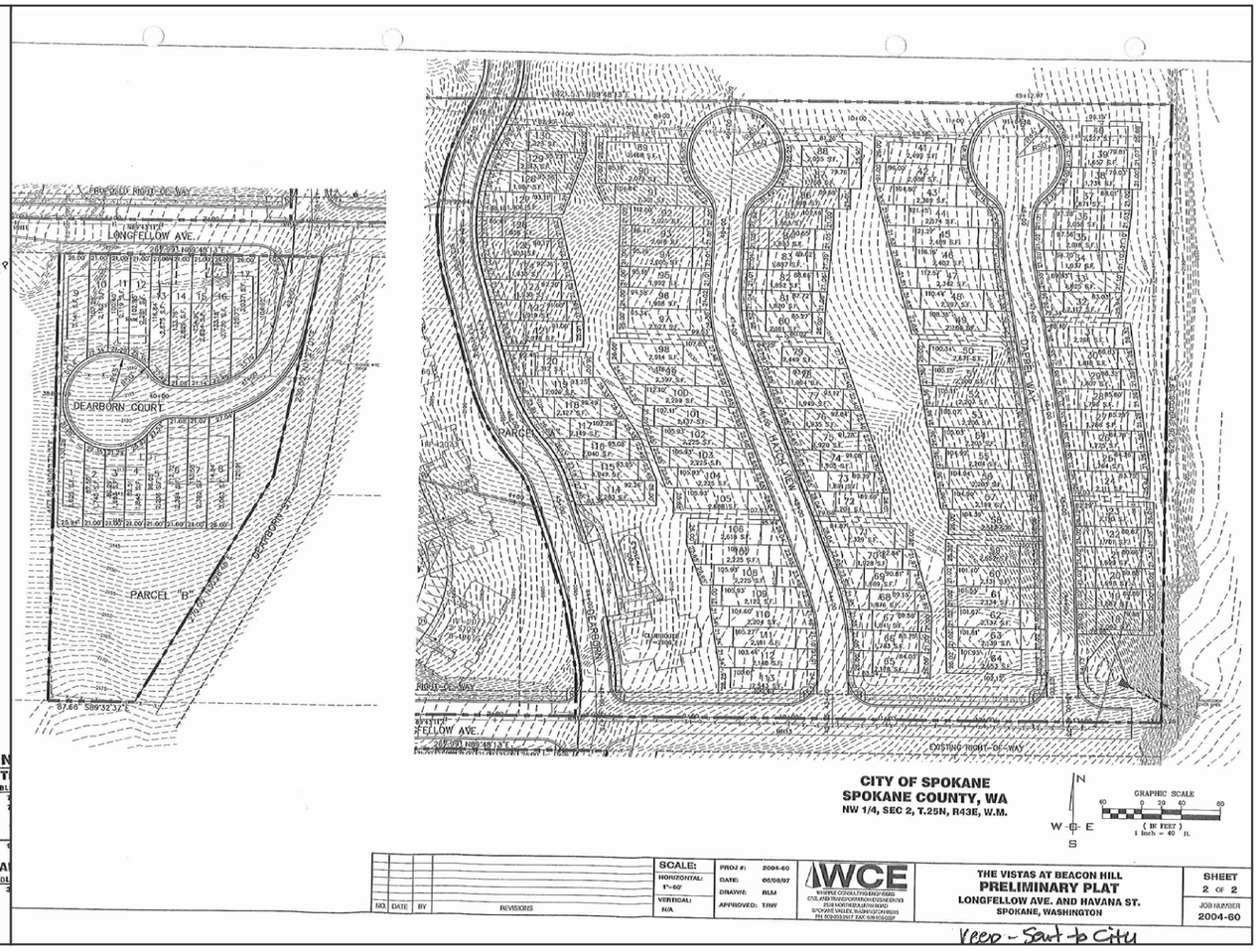
  - Switch from a combination of private and public streets to all public
  - Reduce the overall density of the project
  - Remove one of two swimming pools previously approved as a required amenity
  - Construct lower density housing on 34 lots previously approved for higher density multifamily housing

# ABOUT THE STANDARDS

## 2005 Plan
## (Applicant: The Quantum Companies and Whipple Consulting Engineers)



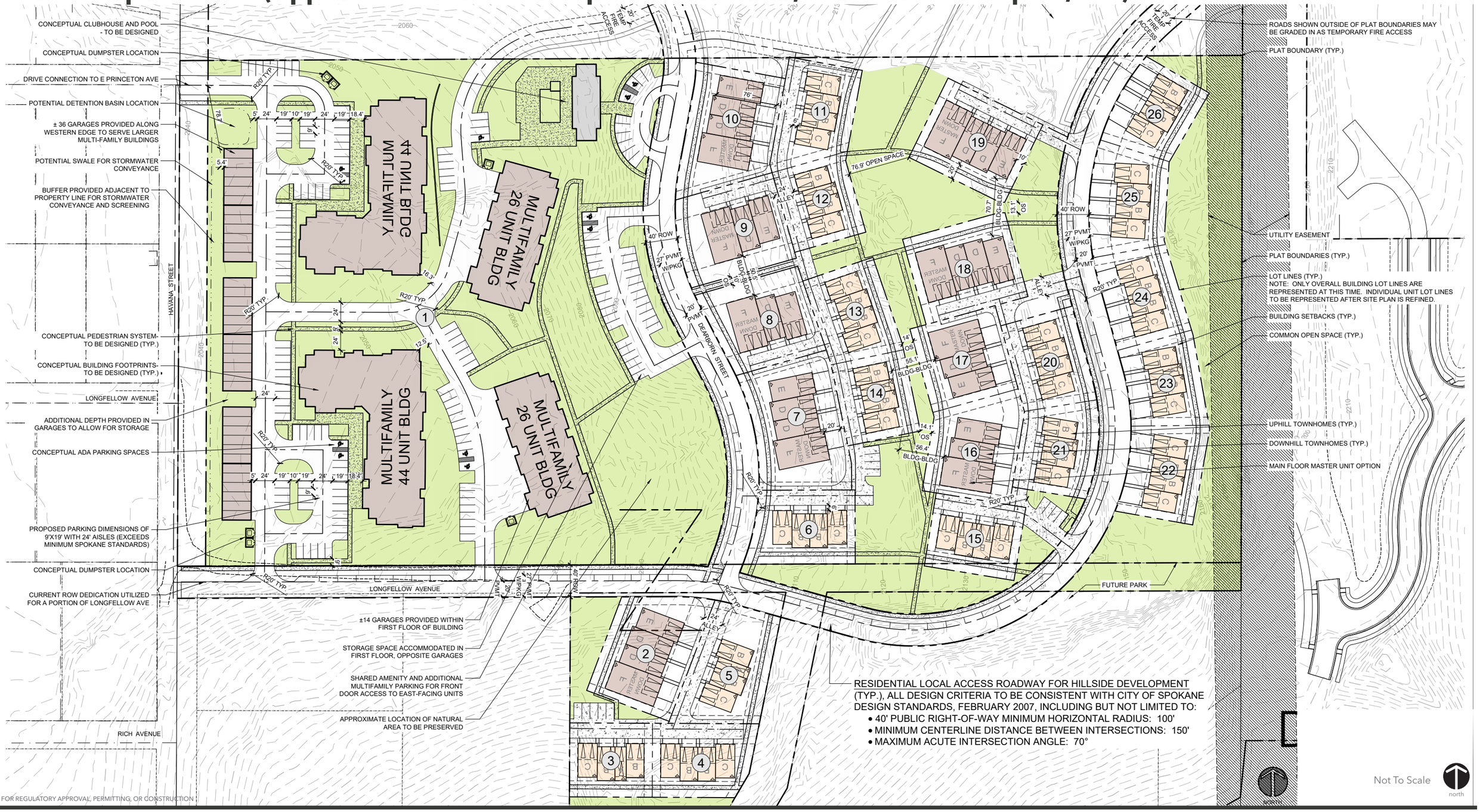

## 2007 Revised Plan
## (Applicant: The Quantum Companies and Whipple Consulting Engineers)




NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

# ABOUT THE STANDARDS

## 2021 Proposed Plan (Applicant: Nationwide Capital Investments, LLC + Howard Capital, LLC)




NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

# CONNECTIVITY AND COMPLETE STREETS

- Designing for “walkability” – a hierarchy of pedestrian routes for leisure, access to internal neighborhood amenities and destinations, and access to transit stops or larger mixed-use destinations within a 5-10 minute walk (1/4-1/2 mile)
- Pedestrian priority traffic calming
- Minimizing pedestrian/vehicle conflict areas such as driveways across sidewalks
- “First Mile/Last Mile Connectivity” – planning nonvehicular accessible transportation solutions to reach transit stops (shared use paths, golf cart paths, sidewalks above and beyond basic requirements)
- Extensive sidewalk system is proposed within the Vistas connecting pedestrians to the open space, Valley Springs Shared Use Path (SUP), the proposed park, and the shared amenity – NOT just minimal dead-end sidewalks to front doors
- ADA routes are anticipated wherever topography can accommodate them
- Extensive trail system and bike routes planned connecting to the rest of Beacon Hill and beyond
- Ties in to planned regional connections (see maps)

# CONNECTIVITY AND COMPLETE STREETS

Future Valley Springs shared use path, connection to Hillyard Neighborhood District Center
(+/- .9 miles to Bus Stop)

Temporary Fire Access Road

Sidewalk connection to existing neighborhood

Sidewalk connection to existing neighborhood

Conceptual sidewalk connection to future phase

Future Valley Springs shared use path (by others)

Temporary Fire Access Road

Conceptual future sidewalk connection to Beacon Hill

Pedestrian Sidewalks

Utility Easement

Sidewalk connection to future park

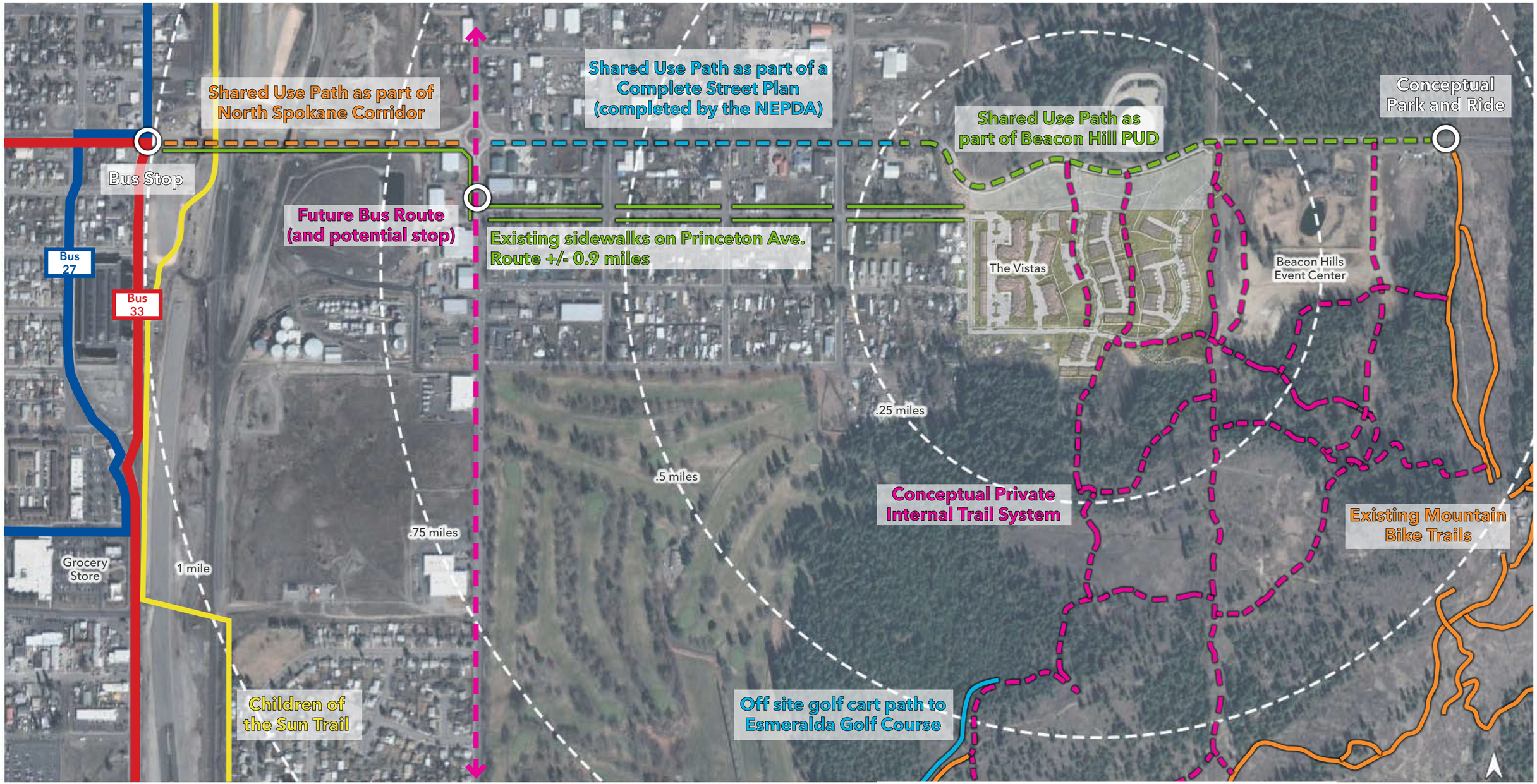
Conceptual future trail connection to Beacon Hill

Not To Scale

north

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

# CONNECTIVITY AND COMPLETE STREETS

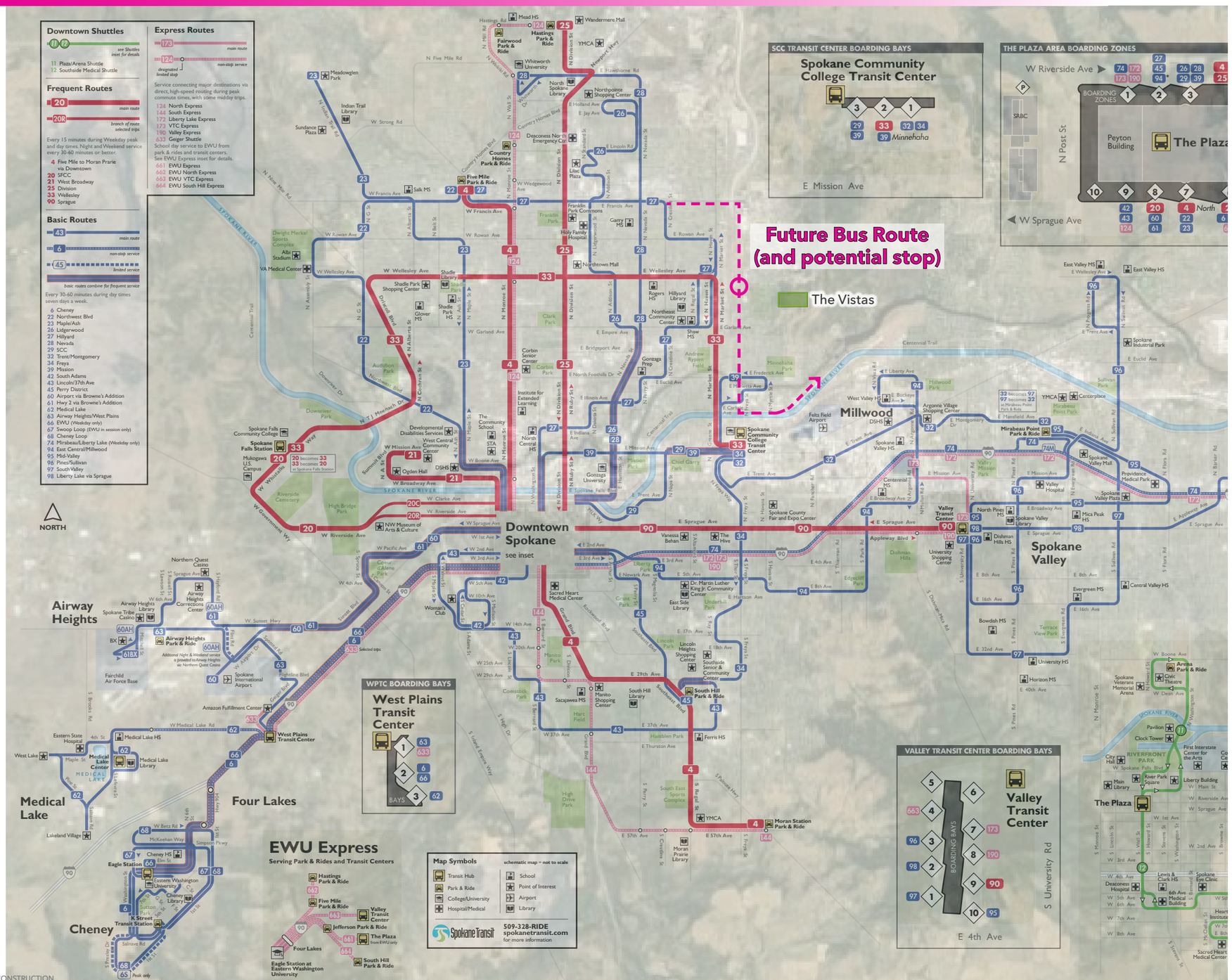



Not To Scale

north

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

# CONNECTIVITY AND COMPLETE STREETS




NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

# OTHER BENEFITS TO THE COMMUNITY

- This development will provide much-needed attainable housing in the very near future, addressing the “missing middle housing” shortage as mentioned in the City of Spokane's Housing Action Plan, adopted July 26, 2021.
- Of the ±21 acres, ±8 acres are open space (over 35%)
- This development will trigger dedication and improvements to Havana
- Much needed investment in an area which has been neglected and overlooked (could translate into momentum to provide better services to this part of the city)
- ±50% of taxes go toward schools (state and local)
  - Per $1,000 of assessed value:
    - State school funding - $2.8232
    - Spokane School District building fund - $2.6569
    - Spokane School District operations - $1.5481
    - City of Spokane general - $2.6606
    - City of Spokane earmarked services - $1.0543
    - Spokane County - $1.111
- Providing a mix of housing types (especially multifamily) to accommodate various income levels, household sizes and demographics (to create a more representative community rather than a segregated enclave)

# WHY THIS SITE HAS NOT BEEN DEVELOPED SOONER

- Water service and capacity was not available.
  - Water infrastructure is approved by the City and under construction.
  - The capacity of the water system under construction is designed around the approved number and mix of housing types, therefore losing the multifamily units will result in an inappropriately sized system.
  - Failing to renew the Developer Agreement while in the middle of constructing approved critical infrastructure will render useless several years of plan development and hundreds of thousands of dollars spent on construction.
- Market has shifted, which changes the needed housing types and building forms from what were previously proposed.
- Please note that current developer is <u>not</u> the original developer. Several problems occurred with the previous developer:
  - <u>Availability of capital.</u> The original developer went bankrupt developing this project. The bank then repossessed it and conducted a feasibility study. An interim developer, Beacon Hill Spokane, Inc., purchased the property and focused on getting the water system up and running. The current developer, Nationwide Capital Investments, LLC, in partnership with Howard Capital, LLC, now owns the property.
  - <u>Ownership of adjacent property.</u> The Vistas plat is limited to property owned by the original developer, which severely constrained the design due to topography. Since Nationwide Capital Investments, LLC owns property north and south of the plat boundary, and is developed in conjunction with land to the east in Beacon Hill Addition, the design is far less constrained.

# CONCLUSION

The proposed Vistas site plan...

- is located within current municipal boundaries and service areas
- is already denuded and rough graded and left in an unattractive state
- is consistent with the intent of the comprehensive plan
- meets or exceeds current design standards
- is envisioned as a Walkable Neighborhood with planned connections for pedestrians and bicyclists to nearby destinations and the greater City
- addresses a much-needed housing demand

| Agenda Sheet for City Council Meeting of: 11/22/2021 | | Date Rec'd | 11/8/2021 |
|---|---|---|---|
| | | Clerk's File # | ORD C36139 |
| | | Renews # | |
| Submitting Dept | PLANNING & ECONOMIC DEVELOPMENT | Cross Ref # | |
| Contact Name/Phone | KEVIN FREIBOTT 6184 | Project # | Z20-194COMP |
| Contact E-Mail | KFREIBOTT@SPOKANECITY.ORG | Bid # | |
| Agenda Item Type | First Reading Ordinance | Requisition # | |
| Agenda Item Name | 0650-COMPREHENSIVE PLAN AMENDMENT - MAGNOLIA STREET | | |

**Agenda Wording**

Ordinance relating to app. Z20-194COMP, by McKinley School LLC, amending the Comp. Plan Land Use Plan Map from Light Industrial to Centers & Corridors Core for 2.5 acres and a change to the Zoning Map to Centers & Corridors Type 1, Employment Center.

**Summary (Background)**

The proposal concerns 120 N Magnolia Street, parcel 35163.3001. 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 October 27 to consider this amendment and has recommended approval of the amendment.

Lease? NO Grant related? NO Public Works? NO

| Fiscal Impact | | Budget Account |
|---|---|---|
| Neutral | $ | # |
| Select | $ | # |
| Select | $ | # |
| Select | $ | # |

| Approvals | | Council Notifications | |
|---|---|---|---|
| Dept Head | BLACK, TIRRELL | Study Session\Other | Study Session - 10/28 |
| Division Director | BLACK, TIRRELL | Council Sponsor | Lori Kinnear |
| Finance | ORLOB, KIMBERLY | Distribution List | |
| Legal | RICHMAN, JAMES | tblack@spokanecity.org | |
| For the Mayor | ORMSBY, MICHAEL | kmoweryfrashefski@spokanecity.org | |
| Additional Approvals | | jrichman@spokanecity.org | |
| Purchasing | | dhume@spokane-landuse.com | |
| | | steve.l.dewalt@gmail.com | |
| | | lmeuler@spokanecity.org | |
| | | jchurchill@spokanecity.org | |

Ordinance No. C36139

AN ORDINANCE RELATING TO APPLICATION FILE Z20-194COMP AND AMENDING MAP LU 1, LAND USE PLAN MAP, OF THE CITY'S COMPREHENSIVE PLAN FROM "LIGHT INDUSTRIAL" TO "CENTERS AND CORRIDORS CORE" FOR APPROXIMATELY 2.5 ACRES LOCATED AT 120 N. MAGNOLIA STREET (PARCEL 35163.3001) AND AMENDING THE ZONING MAP FROM "LIGHT INDUSTRIAL (LI)" TO "CENTERS AND CORRIDORS TYPE 1, EMPLOYMENT CENTER (CC1-EC)".

WHEREAS, pursuant to Resolution 2021-0023, the City Council included land use amendment application Z20-194COMP (the "Application") in the City's 2021 Annual Comprehensive Plan Work Program; and

WHEREAS, the Application seeks to amend the Land Use Plan Map of the City's Comprehensive Plan for 2.5 acres from "Light Industrial" to "Centers & Corridors Core" with a corresponding amendment to the City's zoning map from Light Industrial (LI) to "Centers & Corridors Type 1, Employment Center (CC1-EC)"; and

WHEREAS, following extensive public notice and participation, on October 13, 2021, the Spokane Plan Commission held a public hearing on the Application; and

WHEREAS, at the close of the hearing, after considering the public testimony, public comments, and the staff report, the Spokane Plan Commission concluded that the Application is consistent with and implements the Comprehensive Plan, and that it is consistent with the review criteria for Comprehensive Plan Amendments set forth in Spokane Municipal Code 17G.020.030; and

WHEREAS, the Spokane Plan Commission voted 8 to 0 to recommend approval of the Application; and

WHEREAS**,** by virtue of the public process outlined in the Plan Commission Findings of Fact, Conclusions, and Recommendation (Exhibit F), the public has had extensive opportunities to participate throughout the 2021 Annual Comprehensive Plan Work Program and all persons desiring to comment on the Application were given a full and complete opportunity to be heard; 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 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 Z20-194COMP is approved.

2. Amendment of the Land Use Map. The Spokane Comprehensive Plan Map LU 1, Land Use Plan Map, is amended from "Light Industrial" to "Centers and Corridors Core" for 2.5 acres, as shown in Exhibits A and B.

3. Amendment of the Zoning Map. The City of Spokane Zoning Map is amended from "Light Industrial" to "Centers and Corridors Type 1, Employment Center (CC1-EC)," as shown in Exhibits C and D.

PASSED BY THE CITY COUNCIL ON _____, 2021.

_____
Council President

Attest:

_____
City Clerk

_____
Mayor

Approved as to form:

_____
Assistant City Attorney

_____
Date

_____
Effective Date

# Z20-194COMP (120 N Magnolia St)

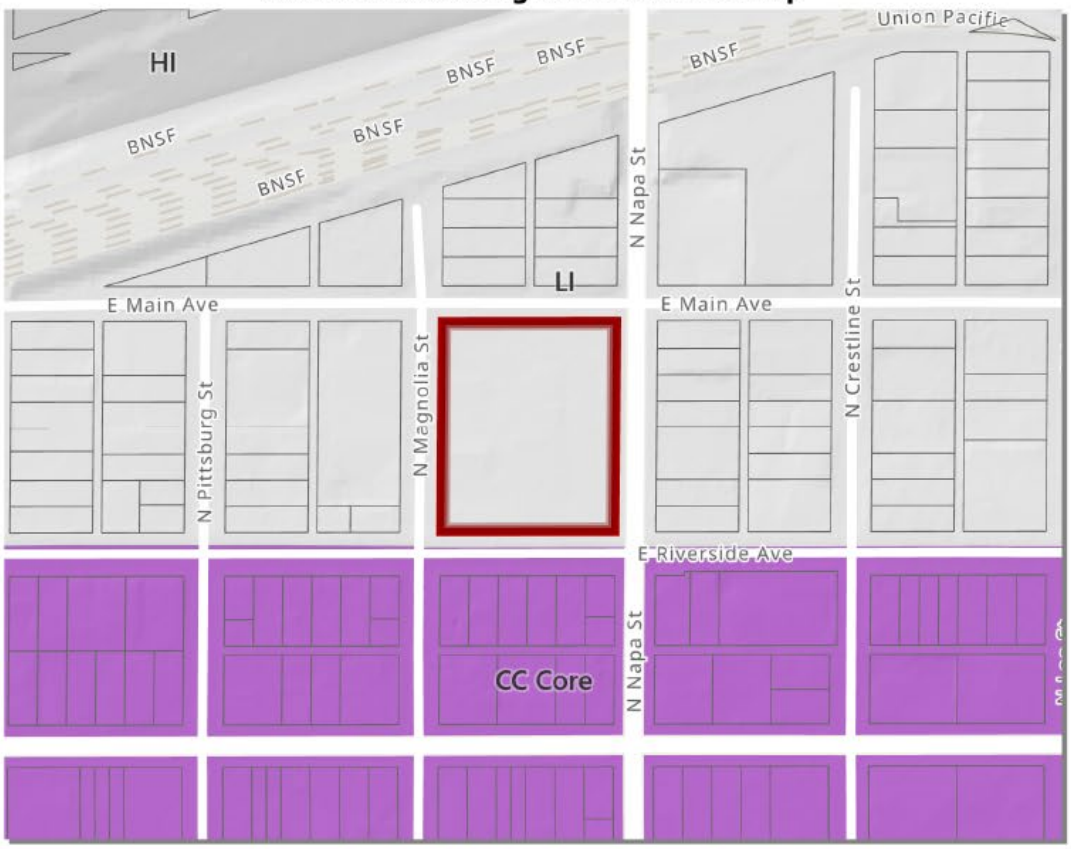
Concerning parcel(s) in the East Central Neighborhood of Spokane

2020/2021 Comprehensive Plan Amendment Proposals

Drawn: 5/28/2021

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

## EXHIBIT A: Existing Land Use Plan Map




Subject Parcel

Parcels

City Boundary

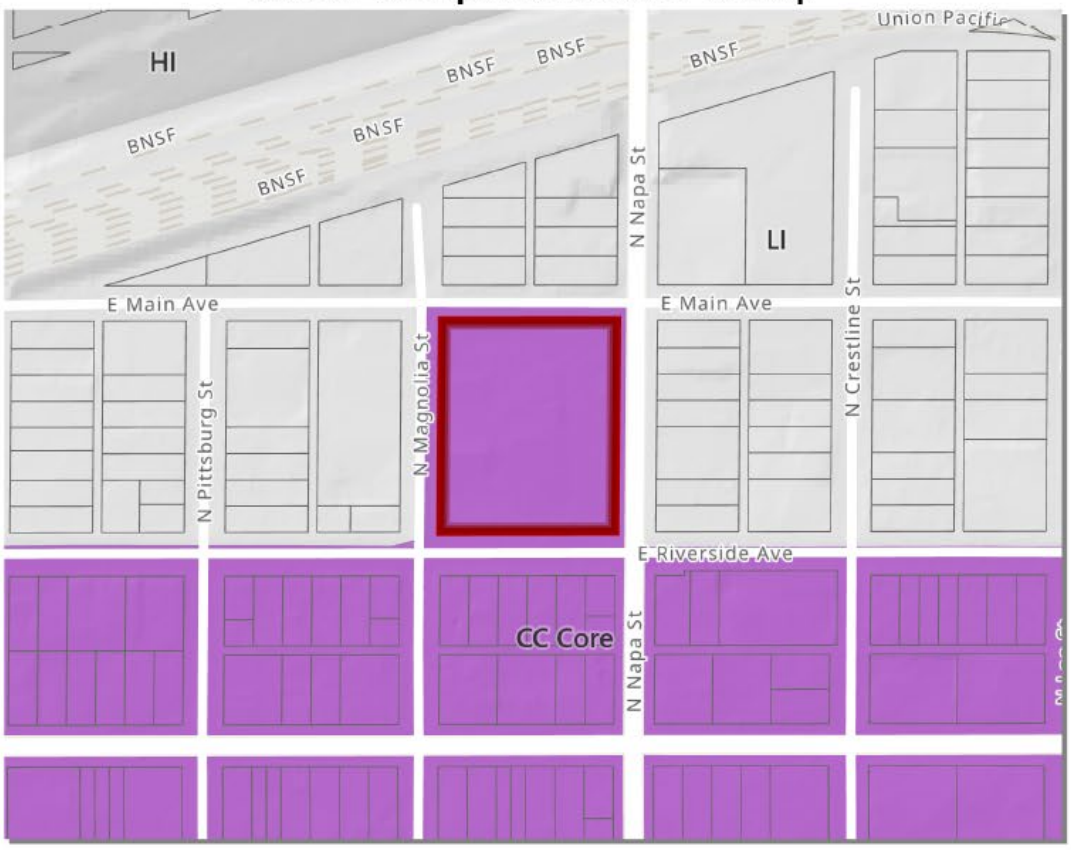
### Land Use Designation

CC Core

Heavy Industrial

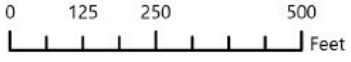
Light Industrial

## EXHIBIT B: Proposed Land Use Plan Map

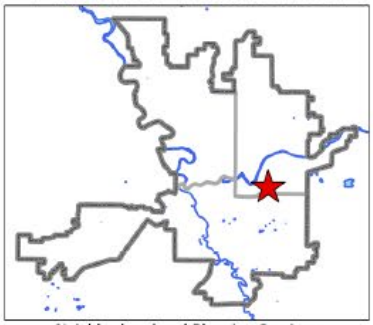



**Parcel(s):** 35163.3001

**Approximate Area:** 2.5acres




**PROJECT LOCATION**



Neighborhood and Planning Services
Drawn By: Kevin Freibott

Path: C:\Users\kfreibott\Documents\ArcGIS\Projects\2021 Comp Plan Amendments\2021 Comp Plan Amendments.aprx

# Z20-194COMP (120 N Magnolia St)

**Concerning parcel(s) in the East Central Neighborhood of Spokane**

2020/2021 Comprehensive Plan Amendment Proposals

Drawn: 1/29/2021

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

Subject Parcel

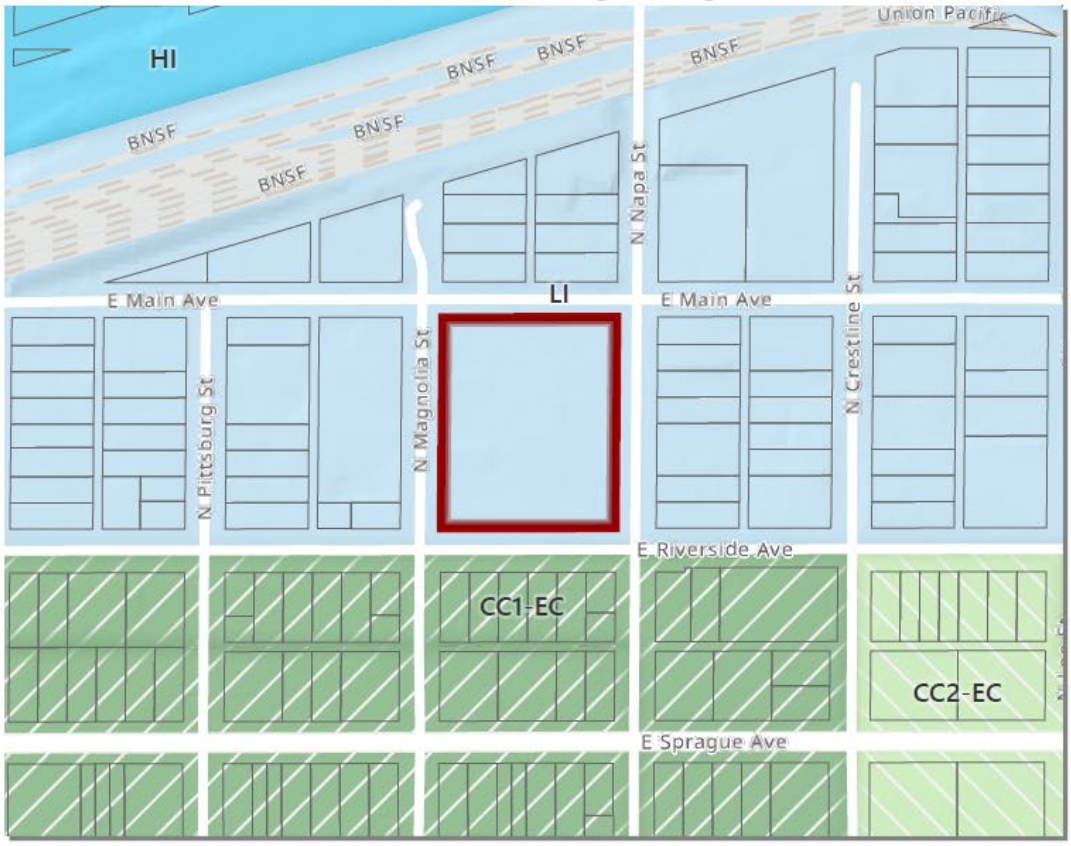
Parcels

City Boundary

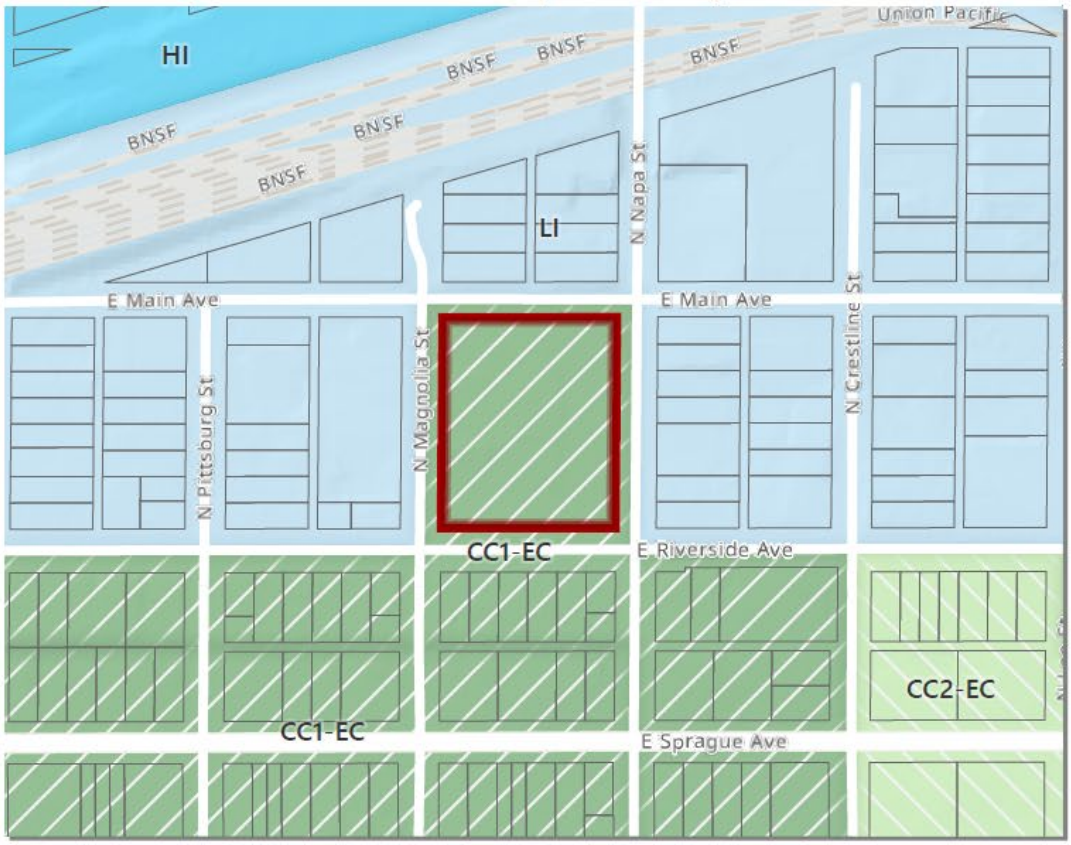
**Proposed Zoning**

- Center and Corridor Type 1
- Center and Corridor Type 2
- Heavy Industrial
- Light Industrial

## EXHIBIT C: Existing Zoning




## EXHIBIT D: Proposed Zoning



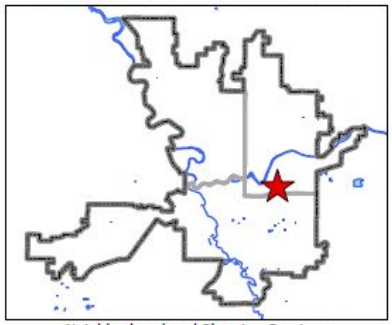

**Parcel(s):** 35163.3001

**Approximate Area:** 2.50 acres

N
W E
S

0 125 250 500 Feet

**PROJECT LOCATION**



Neighborhood and Planning Services
Drawn By: Kevin Freibott

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**Exhibit E: Legal Description**

School Block 69, 16-25-43 SW in the City of Spokane, Spokane County, Washington State.

**2020/2021 Comprehensive Plan Amendments**

# STAFF REPORT FOR FILE Z20-194COMP (120 N MAGNOLIA)

Department of Neighborhood and Planning Services

*The following staff report concerns a proposed amendment to the City's current Comprehensive Plan. The proposal is to amend the land use plan map designation and zoning of one or more parcels in the City of Spokane. Amendments to the Comprehensive Plan are enabled by Spokane Municipal Code (SMC) 17G.020 and Revised Code of Washington (RCW) 36.70A.130.*

## I. PROPERTY SUMMARY

| | |
|---|---|
| **Parcel(s):** | 35163.3001 |
| **Address(es):** | 120 N Magnolia Street |
| **Property Size:** | 2.5 Acres |
| **Legal Description:** | School B 69, 16-25-43 SW |
| **General Location:** | Block bounded by E Main Ave, N Magnolia St, E Riverside Ave, and N Napa St |
| **Current Use:** | Vacant School Structure, Combined Sewer Overflow Facility (Subterranean) |

## II. APPLICANT SUMMARY

| | |
|---|---|
| **Agent:** | Dwight Hume, Land Use Solutions and Entitlement |
| **Applicant:** | Steve Dewalt, McKinley School LLC |
| **Property Owner:** | McKinley School LLC |

## III. PROPOSAL SUMMARY

| | |
|---|---|
| **Current Land Use Designation:** | Light Industrial (LI) |
| **Proposed Land Use Designation:** | Centers and Corridors Core (CC Core) |
| **Current Zoning:** | Light Industrial (LI) |
| **Proposed Zoning:** | Centers and Corridors Type 1, Employment Center (CC1-EC) |
| **SEPA Status:** | A SEPA threshold Determination of Non-Significance (DNS) was made on September 28, 2021. The appeal deadline is 5:00 PM on October 12, 2021. |
| **Plan Commission Hearing Date:** | October 13, 2021 |
| **Staff Contact:** | Kevin Freibott, Assistant Planner II, kfreibott@spokanecity.org |
| **Staff Recommendation:** | Approve |

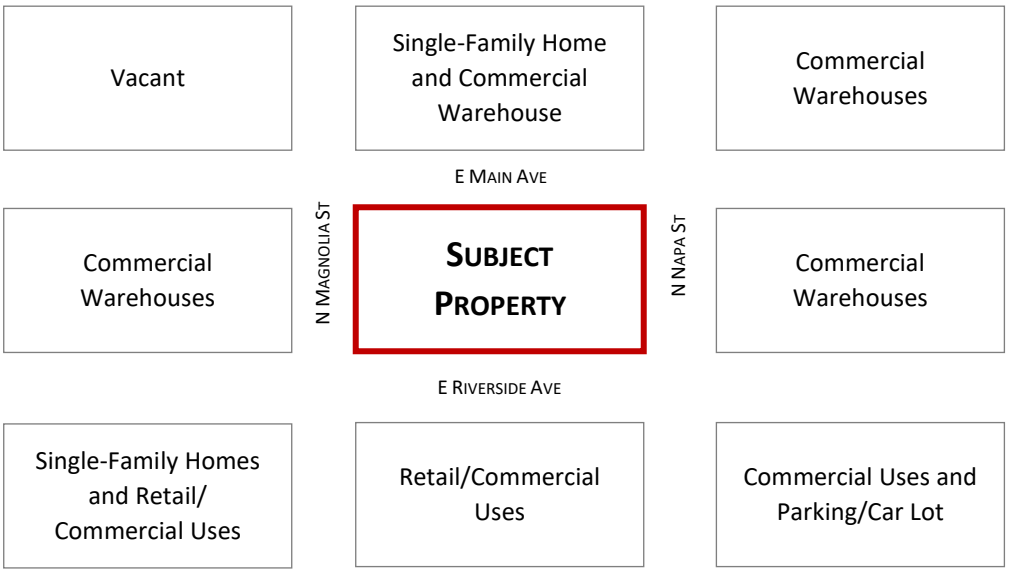
## IV. BACKGROUND INFORMATION

1. **General Proposal Description**: Pursuant to the procedures established by SMC 17G.060, enabled by RCW 36.70A.130, the applicant asks the City of Spokane to amend the land use plan map designation (Map LU-1 of the Comprehensive Plan) from "Light Industrial" to "CC Core" and zoning designation (Official Zoning Map of the City of Spokane) from "Light Industrial (LI)" to "Centers and Corridors, Type 1, Employment Center (CC1-EC)" for one property located in the East Central Neighborhood. The stated intent of the applicant is to potentially develop mixed uses on the block while retaining the historic structure.

2. **Site Description and Physical Conditions**: The proposal concerns the entire block bordered by E Riverside Ave, N Magnolia St, E Main Ave, and N Napa St. The parcel currently contains the historic McKinley School as well as some storage buildings. Also located on-site is a City of Spokane small combined sewer overflow facility under the southeast corner of the site.

3. **Property Ownership**: The entire site is owned by the McKinley School LLC, a registered WA State Limited Liability Company based in Spokane, WA.

4. **Adjacent Property Improvements and Uses**: The proposal is surrounded by existing development of the following nature:




5. **Street Class Designations**: N Napa St is classified as a Minor Arterial. All other adjacent streets are Local Streets. Note that E Sprague Ave, located one block south of the site, is a Major Arterial.

6. **Current Land Use Designation and History**: As shown in **Exhibit A**, the current land use plan map designation of the property is "Light Industrial (LI)." The subject property has been designated as such since the City's adoption of the Growth Management Act (GMA) compliant Comprehensive Plan in 2001.

7. **Proposed Land Use Designation**: As shown in **Exhibit B**, the proposal is to amend the land use plan map designation to "Centers and Corridors Core (CC Core)." This new land use plan map designation would match the properties immediately south of the subject parcel.

8. **Current Zoning and History**: As shown in **Exhibit C**, the current zoning of the subject property is "Light Industrial (LI)." This zoning has been the same since the current zoning map was adopted in 2006.

   Historically, the parcel was zoned "Class II: Residential District" in 1958. By 1975 the property was zoned "M1: Light Industrial" and has been zoned that way ever since.

9. **Proposed Zoning**: As shown in **Exhibit D**, the proposal seeks to amend the zoning to "Centers and Corridors Type 1, Employment Center (CC1-EC)" to match the properties to the south along E Sprague Avenue.

## V. APPLICATION PROCESS AND PUBLIC COMMENT

1. **Key Steps**: The application is being processed according to SMC 17G.060, including the following steps:

| | |
|---|---|
| Application Submitted | October 26, 2020 |
| Threshold Application Certified Complete | January 12, 2021 |
| Council Threshold Subcommittee Established[1] | January 11, 2021 |
| Council Threshold Subcommittee Met | February 17, 2021 |
| Annual Work Program Set[2] | April 26, 2021 |
| Agency/Department Comment Period Ended | June 2, 2021 |
| Notice of Application Posted | June 21, 2021 |
| Plan Commission Workshop | June 23, 2021 |
| 60-Day Public Comment Period Ended | August 20, 2021 |
| SEPA Determination Issued | September 29, 2021 |
| Notice of Public Hearing Posted | September 29, 2021 |
| Plan Commission Hearing Date (Scheduled) | October 13, 2021 |

2. **Comments Received**: During the docketing process, prior to the setting of the annual work program, a single public comment was received from Colleen Gardner, Co-Chair for the Chief Garry Park Neighborhood, in support of the proposal.

   A request for comments was issued to City departments, local agencies, and departments, along with pertinent application details on May 19, 2021. By the close of agency comment on June 2, 2021, a single comment was received from Mr. Johnson of the City Engineering Department. Mr. Johnson noted that site-specific comments would be issued regarding the property at the building permit review stage. Ms. Gardner's and Mr. Johnson's comments are attached to this report as **Exhibit L**.

   Following the agency/department comment period, a Notice of Application was issued on June 21, 2021 by mail to all properties and owners within a 400-foot radius of the subject property, including

[1] Spokane City Council Resolution 2021-0003
[2] Spokane City Council Resolution 2021-0023

within 400-feet of any adjacent properties with the same ownership. Notice was also posted on the subject property, in the closest library branch, and in the Spokesman Review. City staff emailed notice to the neighborhood council as well and to any nearby neighborhood councils. No public comment was received on this proposal.

3. **Public Workshop**: A public workshop with the Spokane Plan Commission was held on June 23, 2021, during which the particulars of the proposal were presented to the Plan Commission for their consideration and discussion. The applicant was provided an opportunity to speak during the workshop, but no public comment was taken.

## VI. APPLICATION REVIEW AND ANALYSIS

1. **Guiding Principles**: SMC 17G.020.010 provides the following guiding principles for the annual comprehensive plan amendment process:

   **A.** Keep the comprehensive plan alive and responsive to the community.

   **B.** 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.

   **C.** Make map adjustments based on a foundation in policy language, consistently applying those concepts citywide.

   **D.** Honor the community's long-term investment in the comprehensive plan, through public participation and neighborhood planning processes, by not making changes lightly.

   **E.** 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.

   **F.** Amendments to the comprehensive plan must result in a net benefit to the general public.

2. **Review Criteria**: SMC 17G.020.030 provides a list of considerations that are to be used, as appropriate, by the applicant in developing an amendment proposal, by planning staff in analyzing a proposal, by the plan commission making a recommendation on a proposal, and by the city council in making a decision on the proposal. Following each of the considerations is staff's analysis relative to the proposed amendment.

   **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 satisfies 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 satisfies 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 or City Department comment request or require a traffic impact analysis for the proposal. The subject property is already served by water, sewer, nearby transit service, and adjacent existing City streets. Furthermore, under State and local laws, any subsequent development of the site will be subject to a concurrency determination pursuant to SMC 17D.010.020.

The proposal satisfies 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: No evidence of a potential funding shortfall as a result of this proposal exists.

The proposal satisfies 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:

*Development Regulations.* 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.

*Capital Facilities Program.* 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 East Central initiated a Neighborhood Planning process in 2006 known colloquially as the "East Central Neighborhood Plan," though no such plan was ever adopted. Rather the neighborhood focused their efforts on a subarea plan for the "Keystone International District Employment Center," the center adjacent to the subject parcel. That subarea plan and its attendant Comprehensive Plan and zoning changes were adopted by the City Council[3] on November 27, 2006. Because the proposal seeks to add this property to the Center, see discussion under criterion K.2 below for an analysis of the proposal's effect on/from the subarea plan.

*Miscellaneous Comprehensive Plan Goals and Policies.* Staff have compiled a list of Comprehensive Plan Goals and Policies which bear on the proposal in Exhibit H of this report. Further discussion of these policies is provided under section K.2 below.

The proposal satisfies this criterion.

**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.

The proposal satisfies this criterion.

**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 area within an existing urbanized area, with no foreseeable implications to regional or inter-jurisdictional

[3] Spokane City Ordinance C33945.

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 five other applications for Comprehensive Plan amendments as part of an annual plan amendment cycle. All six applications are for map amendments, five for changes to the land use plan map (LU-1) and one for changes to the Bicycle Facilities Map (TR-5). When considered together, these various applications do not interact, nor do they augment or detract from each other. Thus, the cumulative effects of these various applications are minor.

   This proposal satisfies this criterion.

**H. SEPA:** *SEPA[4] 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

[4] State Environmental Protection Act

Director of Planning Services, a Determination of Non-Significance was issued on September 29, 2021.

The proposal satisfies 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 a previously developed area served by public facilities and services described in CFU 2.1. The proposed change in land-use designations affects a relatively small area 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.

The proposal satisfies 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 proposal does not include an expansion to the UGA; thus, this criterion does not apply.

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. The need for this type of adjustment might be supported by findings from feedback instruments related to monitoring and evaluating the implementation of the comprehensive plan.*

Staff Analysis: The proposal does not include a policy adjustment; thus, this criterion 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: Because the proposal seeks to designate the property for a "Centers and Corridors Core" land use plan map designation, conformance with Goal LU 3, Efficient Land Use, and its attendant policies are the primary policies affecting this proposal. Under Policy LU 3.4, Centers and Corridors should be

planned using a "City-approved subarea planning process" to determine the location of the center and the land use plan map designations within it.

The Center which the proposal seeks to join is known as the "Keystone International District Employment Center" and was planned via a city-approved subarea planning process in 2006[5]. While this process did not include the subject parcel within the boundaries of CC Core land use plan map designations, the entire vicinity northward to the railroad tracks was included in the evaluation of that Center. Furthermore, the final report for that subarea planning process stated that the concept of the plan was for, among other things, "promotion of mixed-use development for the entire area north of the Freeway."[6]

Pursuant to policy LU 3.5, Mix of Uses in Centers, increased residential, commercial, and office uses within the near vicinity of a Center are essential to support the denser mixed-uses of the center itself. Furthermore, policy LU 3.2, Centers and Corridors, calls for a mix of uses in the center which provides for greater residential density, pedestrian access, and mixed uses that complement the existing neighborhood.

While this proposal would modify the boundaries of the Employment Center, the original planning for this Center included a subarea plan. Furthermore, increased use and development density in the vicinity of the Center is warranted per Comprehensive Plan policies (see **Exhibit H**). In consideration of these factors, the proposal appears to comply with the intent of Comprehensive Plan policies.

**b.** *The map amendment or site is suitable for the proposed designation*.

Staff Analysis: The site is adequately served by all utilities and by a major arterial street, bus service is nearby on E Sprague Avenue, and the site is generally level and devoid of critical areas. There exist no physical features of the site or its surroundings that would preclude mixed-use development on the site, save for the Combined Sewer Overflow facility on-site. The property owner and City are fully aware of this feature. Future development of the site, regardless of whether the comprehensive plan amendment is approved, would have to avoid this area as a matter of course.

**c.** *The map amendment implements applicable comprehensive plan policies and subarea plans better than the current map designation.*

Staff Analysis: See discussion under topic 'a' above. As greater density of mixed-use development is supportive of the intent and implementation of a Center, the proposal would further the implementation of the Comprehensive Plan development strategy.

The proposal satisfies this criterion.

[5] See Spokane City Ordinance C33945.
[6] "East Central Neighborhood Land Use and Zoning Proposal," p. 2.

3. **Rezones, Land Use Plan 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 LI (Light Industrial) to CC1-EC (Centers and Corridors Type 1, Employment Center). The CCI zone implements the CC Core land use plan map 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 satisfies this criterion.

## VII. CONCLUSION

The proposal has been processed and considered according to the requirements of the Spokane Municipal Code. According to the information provided above and the whole of the administrative record, and provided Plan Commission or City Council make the recommended change to the project, the proposal appears to meet the criteria for a comprehensive plan amendment as provided in SMC 17G.020.030.

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.

## VIII. STAFF RECOMMENDATION

Staff recommends the Plan Commission and City Council **approve** the proposal.

## IX. LIST OF EXHIBITS

A. Existing Land Use Plan Map
B. Proposed Land Use Plan Map
C. Existing Zoning Map
D. Proposed Zoning Map
E. Application Notification Area
F. Detail Aerial
G. Wide-Area Aerial
H. List of Relevant Comp Plan Policies
I. Application Materials
J. SEPA Checklist
K. SEPA Determination of Non-Significance
L. Public Comment

# Z20-194COMP (120 N Magnolia St)

Concerning parcel(s) in the East Central Neighborhood of Spokane

2020/2021 Comprehensive Plan Amendment Proposals

Drawn: 5/28/2021

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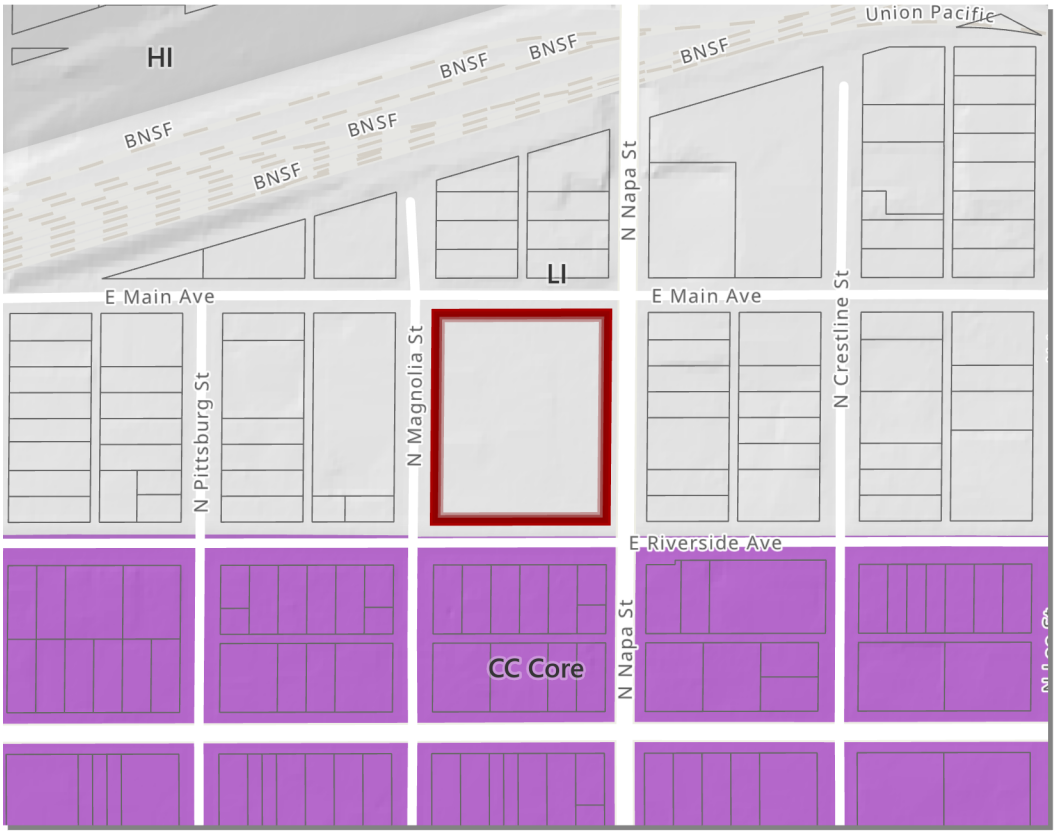
## EXHIBIT A: Existing Land Use Plan Map




Subject Parcel

Parcels

City Boundary

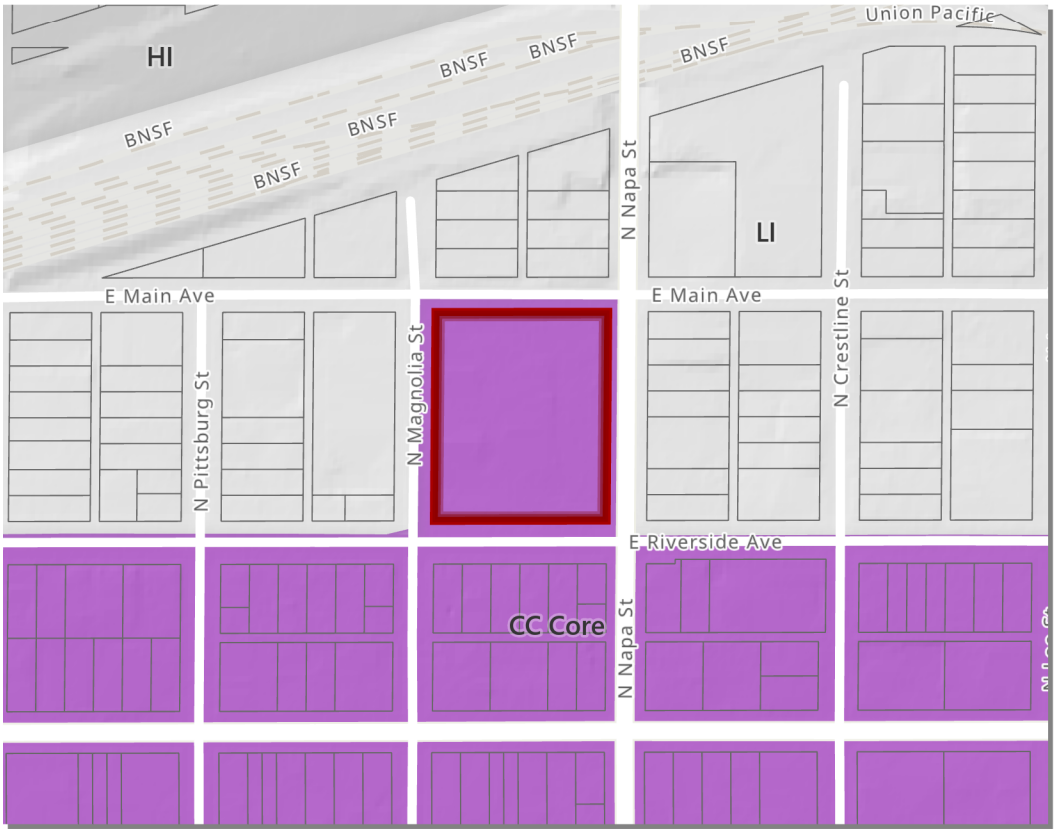
### Land Use Designation

CC Core

Heavy Industrial

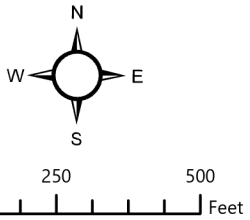
Light Industrial

## EXHIBIT B: Proposed Land Use Plan Map

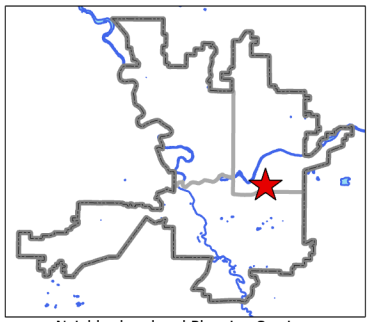



**Parcel(s):** 35163.3001

**Approximate Area:** 2.5acres




**PROJECT LOCATION**



Neighborhood and Planning Services
Drawn By: Kevin Freibott

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# Z20-194COMP (120 N Magnolia St)

**Concerning parcel(s) in the East Central Neighborhood of Spokane**

2020/2021 Comprehensive Plan Amendment Proposals

Drawn: 1/29/2021

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Subject Parcel

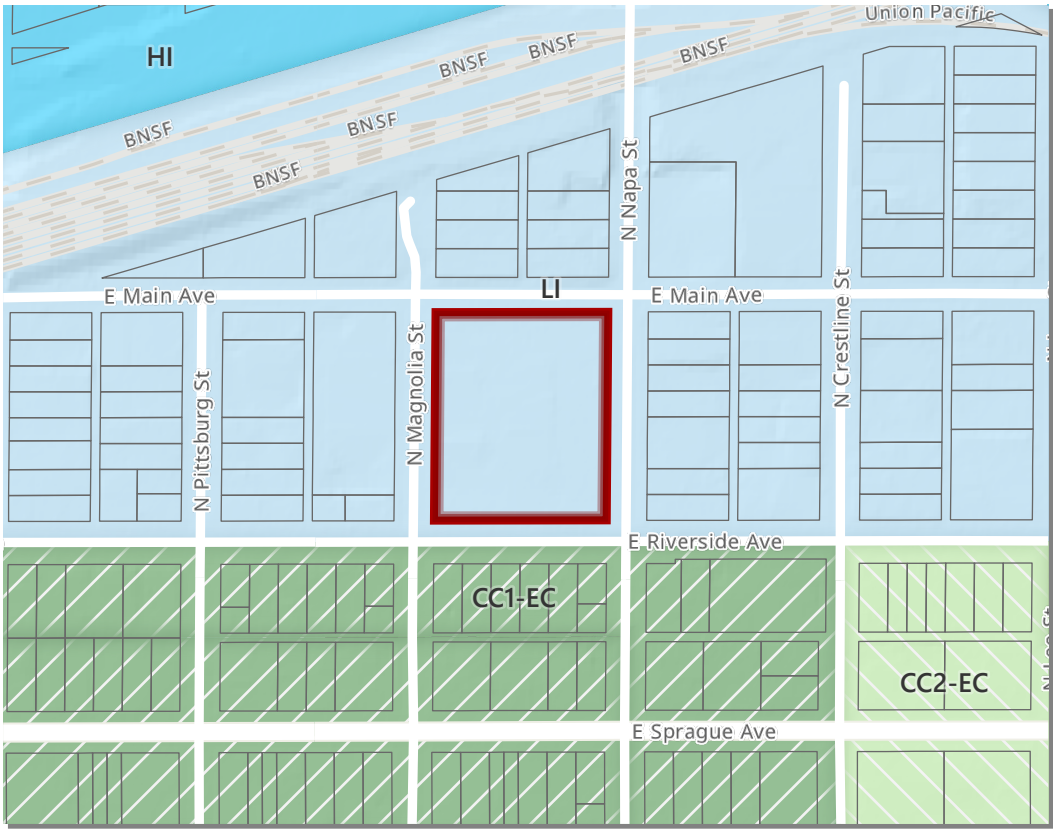
Parcels

City Boundary

**Proposed Zoning**

- Center and Corridor Type 1
- Center and Corridor Type 2
- Heavy Industrial
- Light Industrial

## EXHIBIT C: Existing Zoning

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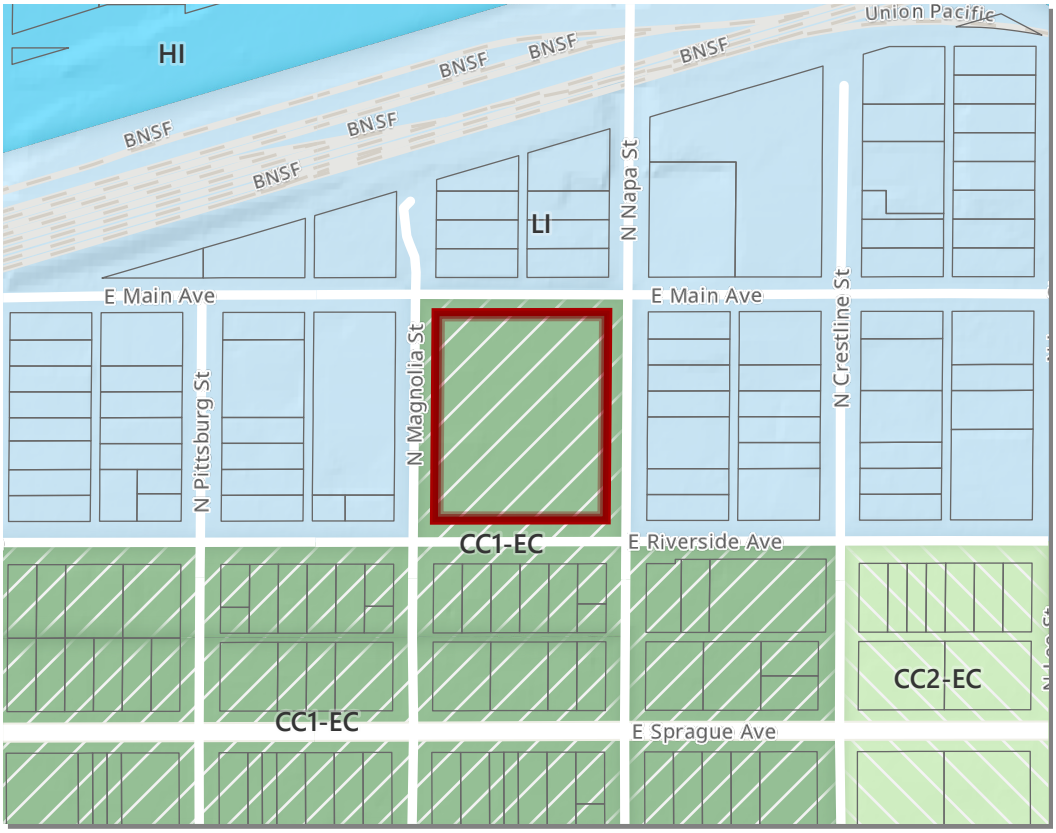


**Parcel(s):** 35163.3001

**Approximate Area:** 2.50 acres

N
W E
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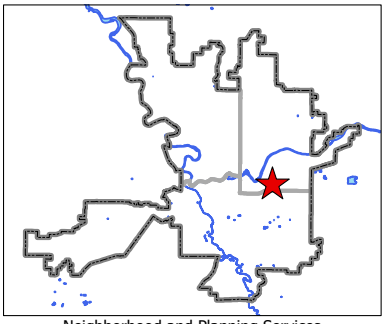
0 125 250 500 Feet

**PROJECT LOCATION**



Neighborhood and Planning Services
Drawn By: Kevin Freibott

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# Z20-194COMP
## (120 N Magnolia St - East Central Neighborhood)
2020/2021 Comprehensive Plan Amendment Proposals

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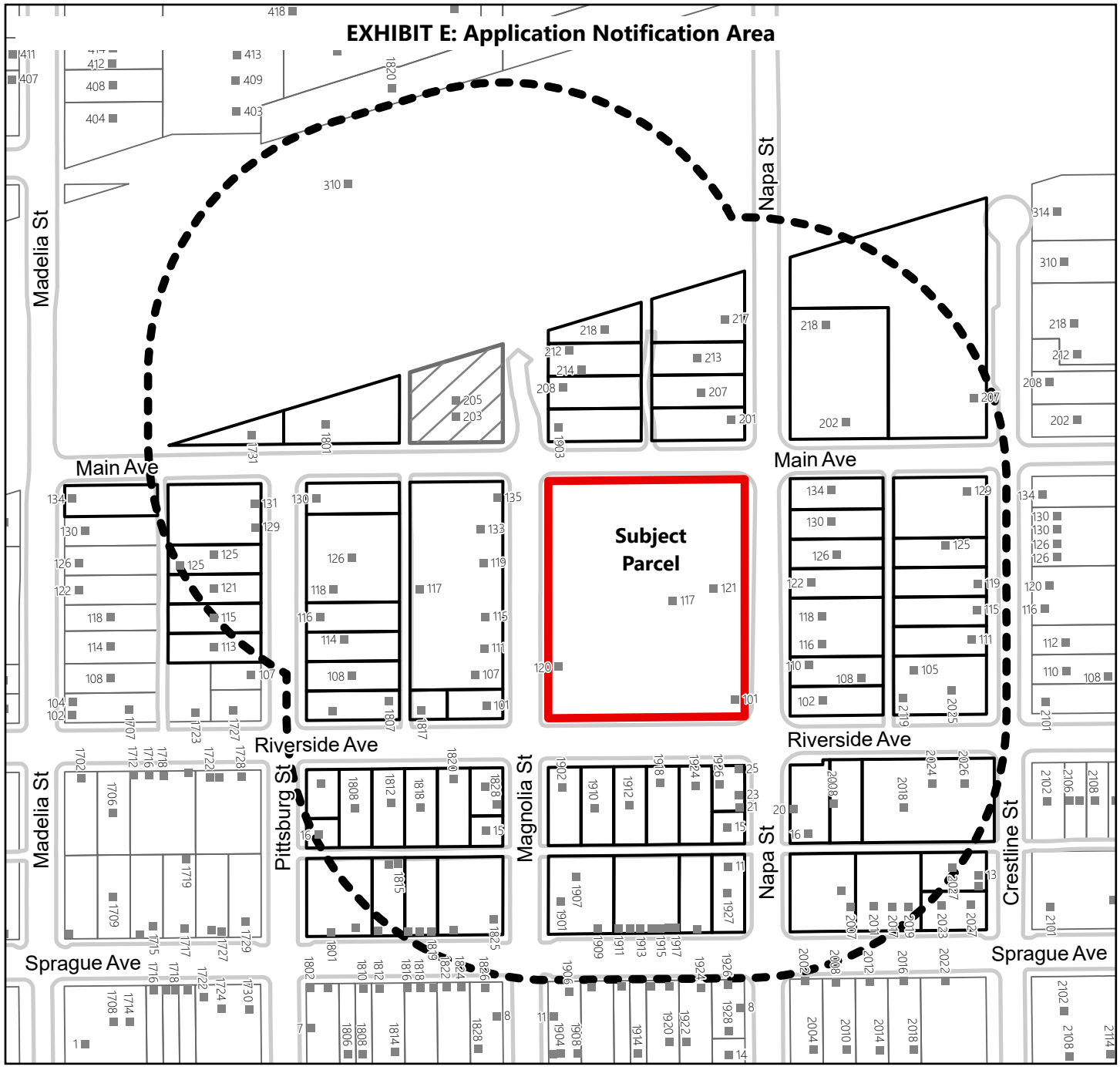



## Legend
- Parcel
- Curb Line
- Address Point

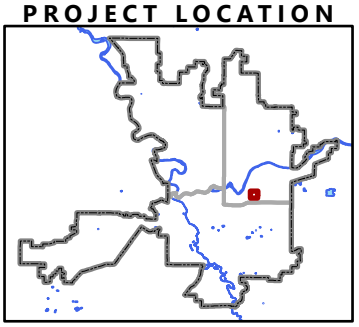
### Area Type
- Same Ownership
- Subject Parcels
- Notification_Boundary
- Notification_Parcels

**Application Proposes To:**
Change Land Use Designation from "Light Industrial" to "Centers and Corridors Core"

Project Size: 2.5 Acres (Approximate)
Drawing Date: 7/27/2021 Drawing Scale: 1:2,714

0 75 150 300
Feet

**PROJECT LOCATION**



Neighborhood and Planning Services
Drawn By: Kevin Freibott

Path: C:\Users\kfreibott\Documents\ArcGIS\Projects\2021 Comp Plan Amendments\2021 Comp Plan Amendments.aprx

# Z20-194COMP (120 N Magnolia St)

**Concerning parcel(s) in the East Central Neighborhood of Spokane**

2020/2021 Comprehensive Plan Amendment Proposals

Drawn: 9/15/2021

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

## EXHIBIT F: Detail Aerial

Subject Parcels

Adjacent Ownership

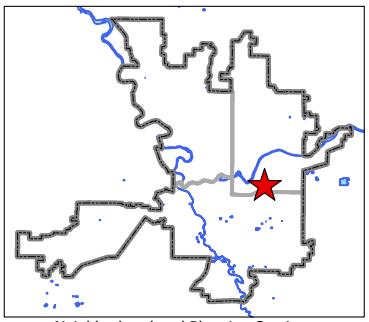
## EXHIBIT G: Wide Area Aerial

**Parcel(s):** 35163.3001

**Approximate Area:** 2.5acres

N
W E
S

**PROJECT LOCATION**



Neighborhood and Planning Services
Drawn By: Kevin Freibott

Path: C:\Users\kfreibott\Documents\ArcGIS\Projects\2021 Comp Plan Amendments\2021 Comp Plan Amendments.aprx

The following policies of the Comprehensive Plan relate to application Z20-194COMP. The full text of the Comprehensive Plan can be found at www.shapingspokane.org.

**Chapter 3—Land Use**

LU 1.2 Districts

Identify districts as the framework for providing secondary schools, larger park and recreation facilities, and more varied shopping facilities.

*Discussion*: Districts generally are composed of logical and contiguous groupings of several neighborhoods having a population of 30,000 to 60,000 people. Within a district, the size and scale of schools, parks, and shopping facilities are larger because they serve a larger portion of the city. For example, within a district, there is usually a centrally located high school, one or two well located middle schools, and one or more well located community parks.

The core area of the district, known as the District Center, is usually located at the intersection of arterial streets. District Centers offer a wide range of retail and service activities including general merchandising, small specialty shops, personal and professional services, offices, food, and entertainment. They should also include plazas, green space, and a civic green or park to provide a focal point for the Center. Urban design guidelines of the Comprehensive Plan or a neighborhood plan are used

LU 1.10 Industry

Provide a variety of industrial locations and site sizes for a variety of light and heavy industrial development and safeguard them from competing land uses.

*Discussion*: Planned industrial locations should be free from critical areas, not subject to conflicting adjacent land uses, readily accessible to adequate transportation, utility, and service systems, and convenient to the labor force.

Commercial and office uses have historically been permitted in most areas that are designated for industrial use. Continuation of this practice may lead to the displacement of the vital industrial lands needed for the economic vitality of the city. The industrial lands inventory in the city and the urban growth area should be evaluated to determine which industrial lands should be preserved for exclusive industrial use and which areas should continue to allow commercial use.

In most cases, residential use is not appropriate in the Industrial designation because of off-site impacts generated by industrial uses and the lack of residential amenities in these areas. However, river-oriented residential use is allowed in areas along the Spokane River where residents can take advantage of the river amenity. Residential uses should be carefully designed to be compatible with industrial uses. This compatibility may be maintained by using slope to other means or separate uses, and through buffers, landscaping, setbacks, fencing or other appropriate measures. The intent is to avoid conflicts between residential and industrial uses permitted in these areas.

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.

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: …* 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.

…

LU 3.3 Designating Centers and Corridors

Designate new Centers or Corridors in appropriate locations on the Land Use Plan Map through a city-approved planning process.

*Discussion:* The Comprehensive Plan recognizes that Centers and Corridors are the most appropriate location for commercial and higher density residential uses. In some areas of the city, there may be a need to designate a new Center or Corridor. The exact location, boundaries, size,

and mix of land uses in a Center or Corridor should be determined through a city-approved sub-area planning process that is inclusive of all interested stakeholders, including business and property owners, and the affected neighborhood(s). This process may be initiated by the city, or at the request of a neighborhood or private interest.

LU 3.4 Planning for Centers and Corridors

Conduct a city-approved subarea planning process to determine the location, size, mix of land uses, and underlying zoning within designated Centers and Corridors. Prohibit any change to land use or zoning within suggested Centers or Corridors until a subarea planning process is completed.

*Discussion*: Suggested Centers and Corridors are those that have been newly designated and do not have any underlying Center and Corridor land use or zoning. Land use and zoning, as well as the size, location and intensity of the land use for all Centers and Corridors should be determined through a sub-area planning process that is inclusive of all stakeholders. Any such process shall include consultation and coordination with property owners and the neighborhood in which the Center or Corridor is located. This process may be initiated by the city, or at the request of a neighborhood or private interest. Center and Corridor planning should consider the following factors:

- existing and planned commercial and residential densities and development conditions;
- amount of commercial land needed to serve the neighborhood;
- public facilities, available utilities and infrastructure, and service capacity for residential and commercial development;
- capital facility investments and access to public transit; and
- other characteristics of a Center as provided in this plan, or as further refined.

The subarea planning process should result in a determination of the boundaries of the designated Center or Corridor, the land use mix and intensities of use, and the identification of any changes to the Land Use Map within the designated Center or Corridor.

LU 3.5 Mix of Uses in Centers

Achieve a proportion of uses in Centers that will stimulate pedestrian activity and create mutually reinforcing land uses.

*Discussion*: Neighborhood, District, and Employment Centers are designated on the Land Use Plan Map in areas that are substantially developed. New uses in Centers should complement existing on-site and surrounding uses, yet seek to achieve a proportion of uses that will stimulate pedestrian activity and create mutually reinforcing land use patterns. Uses that will accomplish this include public, core commercial/office and residential uses.

All Centers are mixed-use areas. Some existing uses in designated Centers may fit with the Center concept; others may not. Planning for Centers should first identify the uses that do not fit and identify sites for new uses that are missing from the existing land use pattern. Ultimately, the mix of uses in a Center should seek to achieve the following minimum requirements:

| Table LU 1 – Mix of Uses in Centers | | |
|---|---|---|
| **Land Use** | **Neighborhood Center** | **District and Employment Center** |
| Public | 10 percent | 10 percent |
| Commercial/Office | 20 percent | 30 percent |
| Higher-Density Housing | 40 percent | 20 percent |

*Note: All percentage ranges are based on site area, rather than square footage of building area.*

This recommended proportion of uses is based on site area and does not preclude additional upper floors with different uses. The ultimate mix of land uses and appropriate densities should be clarified in a site-specific planning process in order to address site-related issues such as community context, topography, infrastructure capacities, transit service frequency, and arterial street accessibility. Special care should be taken to respect the context of the site and the character of surrounding existing neighborhoods. The 10 percent public use component is considered a goal and should include land devoted to parks, plazas, open space, and public facilities.

LU 4.2 Land Uses That Support Travel Options and Active Transportation

Provide a compatible mix of housing and commercial uses in Neighborhood Centers, District Centers, Employment Centers, and Corridors.

*Discussion*: This provides opportunities for people to use active forms of transportation to get to work and shopping, enables less reliance on automobiles, reduces commuting times and distances, makes mass transit more viable, and provides greater convenience for area residents while supporting physical activity.

LU 5.3 Off-Site Impacts

Ensure that off-street parking, access, and loading facilities do not adversely impact the surrounding area.

*Discussion*: Off-street parking, access, and loading facilities are usually associated with the development of higher density residential, office, and commercial uses. These features often have major impacts on single-family residential areas. The impacts are most significant when these facilities are next to or intrude between homes. When these facilities are accessory to a higher density residential or nonresidential use, they should be developed according to the same policies and zoning regulations as govern the primary use. New parking lots should also have the same zoning classification as the primary use. In addition, these facilities should be developed to minimize adverse impacts to adjacent properties. All parking lots should be paved. Parking lots and loading areas should have appropriate buffers to fully screen them from adjacent, less intensive uses. Access to business and higher density residential sites should be controlled to avoid impacts on adjacent uses, pedestrian movement, and street functions.

LU 5.5 Compatible Development

Ensure that infill and redevelopment projects are well-designed and compatible with surrounding uses and building types.

**Chapter 6 – Housing**

H 1.11 Access to Transportation

Encourage housing that provides easy access to public transit and other efficient modes of transportation.

*Discussion*: Transportation is the second largest expenditure after housing and can range from 10 to 25 percent of household expenditures. Examining where housing is located and the associated transportation costs may provide a more realistic evaluation of housing affordability in the future.

H 1.18 Distribution of Housing Options

Promote a wide range of housing types and housing diversity to meet the needs of the diverse population and ensure that this housing is available throughout the community for people of all income levels and special needs.

*Discussion*: A variety of housing types should be available in each neighborhood. Diversity includes styles, types, size, and cost of housing. Many different housing forms can exist in an area and still exhibit an aesthetic continuity. Development of a diversity of housing must take into account the context of the area and should result in an improvement to the existing surrounding neighborhood.

H 2.4 Linking Housing with Other Uses

Ensure that plans provide increased physical connection between housing, employment, transportation, recreation, daily-needs services, and educational uses.

*Discussion*: The location of housing in relation to other land uses is a part of what determines the quality of housing. The desirability and viability of housing changes for different segments of the community, based on an area's mix of land uses. As complementary land uses become spread further apart, transportation options decrease while transportation costs increase. These added transportation costs reduce the amount of household income available for housing and other household needs. This affects lower-income households first. In urban areas, basic services, such as grocery stores, public transportation, and public parks, should be available within a mile walk of all housing

**Chapter 7 – Economic Development**

ED 2.2 Revitalization Opportunities

Provide incentives to encourage the revitalization and utilization of historic and older commercial and industrial districts for redevelopment.

*Discussion*: Redevelopment of abandoned or underutilized sites where infrastructure and services are available and adequately sized may provide a wider range of opportunities for business location. Traditional commercial areas, Centers and Corridors, and adjacent industrial areas provide the opportunity to target revitalization investments as well as nearby job training and employment, adding tax revenues to the city, and catalyzing revitalization efforts.

ED 2.4 Mixed Use

Support mixed-use development that brings employment, shopping, and residential activities into shared locations that stimulate opportunities for economic activity.

**Chapter 8 – Urban Design and Historic Preservation**

DP 1.1 Landmark Structures, Buildings, Sites

Recognize and preserve unique or outstanding landmark structures, buildings, and sites.

*Discussion*: Landmarks are structures or sites that provide focal points of historic or cultural interest. Preservation of them, even when not located within historic districts, celebrates the uniqueness of the particular area. Development that is compatible with and respects these landmarks enhances the richness and diversity of the built and natural environments while reinforcing the landmark structures and sites.

DP 1.2 New Development in Established Neighborhoods

Encourage new development that is of a type, scale, orientation, and design that maintains or improves the character, aesthetic quality, and livability of the neighborhood.

*Discussion*: New development should be compatible with the context of the area and result in an improvement to the surrounding neighborhood.

DP 2.12 Infill Development

Encourage infill construction and area redevelopment that complement and reinforce positive commercial and residential character.

*Discussion*: Infill construction can benefit the community when done in a manner that improves and does not detract from the livability of the neighborhood and the desirable design character of the area.

DP 3.7 Protection of Archeological and Historic Sites

Ensure that archaeological and historic sites are identified and protected.

*Discussion*: Significant archaeological and historic sites must first be identified and designated historic if established criteria are met, and then protected through the city and state permit processes. Identification and designation distinguishes the properties that meet criteria for historic significance from all other older properties. When new sites are discovered, the city will attempt to ensure they are appropriately preserved, as required by state law.

DP 3.11 Rehabilitation of Historic Properties

Assist and cooperate with owners of historic properties to identify, recognize, and plan for the use of their property to ensure compatibility with preservation objectives.

*Discussion*: Assisting owners to identify and designate historic properties and publicly recognizing the owners of historic properties are steps that serve to stimulate and reinforce historic preservation. Public agencies can cooperate with owners to provide for the preservation and maintenance of historic and cultural resources.

**Chapter 11—Neighborhoods**

N 2.1 Neighborhood Quality of Life

Ensure that neighborhoods continue to offer residents transportation and living options, safe streets, quality schools, public services, and cultural, social, and recreational opportunities in order to sustain and enhance the vitality, diversity, and quality of life within neighborhoods.

*Discussion*: Spokane enjoys a rich variety of living opportunities within its individual neighborhoods, each with its unique character. Maintaining and enhancing our neighborhood assets is key to providing stability within neighborhoods and Spokane citizens with a prolonged sense of pride.

N 8.4 Consistency of Plans

Maintain consistency between neighborhood planning documents and the comprehensive plan.

*Discussion*: Neighborhood planning shall be conducted within the framework of the comprehensive plan, and further, the Growth Management Act requires that these plans be consistent with the comprehensive plan.

City of Spokane

**Planning Services Department**

# General Application

**DESCRIPTION OF PROPOSAL:**

Map amendment from Light Industrial to Centers and Corridors and a zone change from Light Industrial to CC-1

**ADDRESS OF SITE OF PROPOSAL:** (if not assigned yet, obtain address from Public Works before submitting application)

120 N Magnolia St

**APPLICANT:**

| | | | |
|---|---|---|---|
| **Name:** | McKinley School LLC | | |
| **Address:** | 518 W Riverside Suite 200 Spokane WA 99201 | | |
| **Phone (home):** | | **Phone (work):** | 206-304-3964 |
| **Email address:** | steve.l.dewalt@gmail.com | | |

**-PROPERTY OWNER:**

| | | | |
|---|---|---|---|
| **Name:** | Same as above | | |
| **Address:** | | | |
| **Phone (home):** | | **Phone (work):** | |
| **Email address:** | | | |

**AGENT:**

| | | | |
|---|---|---|---|
| **Name:** | Land Use Solutions and Entitlement c/o Dwight Hume | | |
| **Address:** | 9101 N Mt. View Lane Spokane WA 99218 | | |
| **Phone (home):** | | **Phone (work):** | 435-3108 |
| **Email address:** | dhume@spokane-landuse.com | | |

**ASSESSOR'S PARCEL NUMBERS:**

35163.3001

**LEGAL DESCRIPTION OF SITE:**

Amended Map of School Section 16 Block 69

**SIZE OF PROPERTY:**

2.5 acres (300' x 363' = 108900 sf)

**LIST SPECIFIC PERMITS REQUESTED IN THIS APPLICATION:**

Map Amendment and Zone Change

**SUBMITTED BY:** Steven DeWalt

☐ 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, Steven DeWalt, as Manager of North Park Development LLC, and North Park Development LLC as Manager of McKinley School LLC, owner of the above-described property do hereby authorize Dwight Hume to represent us and our interests in all matters regarding this application.

**ACKNOWLEDGMENT:**

STATE OF WASHINGTON )
) ss.
COUNTY OF SPOKANE )

On this 26 day of October, 2020, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared STEVEN DEWALT, 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.

ELIZABETH D MCINTYRE
Notary Public
State of Washington
Commission # 136654
My Comm. Expires Jul 5, 2024

Notary Public in and for the State of Washington,
residing at SPOKANE, WA

# Comprehensive Plan or Land Use Code Amendment Pre-Application

Rev.20180102

**(McKinley School LLC Application)**

## DESCRIPTION OF THE PROPOSED AMENDMENT

*(Please check the appropriate box(es)*

☐ Comprehensive Plan Text Change
☐ Regulatory Code Text Change
☒ 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.**

**(See Attached Pre-Application Supplement)**

## 1. General Questions *(for all proposals)*:

a. Summarize the general nature of the proposed amendment.

b. Why do you feel this change is needed?

c. In what way(s) is your proposal similar to or different from the fundamental concepts contained in the comprehensive plan?

d. For text amendments: What goals, policies, regulations or other documents might be changed by your proposal?

e. For map amendments:
   1. What is the current Land Use designation and zoning for each affected parcel?
   2. What is the requested Land Use designation and zoning for each affected parcel?
   3. Describe the land uses surrounding the proposed amendment site(s); e.g. land use type, vacant/occupied, etc.

f. Do you know of any existing studies, plans or other documents that specifically relate to or support your proposal?

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.)?

h. Has there been a previous attempt to address this concern through a comprehensive plan amendment?
   ☐ Yes ☒ 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.

# Pre-Application Supplement

McKinley School LLC

a. Summarize the general nature of the proposed amendment.

This is a 2.50 ac. school site located at N 120 Magnolia Street, bounded by Magnolia on the West, Napa on the East, Riverside on the South and Main Avenue along the North boundary. The property is currently designated Light Industrial and zoned LI. This amendment request would change the map designation to CC Core and a CC-1 EC zone since it is within an existing Employment Center overlay.

b. Why do you feel this change is needed?

The site adjoins the CC-Core designation along Riverside and would be a contiguous expansion of the CC-Core designation. While the school is on the Historic Register, the viability of an upgrade and use of the building requires an expanded option of utilizing the remainder of the site for other related uses, such as higher density residential.

c. In what way(s) is your proposal similar to, or different from, the fundamental concepts contained in comprehensive plan?

As stated above, the site is located within the Sprague Napa Employment Center where a broad range of employment opportunities are possible within either the CC zones or within the nearby Light Industrial neighborhood. With a historic registration for the principal use of the property, it is best to allow additional residential use rather than industrial, so as to preserve and encourage the revitalization of the historic landmark.

d. For text amendments: What goals, policies, regulations or other documents might be changed by your proposal? Not Applicable

e. For map amendments:

   a. What is the current Land Use designation and zoning for each affected parcel? Light Industrial designation and Light Industrial zone.

   b. What is the requested Land Use designation and zoning for each affected parcel? CC Core designation and CC-1 EC zoning

   c. Describe the land uses surrounding the proposed amendment site(s); e.g., land use type, vacant/ occupied, etc. North: Vacant, Industrial, and Residential S/F; East: Industrial, office, residential; South: Retail, Office, Residential: West: Warehouse and Residential

f. Do you know of any existing studies, plans or other documents that specifically relate to or support your proposal? The adopted Comprehensive Plan as it pertains to Centers and Corridors.

g. Why did you decide to pursue a comprehensive plan amendment rather than address your concern through some other aspect of the Planning Services department's work program (e.g., neighborhood planning, public input on new regulations, etc.)? The subject property is already within the Employment Center designation and does not need further sub-area studies.

h. Has there been a previous attempt to address this concern through a comprehensive plan amendment?

☐ Yes **X** No

# Comprehensive Plan Amendments

## Threshold Review

**(McKinley School LLC)**

***Pre-application:***

*The first step in applying for an amendment to the City's Comprehensive Plan 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. In the case of a map amendment, the applicant is also required to make reasonable efforts to schedule a meeting with the appropriate neighborhood council(s) and document any support or concerns expressed by the neighborhood council(s). 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 the case of a map amendment, please describe using parcel number(s), address, and a description including size, and maps. **See General Application**

***In addition to describing the proposal, please describe how your applications satisfies the threshold review criteria in SMC 17G.020.026, which are restated below. You may need to use a separate piece of paper.*** **(See Attached Threshold Supplement)**

1. Describe how the proposed amendment is appropriately addressed as a Comprehensive Plan 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. In the case of a private application for a land use map change, nearby properties may also seem to be candidates for amendment. At the time of docketing or during plan commission review, expansion of the geographic scope of an amendment proposal may be considered, shared characteristics with nearby, similarly situated property may be identified and the expansion is the minimum necessary to include properties with those shared characteristics. Has the applicant had any outreach to surrounding property owners whose property may be so situated?
5. 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.
6. 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.
7. If this change is directed by state law or a decision of a court or administrative agency, please describe.
8. Please provide copy of agenda or other documentation of outreach to neighborhood council made prior to application.

# McKinley School Threshold Supplement

1. Describe how the proposed amendment is appropriately addressed as a Comprehensive Plan Amendment.

   The request is for a map change to the adopted Comprehensive Plan Map, hence the Comprehensive Plan 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.

   The subject site is located well within a designated Employment Center and adjacent to a CC Core designation. No sub-area plan is needed to accomplish this amendment.

3. The proposed amendment can be reasonably reviewed within the resources and time frame of the Annual Comprehensive Plan Amendment Work Program.

   No special studies are expected to be generated by this request. Accordingly, this can be processed within the normal timeframe of an annual amendment.

4. In the case of a private application for a land use map change, nearby properties may also seem to be candidates for amendment. At the time of docketing or during plan commission review, expansion of the geographic scope of an amendment proposal may be considered, shared characteristics with nearby, similarly situated property may be identified and the expansion is the minimum necessary to include properties with those shared characteristics. Has the applicant had any outreach to surrounding property owners whose property may be so situated?

   No other property owners were contacted by the applicant. This is an obligation of the Council and Docketing Committee to determine if more property should be included.

5. 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.
   a) This proposal is within an adopted designated Employment Center. Moreover, it is consistent with the CC-Core designation and CC-1 EC zone adjacent to this proposal. It is therefore consistent with County Planning policies, the GMA and the WAC.

   b) Goal 3, Policy 3.2 Employment Centers: The distinction of an EC is that it includes a strong employment component of non-service-related jobs, typically adjacent to a Core zone. While the subject site is currently zoned Light Industrial and adjoins the CC-Core area, it is not conducive to generating non-service related jobs due to the historic registration of the former McKinley School on site. Hence, it is better suited for more CC-Core designation and the CC-1 EC zone to encourage retail services and residential use. It is worth noting that this 2.5 acre deletion from the LI

designation is non-significant in terms of diminishing the available LI zoned area due to its inability to be used for light industrial purposes.

c) Goal 3, Policy 3.5 Mix of Uses in Centers; *"Achieve a proportion of uses in Centers that will stimulate pedestrian activity and create mutually reinforcing land uses."*

As stated above, the historic registration of the McKinley School pre-empts the ability to use the site for non-service industrial related jobs. Hence, it has remained underdeveloped for want of appropriate zoning. This amendment to CC Core would be a contiguous expansion of this designation and therefore is consistent with Policy 3.5 since there is no impact upon proportions of "nearby non-service employment opportunities.

In summary, the amendment request is merely an adjustment to the internal map designations within the boundary of the East Sprague and Napa Employment Center designated within the adopted Comprehensive Plan. No additional sub-area studies are warranted since this minimal change has no impacts to areas outside the boundaries of the Employment Center.

6. 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.

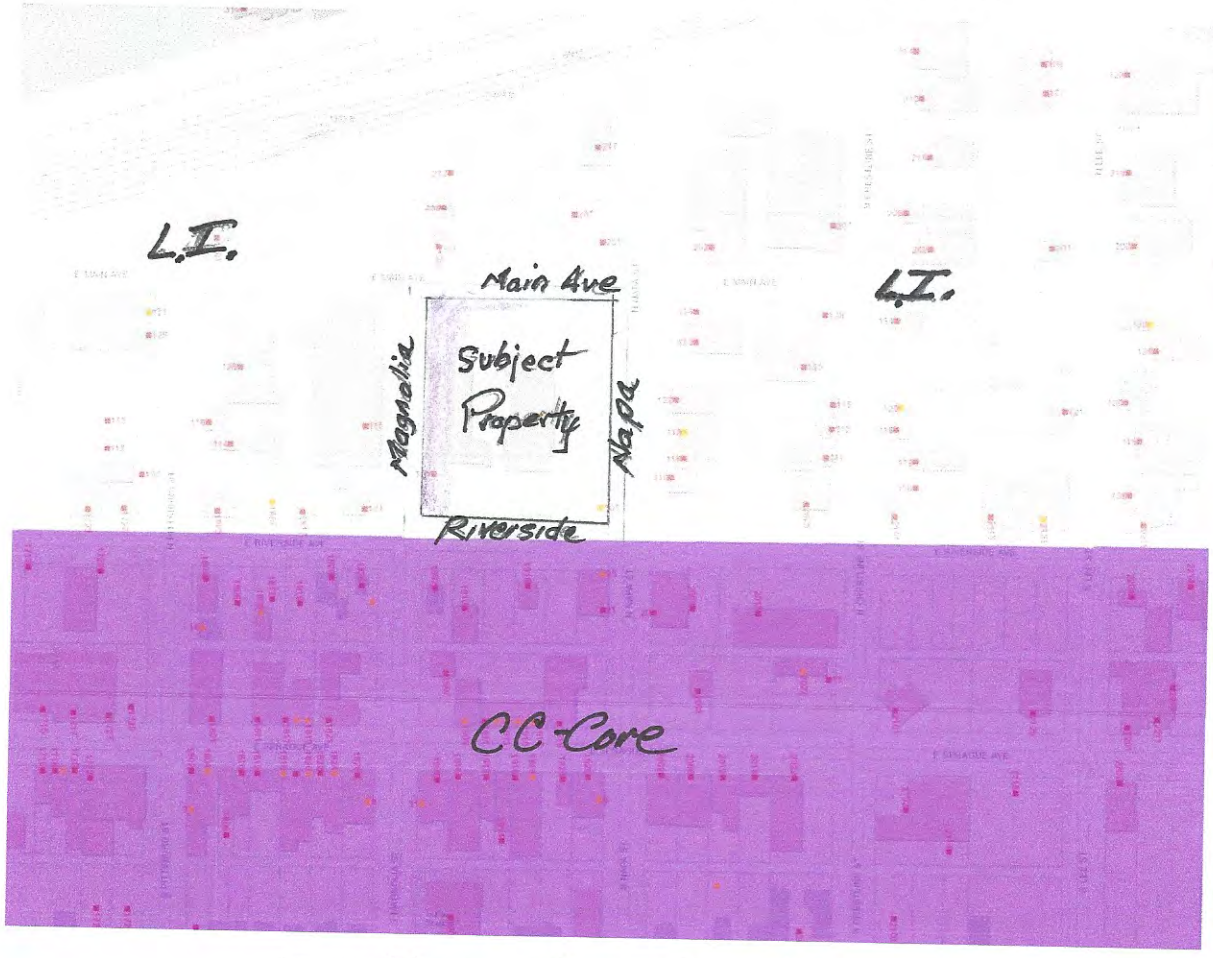
   No previous applications have been considered.

7. If this change is directed by state law or a decision of a court or administrative agency, please describe. N/A

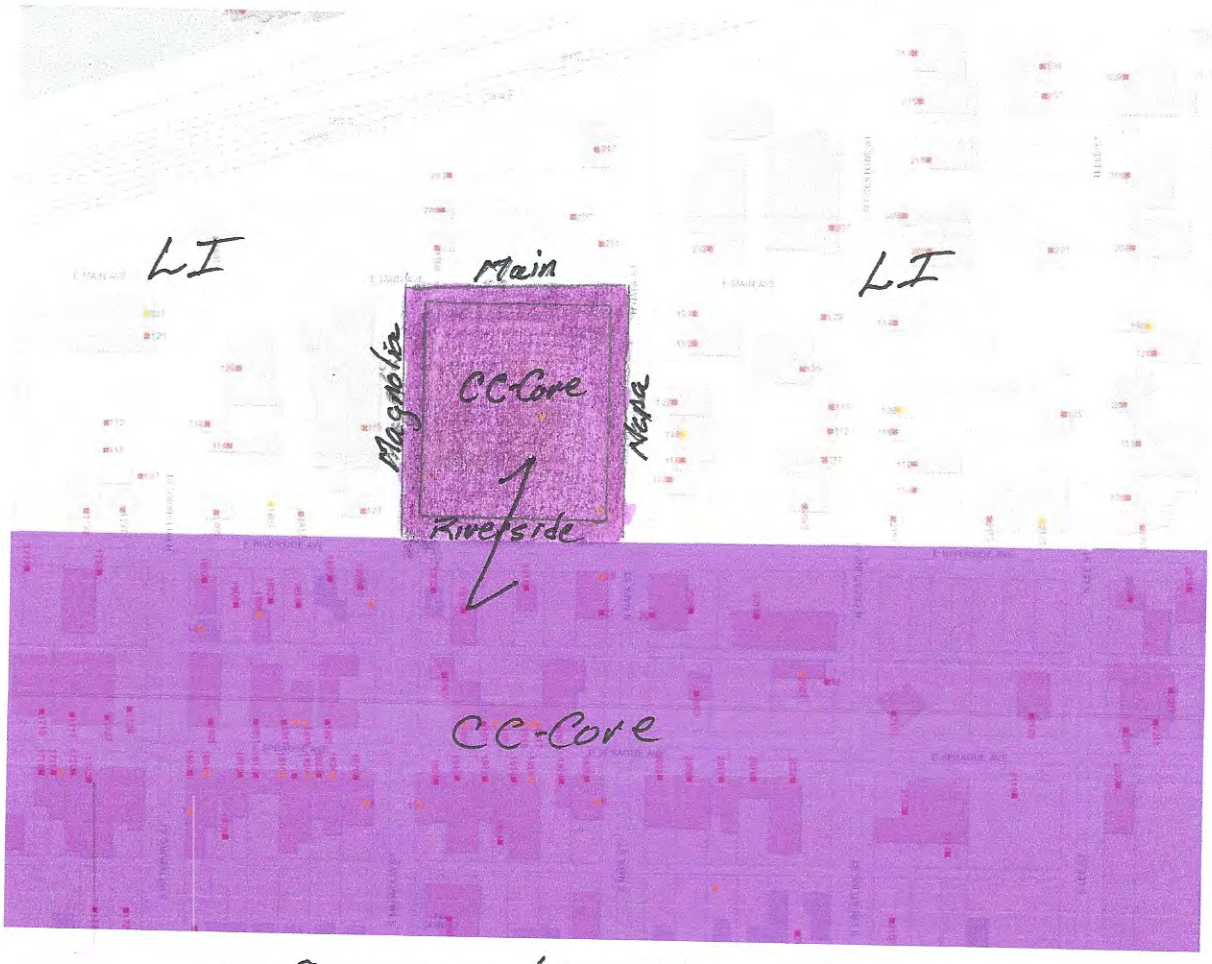
8. Please provide copy of agenda or other documentation of outreach to neighborhood council made prior to application.

   The Applicant met with Mr. McGlenn, Chair of the ECNC on October 22nd to share the vision McKinley School LLC has for the renovation of the school and the inclusion of more housing on site. He recommended that we attend the next neighborhood council meeting on December 15th, which we plan to attend.

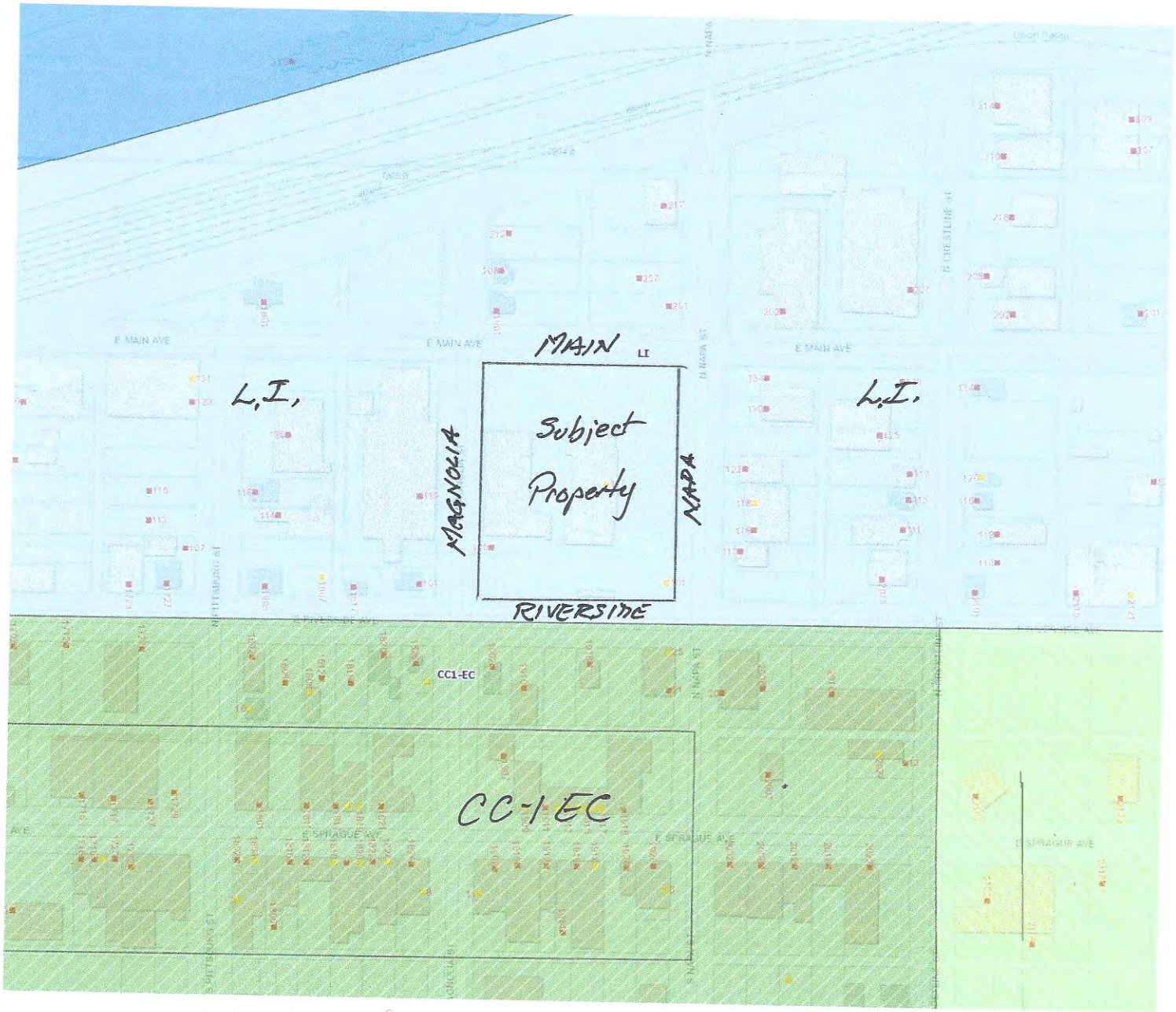
End of Threshold Supplement



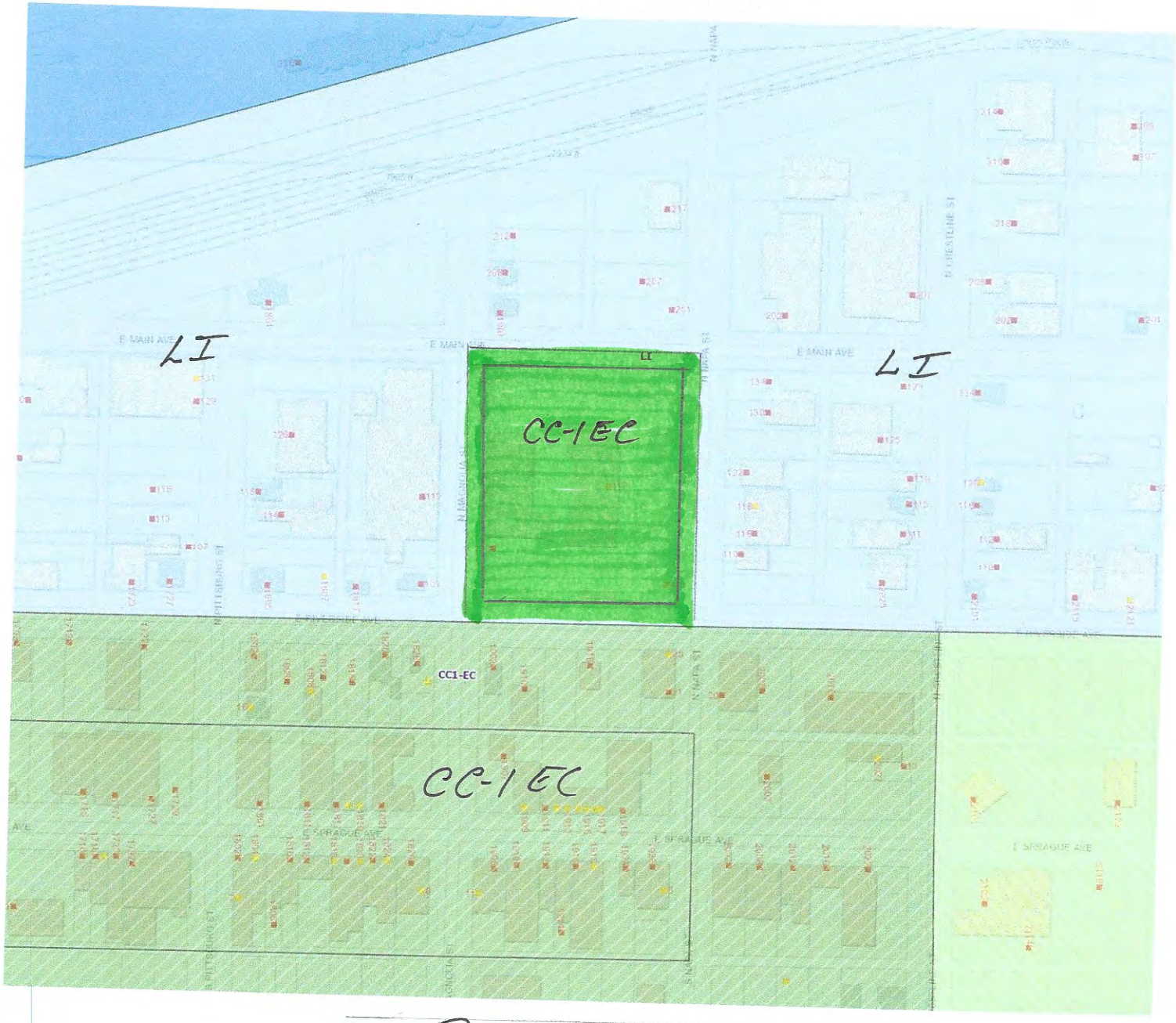

EXISTING LAND USE MAP




PROPOSED LAND USE MAP




EXISTING ZONES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E SPRAGUE AVE
PROPOSED ZONE

Evaluation for
Agency Use Only

**State Environmental Policy Act (SEPA)**
**ENVIRONMENTAL CHECKLIST**

**File No. Z20-194COMP**

**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.

Evaluation for
Agency Use Only

## A. BACKGROUND

1. **Name of proposed project**:

   **Applicant**: *McKinley School LLC C/O Steve DeWalt*

   Address: *518 W Riverside Suite 200*

   City/State/Zip: *Spokane WA 99201* Phone: *206-304-3964*

2. **Agent or Primary Contact**: *Dwight Hume*

   Address: *9101 N Mt. View Lane*

   City/State/Zip: *Spokane WA 99218* Phone: *(509) 435-3108*

3. **Location of Project**:

   Address: *120 N Magnolia St*

   Section: *16* Quarter: *SW* Township: *25N* Range: *43E*

   Tax Parcel Number(s): *35163.3001*

4. Date checklist prepared: *May 9, 2021*

5. Agency requesting checklist: *City of Spokane, Washington*

6. Proposed timing or schedule (including phasing, if applicable):

   *Upon approval of Map and zone change amendments*

7. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain:

   *Upon amendment approval, project plans will be submitted for review and approval.*

   b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain:

   *No*

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal:

   *Unknown*

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:

   *No*

10. List any government approvals or permits that will be needed for your proposal, if known:
*Comp Plan and Zone change approval, project design review and building permits*

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.
*This is a non-project action to approve a map amendment and zone change from Light Industrial to CC Core and CC-1 EC. It is approximately 2.5 acres and has the former McKinley School on site and is historically registered. It also contains a separate single floor warehouse, both of which are currently used for storage.*

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 site is a 2.5 acre block bounded by Main Ave on the North, Riverside Ave on the South, Napa St on the East and Magnolia on the West, from which the site is addressed as 120 N Magnolia.*

13. Does the proposed action lie within the Aquifer Sensitive Area (ASA)? ☒Yes ☐No
The General Sewer Service Area? ☒Yes ☐No
The Priority Sewer Service Area? ☒Yes ☐No
The City of Spokane? ☒Yes ☐No

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).

*This is a non-project action and if approved, will change the designation from Light Industrial to CC Core. As a former school site, no industrial uses have been implemented, nor will any industrial uses be built within the CC-1 EC zoned property.*

*(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?

*To be determined at time of building permit review.*

(3) What protective measures will be taken to ensure 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.

*To be determined at time of building permit review.*

(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?

*See # 3 above.*

b. Stormwater

(1) What are the depths on the site to groundwater and to bedrock (if known)?

*Unknown*

(2) Will stormwater be discharged into the ground? If so, describe any potential impacts.

*Unknown*

## B. ENVIRONMENTAL ELEMENTS

### 1. Earth

a. General description of the site (check one):

☒ Flat ☐ Rolling ☐ Hilly ☐ Steep slopes ☐ Mountainous

Other: *Answer*

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 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.
*No*

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.
*To be determined at time of building permit review*

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
*No*

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt, or buildings)?
*To be determined at time of building permit review*

h. Proposed measures to reduce or control erosion or other impacts to the earth, if any:
*To be determined at time of building permit review*

**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.
*To be determined at time of building permit review*

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
*Other industrial uses surround the subject site on the East and West and North. In addition, multiple rail tracks exist within 225' of the subject property to the north.*

c. Proposed measures to reduce or control emissions or other impacts to air, if any:
*Compliance with applicable development regulations.*

**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.

*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.

*N/A*

(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? If yes, give general description, purpose, and approximate quantities if known.

*N/A*

(5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

*No*

(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.

*No*

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.

*No*

(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.

*To be determined at time of building permit review*

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.

*To be determined at time of building permit review*

(2) Could waste materials enter ground or surface waters? If so, generally describe.

*See # 1 above*

(3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

*No*

d. PROPOSED MEASURES to reduce or control surface, ground, and runoff water, and drainage patter impacts, if any.

*Compliance with applicable drainage controls*

**4. Plants**

a. Check the type(s) of vegetation found on the site:

Deciduous trees: ☐ alder ☐ maple ☐ aspen

Other: *None*

Evergreen trees: ☐ fir ☐ cedar ☐ pine

Other: *None*

☐ shrubs ☐ grass ☐ pasture ☐ crop or grain

☐ orchards, vineyards or other permanent crops

Wet soil plants: ☐ cattail ☐ buttercup ☐ bullrush ☐ skunk cabbage

Other: None

Water plants: ☐ water lily ☐ eelgrass ☐ milfoil

Other: *None*

Any other types of vegetation:

*No*

b. What kind and amount of vegetation will be removed or altered?

*No vegetative cover*

c. List threatened and 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:

*To be determined at time of building permit review*

e. List all noxious weeds and invasive species known to be on or near the site

Unknown

**5. Animals**

a. Check *and* List 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:

Mammals: ☐ deer ☐ bear ☐ elk ☐ beaver

Other:

Fish: ☐ bass ☐ salmon ☐ trout ☐ herring ☐ shellfish

Other:

Any other animals (*not* listed in above categories): *Answer*

b. List any threatened or endangered animal species known to be 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*

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.

*To be determined at time of building permit review*

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:

*Compliance with energy codes will be required at time of building permit*

**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.

*No*

(1) Describe any known or possible contamination at the site from present or past uses.

*The site has no history of contamination. It was formerly a public school and playground and a concrete floor warehouse building was subsequently added to the site along the west side of the school building. In addition, the City of Spokane has added a CSO facility for storm sewer collection located south of the school building.*

(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.

*See #1 above.*

(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.
*If approved, this will be addressed during the building permit review.*

(4) Describe special emergency services that might be required.
*If approved, to be determined at time of building permit review.*

(5) Proposed measures to reduce or control environmental health hazards, if any:
*Compliance with applicable regulations*

b. NOISE:

(1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
*Existing railroad traffic, Industrial shipping and receiving on nearby properties*

(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: None. Long term: Construction*

(3) Proposed measure to reduce or control noise impacts, if any:
*Compliance with applicable noise regulations*

**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.
*North: Rail traffic, residential and vacant; East: Industrial, office and residential; South: Retail office and residential; West: Residential and warehouse. Subject site: Warehouse and vacant buildings*

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?
*The site has not been used for forest or agricultural use.*

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:

*No*

c. Describe any structures on the site.

*Vacant School building of 50,800 sf and a single story warehouse building of 9800 sf.*

d. Will any structures be demolished? If so, which?

*To be determined at building permit stage. School structure will be preserved and reused.*

e. What is the current zoning classification of the site?

*Light Industrial*

f. What is the current comprehensive plan designation of the site?

*Light Industrial*

g. If applicable, what is the current shoreline master program designation of the site?

*N/A*

h. Has any part of the site been classified as a critical area by the city or the county? If so, specify.

*No, there are no site sensitive conditions of wetlands, steep slopes etc.*

i. Approximately how many people would reside or work in the completed project?

*To be determined at time of building permit*

j. Approximately how many people would the completed project displace?

*None*

k. Proposed measures to avoid or reduce displacement impacts, if any:

*N/A*

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

*Compliance with applicable design and development standards*

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

*N/A*

**9. Housing**

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

*To be determined at time of building permit reveiw*

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:

*N/A*

**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?

*To be determined at time of building permit review*

b. What views in the immediate vicinity would be altered or obstructed?

*None*

c. Proposed measures to reduce or control aesthetic impacts, if any:

*Development per design review requirements*

**11. Light and Glare**

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

*To be determined at time of building permits*

b. Could light or glare from the finished project be a safety hazard or interfere with views?

*No, this is a light industrial area*

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 exterior lighting*

**12. Recreation**

a. What designated and informal recreational opportunities are in the immediate vicinity?

*None*

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. 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.

*Yes, the McKinley School is on the historic register and will remain as part of the future project and use.*

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.

*No*

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.

*None*

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.

*If approved, the use of the McKinley School will follow applicable development guidelines to ensure historic preservation.*

**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.

*Napa from Sprague and/or Trent; Riverside, Magnolia and Main surround the site.*

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.
*East Sprague #90 is available one block south of subject site.*

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?
*To be determined at time of building permit*

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).
*To be determined at time of building permit*

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe.
*The site is within 300' of rail traffic but not accessible for shipping etc.*

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? (Note: to assist in review and if known, indicate vehicle trips during PM peak, AM Peak, and Weekday (24 hours).
*To be determined at time of building permit review*

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:
*To be determined at time of building permit review*

**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.
*To be determined at time of building permit*

b. Proposed measures to reduce or control direct impacts on public services, if any:

*To be determined at time of building permit review*

**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:

*To be determined at time of building permit review*

## 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: *May 9, 2021* Signature: _____

***Please Print or Type:***

PROJECT PROPONENT: McKinley School LLC

Name: *Steve DeWalt* Address: *518 W Riverside Suite 200*

Phone: *(206) 304-3964* *Spokane WA 99201*

CHECKLIST PERPARER (If different from proponent):

Name: *Dwight Hume* Address: *9101 N Mt. View Lane*

Phone: *(509) 435-3108* *Spokane WA 99218*

**FOR STAFF USE ONLY**

Staff member(s) reviewing checklist: Kevin Freibott

Based on this staff review of the environmental checklist and other pertinent information, 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.

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## 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?

   *If approved, the project will be reviewed for said impacts and conditioned accordingly.*

   Proposed measures to avoid or reduce such increases are:

   *To be determined at time of building permit review.*

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

   *The site is located within an industrial neighborhood but restricted by historic preservation requirements for the schools use. Furthermore, based upon the historical use of the property, there are no natural elements to be concerned about preservation.*

   Proposed measures to protect or conserve plants, animals, fish, or marine life are:

   *See above answer*

2. How would the proposal be likely to deplete energy or natural resources?

   *If approved, the buildings will be reviewed for energy compliance improvements.*

   Proposed measures to protect or conserve energy and natural resources are:

   *To be determined at time of building permit review.*

3. 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 subject site contains a building on the historic register. Accordingly, any future use of the building will address the preservation of said building.*

   Proposed measures to protect such resources or to avoid or reduce impacts are:

*See answer above.*

4. 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 site is surrounded by a mix of industrial, office, retail and residential uses. If approved, it will become part of the CC-1 EC category of zones and allow a similar mix of office, retail and residential uses. All proposed uses will require compliance with applicable development regulations.*

   Proposed measures to avoid or reduce shoreline and land use impacts are:

   *See above answer*

5. How would the proposal be likely to increase demands on transportation or public services and utilities?

   *If approved, the demand for services should be the same or less than the present industrial zone and allowed uses of that zone.*

   Proposed measures to reduce or respond to such demand(s) are:

   *To be determined at time of building permit review.*

6. Identify, if possible, whether the proposal may conflict with local, state or federal laws or requirements for the protection of the environment.

   *This is an approved Industrial designation and zone. If approved, the site becomes more restrictive as a CC-1 EC classification which is common and adjacent to the subject on its south boundary. It is inconceivable that this CC-1 EC designation that has existed adjacent since 2004 or earlier is in conflict with state or federal regulations.*

## 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 Non-significance that it might issue in reliance upon this checklist.

Date: *May 11, 2021* Signature: _____

***Please Print or Type:***

PROJECT PROPONENT

Name: *McKinley School LLC C/O Steve DeWalt* Address: 518 W Riverside Suite 200

Phone: *(206)-304-3964* *Spokane WA 99201*

CHECKLIST PERPARER (If different from proponent):

Name: *Dwight Hume* Address: *9101 N Mt. View Lane*

Phone: *(509) 435-3108* *Spokane WA 99218*

**FOR STAFF USE ONLY**

Staff member(s) reviewing checklist: Kevin Freibott

Based on this staff review of the environmental checklist and other pertinent information, 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.

## NONPROJECT DETERMINATION OF NONSIGNIFICANCE

**FILE NO(S):** Z20-194COMP

**PROPONENT**: McKinley School LLC (Agent: Dwight Hume, Land Use Solutions and Entitlement)

**DESCRIPTION OF PROPOSAL**: Amendment of the Land Use Plan Map designation for one parcel totaling 2.5 acres from "Light Industrial (LI)" to "Centers and Corridors Core (CC Core)" and a concurrent change of zoning from "Light Industrial (LI)" to "Centers and Corridors Type 1, Employment Center (CC1-EC)." No specific development proposal is being approved at this time.

**LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY**: The proposal concerns one parcel: 35163.3001, located at 120 N Magnolia Street; block bounded by E Main Ave, N Magnolia St, E Riverside Ave, and N Napa St; East Central neighborhood.

**LEGAL DESCRIPTION:** School B 69, 16-25-43 SW

**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 October 12, 2021 if they are intended to alter the DNS.

**********

**Responsible Official:** Louis Meuler

**Position/Title:** Interim Director, Planning Services **Phone:** (509) 625-6300

**Address:** 808 W. Spokane Falls Blvd., Spokane, WA 99201

**Date Issued:** September 28, 2021 **Signature:** Louis Meuler (Sep 16, 2021 14:20 PDT)

**********

**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 October 19, 2021 (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.

**********

2020/2021 Comprehensive Plan Amendments

# PLAN COMMISSION FINDINGS OF FACT, CONCLUSIONS, AND RECOMMENDATIONS ON COMPREHENSIVE PLAN AMENDMENT

# FILE Z20-194COMP

**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 "Light Industrial" to "CC-Core" for a 2.5-acre area located at 120 N. Magnolia Street. The zoning designation requested is "Centers and Corridors Type 1, Employment Center (CC1-EC)".**

**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 Z20-194COMP (the "Application") was submitted in a timely manner for review during the City's 2020/2021 amendment cycle.

D. The Application seeks to amend the land use plan map designation for a 2.5-acre area located at 120 N. Magnolia St. (the "Property") from "Light Industrial" to "Centers and Corridors Core" with a corresponding change in zoning from "Light Industrial" to "Centers and Corridors Type 1, Employment Center (CC1-EC)".

E. The subject property comprises an entire block and contains a historic school building as well as outbuildings.

F. Annual amendment applications were subject to a threshold review process to determine whether the applications will be included in the City's Annual Comprehensive Plan Amendment Work Program.

G. On February 17, 2021, an Ad Hoc City Council Committee reviewed the applications that had been timely submitted and forwarded its recommendation to City Council regarding the applications.

H. On April 26, 2021, the City Council adopted Resolution RES 2021-0023 establishing the 2021 Comprehensive Plan Amendment Work Program and included the Application in the Work Program.

I. Thereafter, on May 19, 2021, staff requested comments from agencies, departments, and neighborhood councils. Two comments were received, from the City Engineering Department and Chief Garry Park Neighborhood Council.

J. On May 20, 2021, the Land Use Subcommittee of the Community Assembly received a presentation regarding the 2021 Comprehensive Plan Amendment Work Program, including the Application.

K. A Notice of Application was published on June 21, 2021 in the Spokesman Review and was mailed to all properties and owners within a 400-foot radius of the subject Properties and any adjacent properties with the same ownership. Signs were also placed on the subject Properties in plain view of the public. The Notice of Application initiated a 60-day public comment period from June 21 to August 20, 2021, during which no comments were received.

L. On June 23, 2021, the Spokane City Plan Commission held a workshop to study the Application.

M. On August 5, 2021, the Community Assembly received a presentation regarding the 2021 Comprehensive Plan Amendment Work Program and the Application and was provided with information regarding the dates of Plan Commission workshops and hearings.

N. On September 20, 2021, 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.

O. On September 28, 2021, a State Environmental Policy Act (SEPA) Checklist and Determination of Non-Significance were issued for the Application. The deadline to appeal the SEPA determination was October 12, 2021. No comments on the SEPA determination were received.

    1. Notice of the SEPA Determination for the Application was published in the Official Gazette on September 29 and October 6, 2021.

P. On September 28, 2021, staff published 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 29 and October 6, 2021, notice was published in the Spokesman Review providing notice of a SEPA Determination of Non-Significance and notice of the Plan Commission Public Hearing.

R. On September 29, 2021, Notice of Public Hearing and SEPA Determination was posted on the Properties 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 Properties.

S. On October 13, 2021, the Plan Commission held a public hearing on the Application, including the taking of verbal testimony, closed the verbal record, closed the written record as of Monday, October 25, and postponing deliberations until the following hearing date.

    1. A single written public comment was received the day prior, on October 12, 2021.

T. On October 27, 2021, the Plan Commission conducted its deliberations on this application and voted to recommend the City Council approve this application.

U. 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 do so.

V. 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").

W. The Plan Commission finds that the proposal meets the intent and requirements of the Comprehensive Plan, most specifically the policies under Goal LU 3, Centers and Corridors, concerning the establishment of Center-Type land uses in the City.

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 application File No. Z20-194COMP, 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 2021 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 as it pertains to the Comprehensive Plan, as described in SMC 17G.020.030.E.

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 2021 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.

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 Z20-194COMP, a request by Dwight Hume of Land Use Solutions and Entitlement on behalf of McKinley School LLC to change the land use plan designation on 2.5 acres of land from "Light Industrial" to "CC Core" with a corresponding change of the implementing zoning to "Centers and Corridors Type 1, Employment Center (CC1-EC), based upon the above listed findings and conclusions, by a vote of **8 to 0**, the Spokane Plan Commission recommends City Council **APPROVE** 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 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 application.

**Todd Beyreuther, President**
Spokane Plan Commission
November 08, 2021

# Findings and Conclusions - Z20-194COMP

Final Audit Report 2021-11-08

| | |
|---|---|
| Created: | 2021-11-05 |
| By: | Jackie Churchill (jchurchill@spokanecity.org) |
| Status: | Signed |
| Transaction ID: | CBJCHBCAABAANar7yFosXmTcscZb2FxJkmKMsA1qPW_G |

## "Findings and Conclusions - Z20-194COMP" History

Document created by Jackie Churchill (jchurchill@spokanecity.org)
2021-11-05 - 2:05:45 AM GMT- IP address: 73.83.158.109

Document emailed to Todd Beyreuther (tbeyreuther@spokanecity.org) for signature
2021-11-05 - 2:06:58 AM GMT

Email viewed by Todd Beyreuther (tbeyreuther@spokanecity.org)
2021-11-05 - 2:34:14 AM GMT- IP address: 73.140.12.157

Document e-signed by Todd Beyreuther (tbeyreuther@spokanecity.org)
Signature Date: 2021-11-08 - 8:17:25 PM GMT - Time Source: server- IP address: 73.11.187.178

Agreement completed.
2021-11-08 - 8:17:25 PM GMT

**From:** Colleen Gardner
**To:** Freibott, Kevin
**Subject:** Re: Docketing Committee Meeting - 2021 Comprehensive Plan Amendments
**Date:** Thursday, February 11, 2021 2:49:28 PM
**Attachments:** image002.png
image003.png
image004.png

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**[CAUTION - EXTERNAL EMAIL - Verify Sender]**

Regarding the change requested at 120 N Magnolia, The developer needs to be able to make the best use of the site that enhances and adds to quality of life for current residents in that area.

A mixed use building will be a great assent to that area and surrounding community as well as Spokane as a whole.

As chair of the neighborhood that is directly adjacent, I feel this will help not only the surrounding area but also lend itself to potential development in the adjacent Neighborhoods.

There is nothing to be gained by leaving it as is ,leaving current zoning in place is more of a deterrent to future development and investments for the community. Given the time and expense the CIty and businesses have invested in the Sprague corridor this change only makes sense in the continued effort to improve this area.

These comments are being given as an individual not as an endorsement on behalf of the adjacent Neighborhood.

Colleen Gardner
Co-chair Chief Garry Park

## Freibott, Kevin

**From:** Johnson, Erik D.
**Sent:** Wednesday, June 2, 2021 9:44 AM
**To:** Freibott, Kevin
**Subject:** FW: RFC for Comp Plan Map Amendment Proposal - 1015 W Montgomery Ave
**Attachments:** RFC - 1015 W Montgomery - Z20-207COMP.pdf; RFC - 155 E Cleveland - Z20-206COMP.pdf; RFC - 120 N Magnolia - Z20-194COMP.pdf

Kevin,

I took a look at these Comp Plan Land Use Map Amendments and have no Engineering concerns. Comments relating to access, the design of water, sewer, street improvements, and stormwater will be addressed as part of building permit review.

Thanks,

**Erik Johnson** | City of Spokane | Engineering Technician IV
☎ *Office* 509.625.6445 | *Cell* 509.995.0870 | edjohnson@spokanecity.org

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**From:** Bishop, Stephanie <sbishop@spokanecity.org>
**Sent:** Wednesday, May 19, 2021 5:13 PM
**To:** Churchill, Jackie <jchurchill@spokanecity.org>
**Cc:** Freibott, Kevin <kfreibott@spokanecity.org>; Black, Tirrell <tblack@spokanecity.org>
**Subject:** RFC for Comp Plan Map Amendment Proposal - 1015 W Montgomery Ave

Good Evening,

Please find attached a packet including the Request for Comments, Environmental Checklist, and Map for the following proposal:

**Proposal Name:** Comprehensive Plan Land Use Map Amendment Proposal
**Permit #:** Z20-207COMP
**Site Address:** 1015 W Montgomery Ave

**Proposal Name:** Comprehensive Plan Land Use Map Amendment Proposal
**Permit #:** Z20-206COMP
**Site Address:** 155 E Cleveland Ave

**Proposal Name:** Comprehensive Plan Land Use Map Amendment Proposal
**Permit #:** Z20-194COMP
**Site Address:** 120 N Magnolia St

Please direct any questions or comments to Assistant Planner II, Kevin Freibott, at kfreibott@spokanecity.org.

Thank you,

**Stephanie N Bishop** | Planning Services | Clerk III
509.625.6244 | *fax* 509.625.6013 | sbishop@spokanecity.org

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Memo

# Additional Comments Received: Comp Plan Amendments

Department of Planning Services

**Date**: November 8, 2021

**From**: Kevin Freibott, Assistant Planner II

**To**: Spokane City Council

Since the publication of the Staff Reports for the various proposed Comprehensive Plan Amendments, the City has received numerous additional written comments. These are not included in the Staff Reports and, thus, I have included them here for your review and consideration. The attached comments concern application **File Z20-194COMP**, Magnolia Street.

## Freibott, Kevin

**From:** Rebecca Thompson <rebecca@cravenscoffee.com>
**Sent:** Tuesday, October 12, 2021 10:14 AM
**To:** Freibott, Kevin
**Cc:** Simon Thompson
**Subject:** Zoning | McKinnley School parcel 35163.3001

**Follow Up Flag:** Follow up
**Flag Status:** Flagged

**[CAUTION - EXTERNAL EMAIL - Verify Sender]**

Dear Mr. Freibott,

Thank you for your time today to educate me on zoning and the opportunity to bring understanding to the pending zoning changes to our neighborhood.

As we discussed, my husband and I are founders/owners of Cravens Coffee Co, a Spokane business for nearly 30 years. We have been roasting coffee beans in our current facility at 115 N Magnolia St since 2006.

We are pleased to hear of the improvements proposed for the neighboring McKinnley School parcel suggested by Dwight Hume and his team. We understand there is consideration for rezoning the McKinnley School parcel from LI (light industrial) to CC Core (centers and corridors). We respectfully ask to be on record to confirm that any neighborhood zoning changes do not change our LI zoning such that we can continue to operate as a coffee roasting business.

We thank you for this opportunity to be on record.

Kind Regards,
Rebecca Thompson
Simon Thompson

**Rebecca Templin Thompson**
**Cravens Coffee Co**
**cravenscoffee com**

Staff Note: Application Z20-194COMP, as proposed and recommended by the Plan Commission, would not amend the land use plan map designation or zoning of Ms. Thompson's property.

| | | | |
|---|---|---|---|
| **Agenda Sheet for City Council Meeting of:** 11/22/2021 | | **Date Rec'd** | 11/8/2021 |
| | | **Clerk's File #** | ORD C36140 |
| | | **Renews #** | |
| **Submitting Dept** | PLANNING & ECONOMIC DEVELOPMENT | **Cross Ref #** | |
| **Contact Name/Phone** | KEVIN FREIBOTT 6184 | **Project #** | Z20-206COMP |
| **Contact E-Mail** | KFREIBOTT@SPOKANECITY.ORG | **Bid #** | |
| **Agenda Item Type** | First Reading Ordinance | **Requisition #** | |
| **Agenda Item Name** | 0650-COMPREHENSIVE PLAN AMENDMENT - CLEVELAND AVE | | |

**Agenda Wording**

Ordinance relating to application Z20-206COMP, by 155 E Cleveland Avenue Investments LLC, amending the Comprehensive Plan Land Use Plan Map from Residential 4-10 to Residential 15-30 for 3.9 acres and change the Zoning Map to Residential Multifamily.

**Summary (Background)**

The proposal concerns 155, 173, 177, 203, 203 ½, 209, 215, 221, 227, 301, 305, 317, 327, & 403 E Cleveland Ave, parcels 35082.0919 thru 0933. 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 October 27 to consider this amendment and has recommended approval of the amendment.

Lease? NO Grant related? NO Public Works? NO

| **Fiscal Impact** | | **Budget Account** |
|---|---|---|
| Neutral | **$** | **#** |
| Select | **$** | **#** |
| Select | **$** | **#** |
| Select | **$** | **#** |

| **Approvals** | | **Council Notifications** | |
|---|---|---|---|
| **Dept Head** | BLACK, TIRRELL | **Study Session\Other** | Study Session - 10/28 |
| **Division Director** | MACDONALD, STEVEN | **Council Sponsor** | Lori Kinnear |
| **Finance** | ORLOB, KIMBERLY | **Distribution List** | |
| **Legal** | RICHMAN, JAMES | tblack@spokanecity.org | |
| **For the Mayor** | ORMSBY, MICHAEL | kmoweryfrashefski@spokanecity.org | |
| **Additional Approvals** | | jrichman@spokanecity.org | |
| **Purchasing** | | lmk@witherspoonkelley.org | |
| | | lmeuler@spokanecity.org | |
| | | jchurchill@spokanecity.org | |
| | | kfreibott@spokanecity.org | |

Ordinance No. C36140

AN ORDINANCE RELATING TO APPLICATION FILE Z20-206COMP AMENDING MAP LU 1, LAND USE PLAN MAP, OF THE CITY'S COMPREHENSIVE PLAN FROM "RESIDENTIAL 4-10" TO "RESIDENTIAL 15-30" FOR APPROXIMATELY 3.9 ACRES LOCATED AT 155, 173, 177, 203, 203 ½, 209, 215, 221, 227, 301, 305, 317, 327, & 403 E CLEVELAND AVENUE (PARCELS 35082.0919 THRU 0933) AND AMENDING THE ZONING MAP FROM "RESIDENTIAL SINGLE FAMILY (RSF)" TO "RESIDENTIAL MULTIFAMILY (RMF)".

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 Z20-206COMP was submitted in a timely manner for review during the City's 2020/2021 Comprehensive Plan amendment cycle; and

WHEREAS, Application Z20-206COMP seeks to amend the Land Use Plan Map of the City's Comprehensive Plan for 3.9 acres from "Residential 4-10" to "Residential 15-30"; if approved, the implementing zoning destination requested is "Residential Multifamily (RMF)"; and

WHEREAS, staff requested comments from agencies and departments on May 19, 2021, and a public comment period ran from June 21, 2021 to August 20, 2021; and

WHEREAS, the Spokane Plan Commission held a workshop to study the application on July 14, 2021; and a second workshop on August 11, 2021, during which the Spokane Plan Commission voted to recommend expansion of the Application area by 32 properties and approximately 6 acres, to consider increasing the proposed Land Use Plan Map designation to "Residential 15+", and to consider increasing the proposed zoning to "Residential High-Density (RHD)"; and

WHEREAS, a revised request for comments from agencies and departments was issued on August 24, 2021, and an additional public comment period ran from August 24 to September 7, 2021 to ask for input on a possible expanded project area and increase in intensity and zoning; 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 September 20, 2021; and

WHEREAS, a State Environmental Policy Act (SEPA) Determination of Non-Significance was issued on September 28, 2021 for the amendment to the Comprehensive Plan, the comment period for which ended on October 12, 2021; and

WHEREAS, a staff report for Application Z20-206COMP reviewed all the criteria relevant to consideration of the application was published on September 28, 2021 and sent to all applicants and the Plan Commission; and

WHEREAS, notice of the SEPA Checklist and Determination and announcement of the Plan Commission Hearing for the application was published on September 29, 2021 and October 6, 2021; and

WHEREAS, Notice of Plan Commission Public Hearing and SEPA Determination was posted on the property and mailed to all property owners, occupants, and taxpayers of record, as shown in the most recent Spokane County Assessor's record for all properties within 400 linear feet of any portion of the boundary of the subject properties, pursuant to Spokane Municipal Code 17G.020.070, on September 29, 2021; and

WHEREAS, the Spokane Plan Commission held a public hearing, including the taking of public testimony, on October 13, 2021, during which the verbal public record was closed; and

WHEREAS, the Spokane Plan Commission closed the public written record on October 25, 2021; and

WHEREAS, the Spokane Plan Commission continued the public hearing on October 27, 2021, during which they deliberated this and all other Comprehensive Plan Amendment applications; and

WHEREAS, the Spokane Plan Commission found that Application Z20-206COMP is consistent with and implements the Comprehensive Plan; and

WHEREAS, the Spokane Plan Commission found that Application Z20-206COMP meets the final review criteria for Comprehensive Plan Amendments delineated in Spokane Municipal Code 17G.020.030; and

WHEREAS, the Spokane Plan Commission voted 6 to 2 to recommend approval of Application Z20-206COMP to include the original applicant's parcel and those 14 additional parcels to the east of the original applicant parcel, with a Land Use Plan Map designation to "Residential 15-30" and zoning of "Residential Multifamily (RMF)"; 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 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 Z20-206COMP is approved.

2. Amendment of the Land Use Map. The Spokane Comprehensive Plan Map LU 1, Land Use Plan Map, is amended from "Residential 4-10" to "Residential 15-30" for 3.9 acres, as shown in Exhibits A and B.

3. Amendment of the Zoning Map. The City of Spokane Zoning Map is amended from "Residential Single Family" to "Residential Multifamily (RMF)," as shown in Exhibits C and D.

PASSED BY THE CITY COUNCIL ON _____, 2021.

_____
Council President

Attest:

_____
City Clerk

Approved as to form:

_____
Assistant City Attorney

_____
Mayor

_____
Date

_____
Effective Date

# Z20-206COMP (155 E Cleveland)

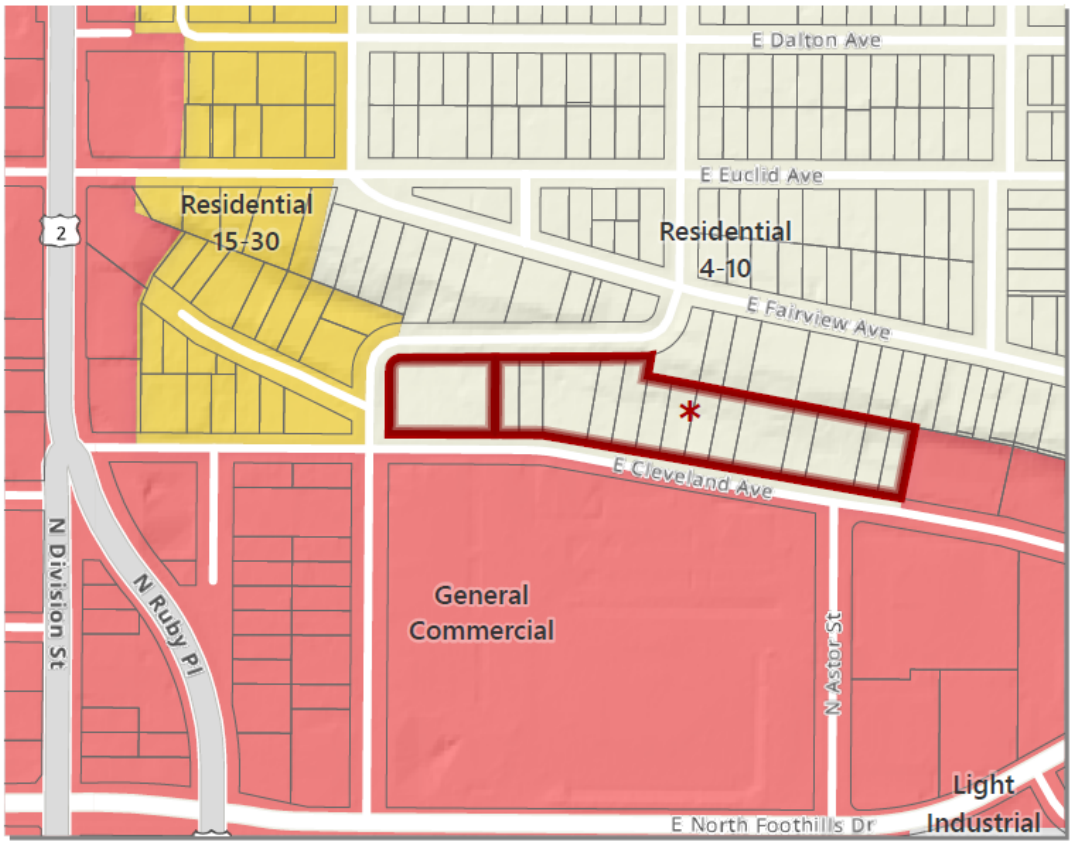
**Concerning parcel(s) in the Logan Neighborhood of Spokane**

2020/2021 Comprehensive Plan Amendment Proposals

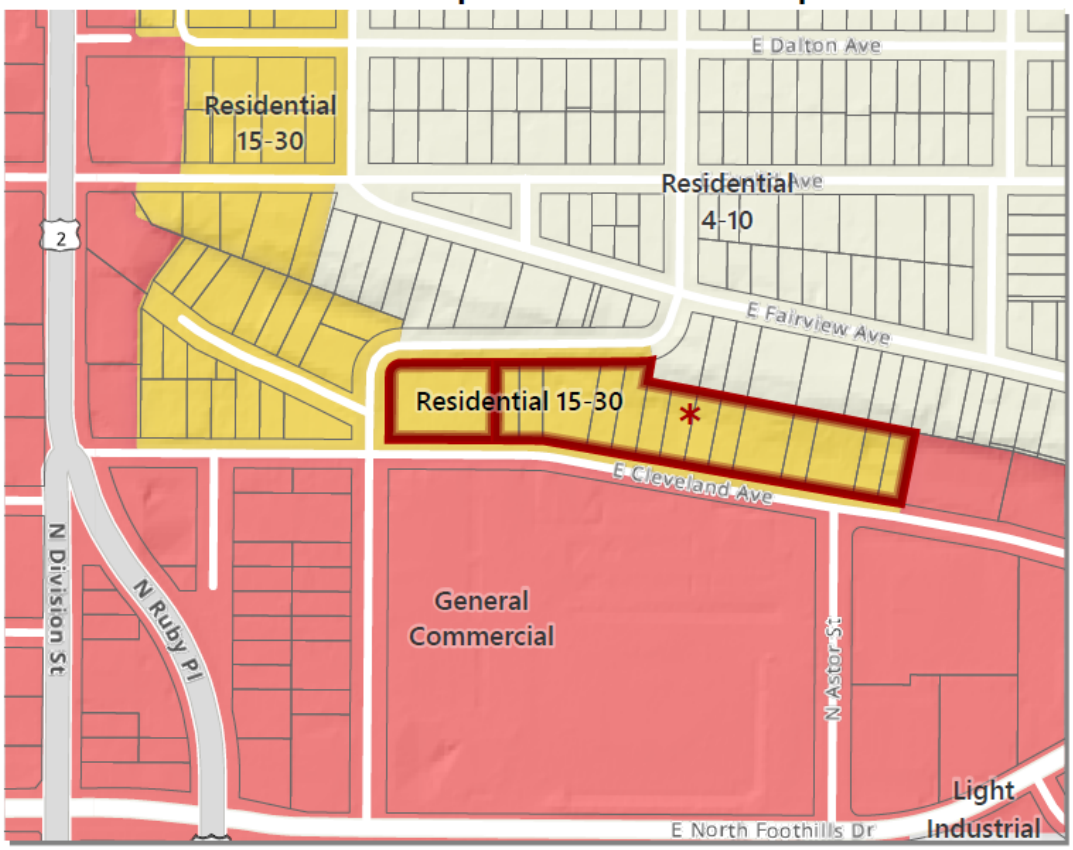
Drawn: 10/28/2021

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

## EXHIBIT A: Existing Land Use Plan Map




## EXHIBIT B: Proposed Land Use Plan Map




Parcels

City Boundary

### Land Use Designation

- General Commercial
- Light Industrial
- Res 15-30
- Res 10-20
- Res 4-10

Areas marked with an asterisk * were added to the proposal by the Plan Commission.

**Parcel(s):**
Original Proposal: 1 Parcel
35082.0919

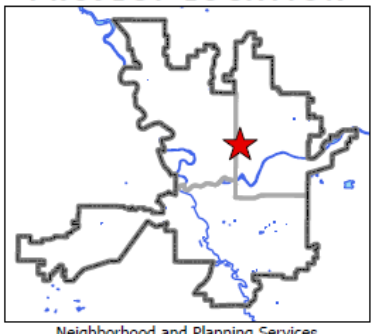
Expanded Proposal = 14 Parcels
35082.0920 thru 0933

**Approximate Area:**
Original Proposal: 0.8 Acres
Expanded Proposal: 3.1 Acres

N
W E
S

0 125 250 500 Feet

**PROJECT LOCATION**



Neighborhood and Planning Services
Drawn By: Kevin Freibott

Path: C:\Users\kfreibott\Documents\ArcGIS\Projects\2021 Comp Plan Amendments\2021 Comp Plan Amendments.aprx

# Z20-206COMP (155 E Cleveland)

**Concerning parcel(s) in the Logan Neighborhood of Spokane**

2020/2021 Comprehensive Plan Amendment Proposals

Drawn: 10/28/2021

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

Parcels

City Boundary

**Proposed Zoning**

- General Commercial
- Light Industrial
- Residential Multifamily
- Residential Two-Family
- Residential Single-Family

Areas marked with an asterisk * were added to the proposal by the Plan Commission.

**Parcel(s):**
Original Proposal: 1 Parcel
35082.0919

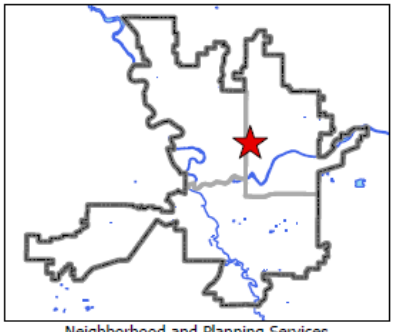
Expanded Proposal = 14 Parcels
35082.0920 thru 0933

**Approximate Area:**
Original Proposal: 0.8 Acres
Expanded Proposal: 3.1 Acres

N W E S

0 125 250 500 Feet

**PROJECT LOCATION**



Neighborhood and Planning Services
Drawn By: Kevin Freibott

**EXHIBIT C: Existing Zoning**

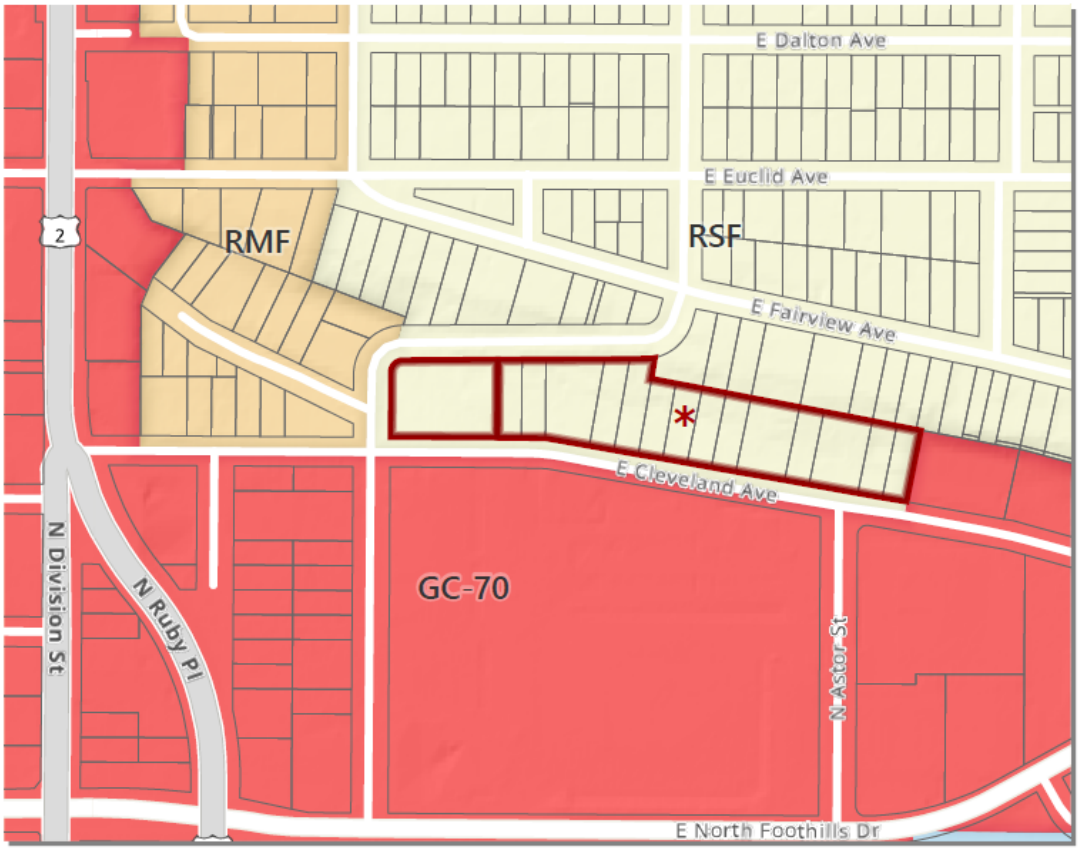
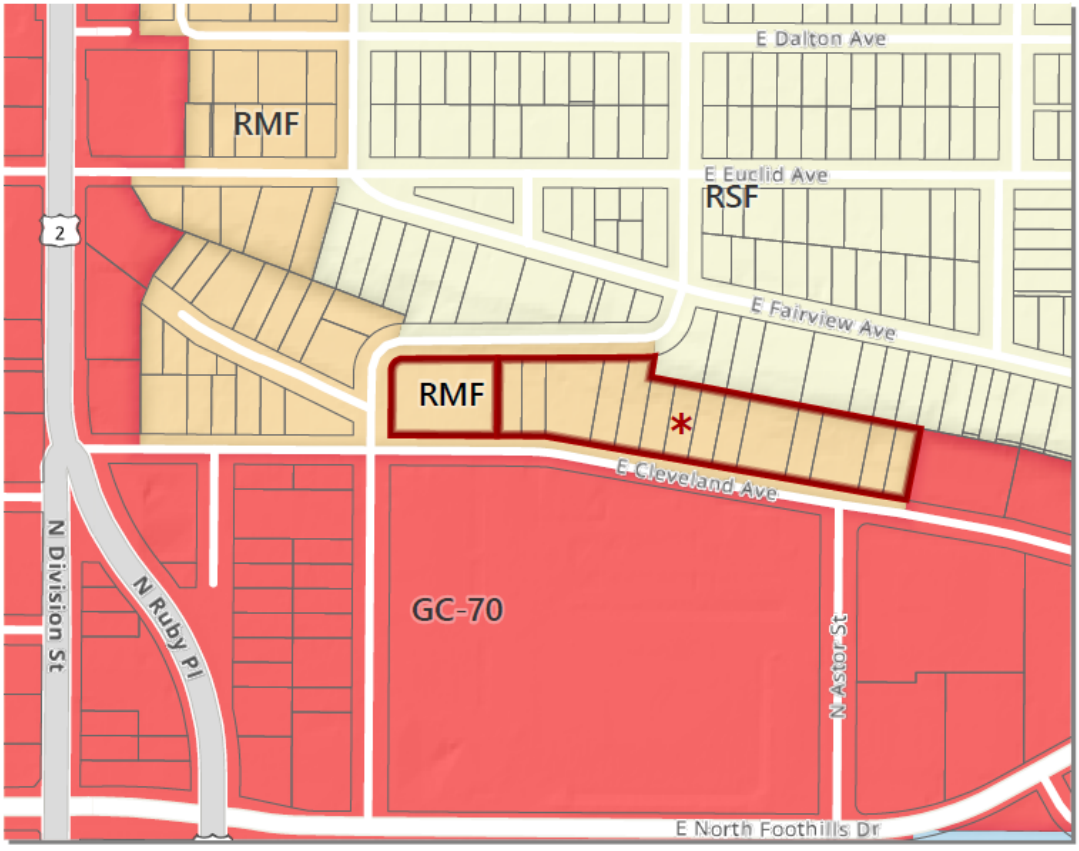



**EXHIBIT D: Proposed Zoning**




Path: C:\Users\kfreibott\Documents\ArcGIS\Projects\2021 Comp Plan Amendments\2021 Comp Plan Amendments.aprx

**Exhibit E: Legal Description**

Lots 19-39, Block 6, J.M. Morgan’s Addition, 08-25-43 NW in the City of Spokane, Spokane County, Washington State.

**2020/2021 Comprehensive Plan Amendments**

# STAFF REPORT Z20-206COMP (155 E CLEVELAND AVE)

Department of Neighborhood and Planning Services

*The following staff report concerns a proposed amendment to the City's current Comprehensive Plan. The proposal is to amend the land use plan map designation and zoning of one or more parcels in the City of Spokane. Amendments to the Comprehensive Plan are enabled by Spokane Municipal Code (SMC) 17G.020 and Revised Code of Washington (RCW) 36.70A.130.*

## I. PROPERTY SUMMARY

| | |
|---|---|
| **Parcel(s):** | 35082.0719 thru .0722; 35082.0801 thru .0804; 35082.0807 thru .0812; 35082.0723 thru .0726 and 35082.0919 thru .0933 |
| **Address(es):** | 2915, 2917, & 2919 N Mayfair Street and 19, 107, 113, 155, 173, 177, 203, 203 ½, 209, 215, 221, 227, 301, 305, 317, 327, & 403 E Cleveland Ave |
| **Property Size:** | 6.8 Acres |
| **Legal Description:** | Multiple—See **Exhibit N**. |
| **General Location:** | Multiple properties north of E Cleveland Ave, east of N Division Street, extending approximately 140 feet east of N Astor Street. |
| **Current Use:** | One multi-family development and several single-family homes, some with outbuildings, with some undeveloped parcels. |

## II. APPLICANT SUMMARY

*This application has two applicants—a private applicant and the City of Spokane itself. The following information regards the original private applicant:*

| | |
|---|---|
| **Agent:** | Lindsay Kornegay, Witherspoon Kelley |
| **Applicant:** | 155 E Cleveland Avenue Investments LLC |
| **Property Owner:** | *same as applicant* |

*The following information regards the 32 properties added to the proposal by the Spokane Plan Commission:*

| | |
|---|---|
| **Representative:** | Kevin Freibott, Planning Services |
| **Applicant:** | City of Spokane |
| **Property Owners:** | Multiple—See **Exhibit N**. |

## III. PROPOSAL SUMMARY

| | |
|---|---|
| **Current Land Use Designation:** | Residential 4-10 (R 4-10) |
| **Proposed Land Use Designation:** | Residential 15+ (R 15+) |

| | |
|---|---|
| **Current Zoning:** | Residential Single-Family (RSF) |
| **Proposed Zoning:** | Residential High-Density (RHD) |
| **SEPA Status:** | A SEPA threshold Determination of Non-Significance (DNS) was made on September 28 2021. The appeal deadline is 5:00 PM on October 12, 2021. |
| **Plan Commission Hearing Date:** | October 13, 2021 |
| **Staff Contact:** | Kevin Freibott, Assistant Planner II, kfreibott@spokanecity.org |
| **Staff Recommendation:** | **Approve Original Proposal**<br>No Recommendation for Expanded Proposal |

## IV. BACKGROUND INFORMATION

1. **General Proposal Description**: Pursuant to the procedures established by SMC 17G.060, enabled by RCW 36.70A.130, the applicant asks the City of Spokane to amend the land use designation (Map LU-1 of the Comprehensive Plan) and zoning designation (Official Zoning Map of the City of Spokane) for one property located in the Logan Neighborhood. The intent stated by the applicant is to potentially develop multi-family residential uses on the parcel at some time in the future.

   In October 2020, a private application was made requesting the Land Use Plan Map change for 155 E. Cleveland Avenue only. During a workshop discussion by Plan Commission on August 11, 2021, the Spokane Plan Commission voted to recommend expansion of this application to include an additional 32 properties, expanding the area by approximately 6 acres, increase the proposed land use plan map designation to Residential 15+, and increase the proposed zoning to Residential High-Density. This expansion is shown in Exhibits A through D, signified by the areas marked with asterisks (*). The Plan Commission may choose to include a modification of the proposal in their recommendation to the City Council per SMC 17G.020.060(B)(10).

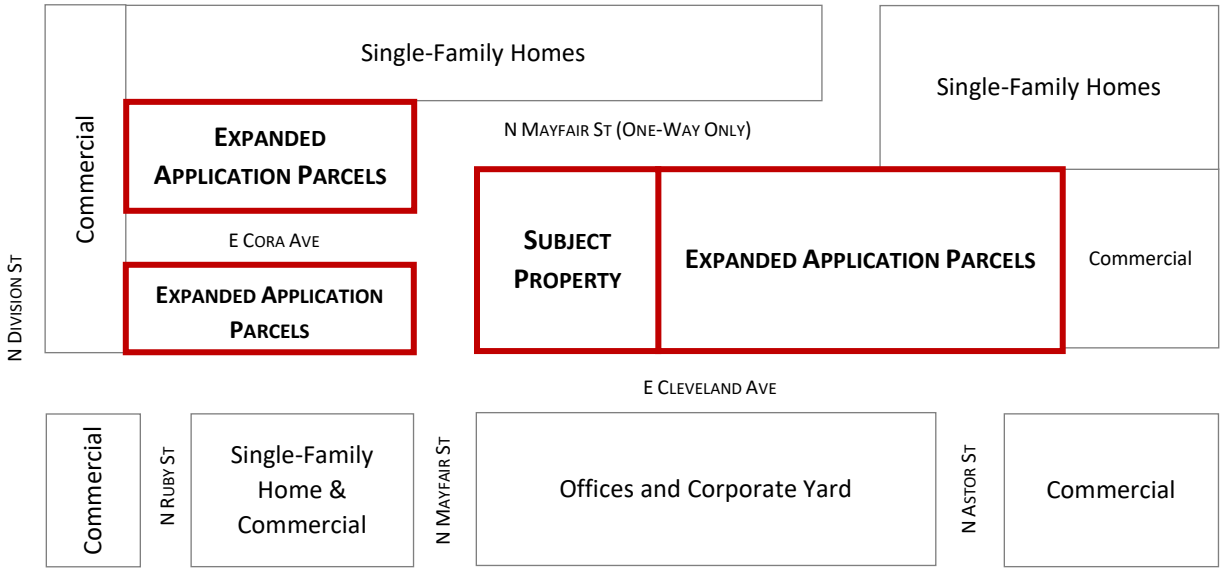
   Following the Plan Commission's vote to consider an expanded proposal, , staff notified each of the additional property owners of the possible amendment and mailed notices to every property within the 400-foot boundary of the expanded area, asking for comment. Additionally, the agency comment period was repeated for an additional 14 days in other to notify local agencies and City departments of the possible change and to seek any comments on the greater area/higher intensity of use and zoning.

   This staff report considered the entire expanded area proposed by the Spokane Plan Commission.

2. **Site Description and Physical Conditions**: The proposal concerns a single property bordered on the south by E Cleveland Ave and on the west and north by N Mayfair Street. Single-family residential properties continue to the east owned by others (not a part of this proposal). The site previously contained a single home and multiple garage/outbuildings. The home was demolished previous to this proposal, leaving only a slight depression where the basement was located. The southern 2/3 of the site is generally flat. The northern 1/3 contains the beginning of the northward upslope that rises off the property into a significant bluff to the north.

3. **Property Ownership**: The original proposer's parcel (35082.0919) is entirely owned by an LLC registered in WA state. As for the 32 parcels added to the proposal by the Spokane Plan Commission, see **Exhibit N** for a list of all registered owners.

4. **Adjacent Property Improvements and Uses**: The proposal is surrounded by existing development of the following nature:




5. **Street Class Designations**: All surrounding streets are classified as "Local Streets." Note that the east/west alignment of N Mayfair St north of the subject parcel is one-way only, leading westbound. When Mayfair turns south it becomes two-way again, providing access to the apartment building northwest of the subject parcel.

6. **Current Land Use Designation and History**: As shown in **Exhibit A**, properties west of N Mayfair St are designated "Residential 15-30" while properties east of that street are designated "Residential 4-10." The subject property has been designated as such since the original adoption of the Growth Management Act (GMA) compliant Comprehensive Plan in 2001.

7. **Proposed Land Use Designation**: As shown in **Exhibit B**, the proposal is to amend the land use plan map designation to "Residential 15+ Dwellings per Acre (R 15+)." This new land use plan map designation would represent an increased residential zoning for all properties between the General Commercial uses on N Division St and those that begin just east of N Astor Street.

8. **Current Zoning and History**: As shown in **Exhibit C**, properties west of N Mayfair St are zoned "Residential Multi-Family" while properties east of that street are designated "Residential Single-Family." This zoning has not changed since the current zoning map was adopted in 2006. The historical zoning of all subject parcels is shown in the following table:

| Year | Zone | Description |
|---|---|---|
| **1958** | Class II Residential | *A medium density residential zone.* |
| **1975** | R3 Multi-Family Residence | *A medium density residential zone.* |
| **After 1975, Prior to 2006** | R3 D Multi-Family Residence | *A medium density residential zone with additional design requirements.* |

Aside from zoning, please note that the original subject parcel (35082.0919) was originally platted as four lots when the Morgans Addition was approved. Since then, that property was consolidated into a single tax parcel and the small portion of N Cora Ave's Right-of-Way on the property was vacated by the City. Note that under SMC 17G.080 it is possible for the applicant to seek a boundary line adjustment to split the property back into its four original lots.

9. **Proposed Zoning**: As shown in **Exhibit D**, the proposal seeks to amend the zoning to "Residential High-Density" to match the properties to the west and northwest.

## V. APPLICATION PROCESS AND PUBLIC COMMENT

1. **Key Steps**: The application is being processed according to SMC 17G.060, including the following steps:

Application Submitted ..... October 26, 2020
Threshold Application Certified Complete ..... January 12, 2021
Council Threshold Subcommittee Established[1] ..... January 11, 2021
Council Threshold Subcommittee Met ..... February 17, 2021
Annual Work Program Set[2] ..... April 26, 2021
Agency/Department Comment Period Ended ..... June 2, 2021
Notice of Application Posted ..... June 21, 2021
Plan Commission Workshop ..... July 14, 2021
Additional Plan Commission Discussion ..... August 11, 2021
60-Day Public Comment Period Ended ..... August 20, 2021
SEPA Determination Issued ..... September 28, 2021
Notice of Public Hearing Posted ..... September 29, 2021
Plan Commission Hearing Date (Scheduled) ..... October 13, 2021

2. **Comments Received**: A request for comments was issued to City departments, local agencies, and departments, along with pertinent application details on May 19, 2021. By the close of agency comment on June 2, 2021, no comments were received. When Plan Commission voted to recommend

[1] Spokane City Council Resolution 2021-0003
[2] Spokane City Council Resolution 2021-0023

expansion of the application area a second request for comments was issued, asking for comments no later than September 7, 2021. During that period Ms. Inga Note communicated to Planning Staff that the expansion would not be expected to require any additional traffic impact analysis. Mr. McIlraith of the Spokane Development Services Center pointed out a possible error in the addressing of three of the additional properties. A correction to the notice was made and issued. Ms. Beryl Fredrickson of the Spokane Utilities Department commented that some improvements to the water main serving the expanded properties would be required at time of development. Lastly, Mr. Erik Johnson, City of Spokane Development Services, commented that there are no local improvement districts (LIDs) recorded on the subject parcels and that site-specific comments would be issued regarding the properties at the building permit review stage. These comment letters are attached as **Exhibit L**.

Following the agency/department comment period, a Notice of Application was issued on June 21, 2021 by mail to all properties and owners within a 400-foot radius of the subject property, including within 400-feet of any adjacent properties with the same ownership. Notice was also posted on the subject property, in the closest library branch, and in the Spokesman Review. City staff emailed notice to the neighborhood council as well and to any nearby neighborhood councils. After the Plan Commission voted to recommend expansion of the proposal City Staff issued a request for any additional comments from all properties within 400 feet of the expanded area and from Neighborhood Council contacts. During the two comment periods seventeen (16) comments were received from the following individuals:

- Chery Louie
- Andy Louie
- Alvin Louie
- Albert Louie
- Kaella Saunders
- Lynn Shirrill
- *Illegible Name at 173 E Cleveland*
- Brandon Brown
- Luana Louie
- Bill Russey
- Joycelynn Straight
- "Dumb Founded" (no name given)
- Mistie Livingston
- Alex Dressel
- Chris Hardin
- Scott Sciuchetti

Of these comment letters, 10 were in opposition to the proposal, 4 were in support or had no issues, and two more represented questions rather than statements. Of those opposed to the projects, concerns were mostly centered on traffic and safety issues, one was worried about fire danger, and one was concerned about the height of structures affecting their views from the bluff. See **Exhibit M** for copies of all received comments.

3. **Public Workshop**: A public workshop with the Spokane Plan Commission was held on July 14, 2021, during which the particulars of the proposal were presented to the Plan Commission for their consideration and discussion. The applicant was provided an opportunity to speak during the workshop but no public comment was taken. A second general discussion during a workshop was undertaken by Plan Commission on August 11, 2021, during which the Plan Commission voted to recommend expansion of the application by 32 properties and approximately 6.0 acres.

## VI. APPLICATION REVIEW AND ANALYSIS

1. **Guiding Principles**: SMC 17G.020.010 provides the following guiding principles for the annual comprehensive plan amendment process:

   **A.** Keep the comprehensive plan alive and responsive to the community.

   **B.** 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.

   **C.** Make map adjustments based on a foundation in policy language, consistently applying those concepts citywide.

   **D.** Honor the community's long-term investment in the comprehensive plan, through public participation and neighborhood planning processes, by not making changes lightly.

   **E.** 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.

   **F.** Amendments to the comprehensive plan must result in a net benefit to the general public.

2. **Review Criteria**: SMC 17G.020.030 provides a list of considerations that are to be used, as appropriate, by the applicant in developing an amendment proposal, by planning staff in analyzing a proposal, by the plan commission making a recommendation on a proposal, and by the city council in making a decision on the proposal. Following each of the considerations is staff's analysis relative to the proposed amendment.

   **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 satisfies 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 satisfies 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 or City Department comment request or require a traffic impact analysis for the proposal. Similarly, no such request was made upon the recommended expansion of the proposal. The subject properties are already served by water, sewer, nearby transit service, and adjacent existing City streets. Furthermore, under State and local laws, any subsequent development of the site will be subject to a concurrency determination pursuant to SMC 17D.010.020. While Ms. Fredrickson of the City of Spokane has identified possible needs to be addressed at time of development for future water main improvements to serve uses that may develop on these sites, any such improvements will be identified at the time of building permit consideration and future projects would be required to pay for any such infrastructure improvements. Because any improvements would occur at time of development and would be the financial responsibility of the developer, these improvements would not need to be included in the 6-year CIP at this time.

The proposal satisfies 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: No evidence of a potential funding shortfall as a result of this proposal exists.

The proposal satisfies 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:

*Development Regulations.* As a non-project proposal, there are no specific plans for development of these sites. Additionally, any future development on these sites 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.

*Capital Facilities Program.* 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 Logan Neighborhood applied their Neighborhood Planning funds to the "Model Form-Based Code: Hamilton Corridor" document, adopted in 2014[3]. This neighborhood planning project concerned only the area around the Hamilton Corridor, geographically distant from the subject properties. As such there is no impact between the proposal and this neighborhood planning effort.

*Miscellaneous Comprehensive Plan Goals and Policies.* Staff have compiled a list of Comprehensive Plan Goals and Policies which bear on the proposal in Exhibit H of this report. Further discussion of these policies is provided under section K.2 below.

The proposal satisfies this criterion.

**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.

The proposal satisfies this criterion.

**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 area within an existing urbanized area, with no foreseeable implications to regional or inter-jurisdictional 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 satisfies 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*

[3] Spokane City Council Resolution RES 2014-0053.

*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 five other applications for Comprehensive Plan amendments as part of an annual plan amendment cycle. All six applications are for map amendments, five for changes to the land use plan map (LU-1) and one for changes to the Bicycle Facilities Map (TR-5). When considered together, these various applications do not interact, nor do they augment or detract from each other. Thus, the cumulative effects of these various applications are minor.

   This proposal satisfies this criterion.

**H. SEPA:** *SEPA[4] 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 September 28, 2021.

   The proposal satisfies 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*

[4] State Environmental Protection Act

*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 a previously developed area served by public facilities and services described in CFU 2.1. The proposed change in land-use designations affects a relatively small area 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.

The proposal satisfies 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 proposal does not include an expansion to the UGA, thus this criteria does not apply.

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. The need for this type of adjustment might be supported by findings from feedback instruments related to monitoring and evaluating the implementation of the comprehensive plan.*

Staff Analysis: The proposal does not include a policy adjustment, thus this criterion 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: Because the proposal seeks to designate the property on the land use plan map as "Residential 15+ dwellings per acre (R 15+)," conformance with policy LU 1.4, Higher Density Residential Uses, is the primary policy affecting this proposal. Under policy LU 1.4, higher density residential uses are to be directed to "Centers and Corridors designated on the Land Use Plan Map." However, the policy does provide guidance for situations in which higher density residential uses might be applied outside of Centers and Corridors, stating, "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."

The subject properties are not located within a designated Center or Corridor[5]. However, the North Foothills and Nevada Employment Center begins immediately east of the subject properties in the form of a CC3 Zoning Overlay. Comprehensive Plan policies concerning Centers and Corridors[6] call for greater residential density in the vicinity of Centers and Corridors to support the greater mixed-use density within the Center/Corridor. Furthermore, existing development immediately south and west of the properties is commercial/office in nature, potentially impacting the use of the property for single-family residential uses as currently designated. Immediately west of the subject properties lies Division Street and its attendant commercial and retail uses.

While the properties are generally close to a center, the addition of six acres and 32 properties to the proposal constitutes a significant westward expansion of the center without undergoing detailed analysis of the ramifications[7] of such an expansion to a center. A detailed analysis, as well as in-depth public outreach, is usually undertaken as part of a subarea planning process, as is generally required by policy LU 1.4. However, this expansion is being proposed outside any such subarea process.

Multiple policies call for minimizing impacts to existing neighborhoods when developing infill projects (i.e. LU 1.3, LU, 5.5, DP 1.2). Policy DP 1.3 calls for the identification and protection of significant views in the City through relevant development regulations. At least one public comment referred to views from the bluff to the north and concerns about how the proposal might affect those views (see **Exhibit M**). Impacts to the existing single-family uses to the north would be mitigated by the presence of a 50-foot bluff that separates the subject properties from the residences north of them.

The consistency of this proposal with location and planning policies in the comprehensive plan is unclear.

**b.** *The map amendment or site is suitable for the proposed designation*.

Staff Analysis: The project area is adequately served by all utilities and by existing local streets, bus service is nearby on N Division Street, and the sites are devoid of known critical areas. There exist no physical features of the sites or their surroundings that would preclude multi-family residential development on the site

[5] While the nearby N Division Street and N Ruby Place area includes significant commercial development, the area is not designated as either a Center or Corridor in the Comprehensive Plan.
[6] See policies under Goal LU 3, Efficient Land Use.
[7] Aside from environmental impacts, which were addressed in the SEPA checklist and DNS (see **Exhibit J** and **K).**

**c.** *The map amendment implements applicable comprehensive plan policies and subarea plans better than the current map designation.*

Staff Analysis: See discussion under topic 'a' above. The presence of multi-family residential uses on this site could support the nearby Center as well as existing commercial/retail uses on N Division St. Accordingly, the proposal would further the intent and development strategy in the Comprehensive Plan.

It is unclear if the expanded proposal satisfies this criterion.

**3. Rezones, Land Use Plan 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 would change from "RSF (Residential Single Family)" to "RHD (Residential High-Density)". The RHD zone is identified as implementing the Residential 15+ land use plan map designation proposed by the Plan Commission for these parcels. Likewise, the original zoning requested by the original applicant—Residential Multi-Family—conforms to the originally requested land use plan map designation of Residential 15-30. No policy language changes have been identified as necessary to support the proposed Land Use Plan Map amendment.

The proposal satisfies this criterion.

## VII. CONCLUSION

The proposal has been processed and considered according to the requirements of the Spokane Municipal Code. According to the information provided above and the whole of the administrative record, and provided Plan Commission or City Council make the recommended change to the project, the proposal appears to meet the criteria for a comprehensive plan amendment as provided in SMC 17G.020.030.

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.

## VIII. STAFF RECOMMENDATION

Staff recommends the Plan Commission and City Council **approve** the original applicant-submitted proposal. Regarding the expanded proposal area (the 32 additional properties), it is unclear if the amendment is consistent with the final review criteria described in SMC 17G.020.030. As such, staff has no recommendation for this portion of the proposal and asks Plan Commission to make a determination at the time of the hearing as to the consistency of this proposal with the final review criteria.

## IX. LIST OF EXHIBITS

A. Existing Land Use Plan Map
B. Proposed Land Use Plan Map
C. Existing Zoning Map
D. Proposed Zoning Map
E. Application Notification Area
F. Detail Aerial
G. Wide-Area Aerial
H. List of Relevant Comp Plan Policies
I. Application Materials
J. SEPA Checklist
K. SEPA Determination of Non-Significance
L. Agency Comments
M. Public Comments
N. List of Properties

# Z20-206COMP (155 E Cleveland)

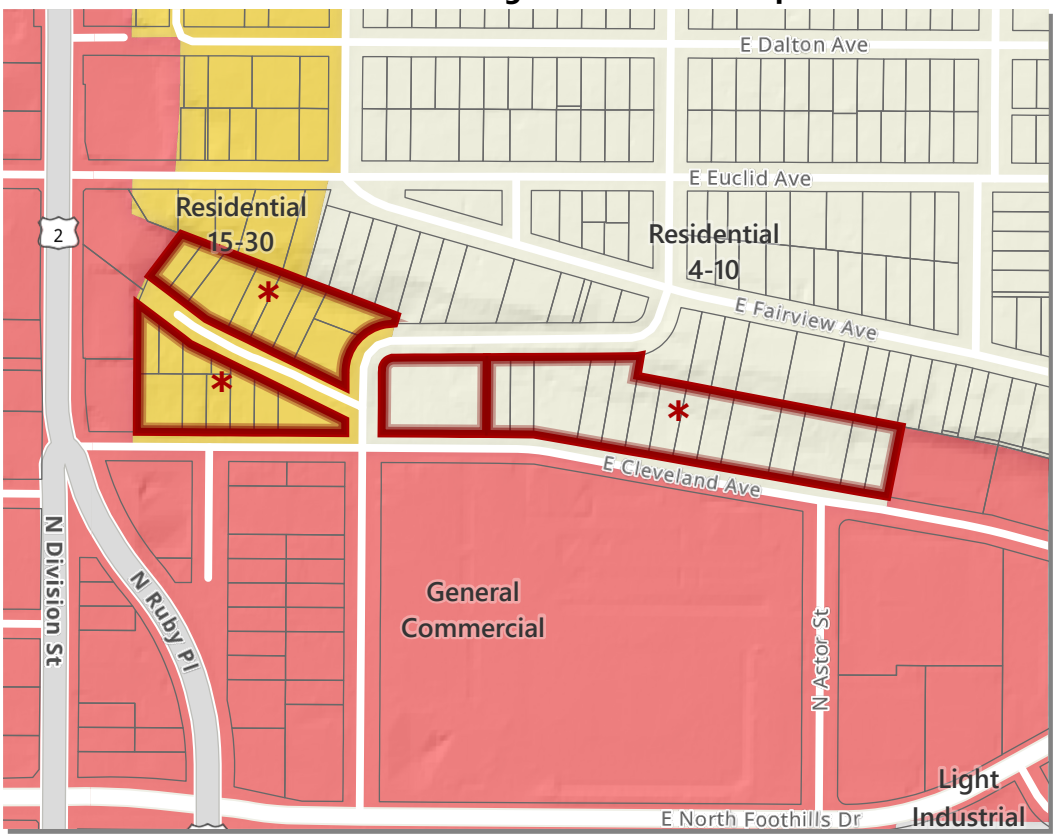
Concerning parcel(s) in the Logan Neighborhood of Spokane

2020/2021 Comprehensive Plan Amendment Proposals

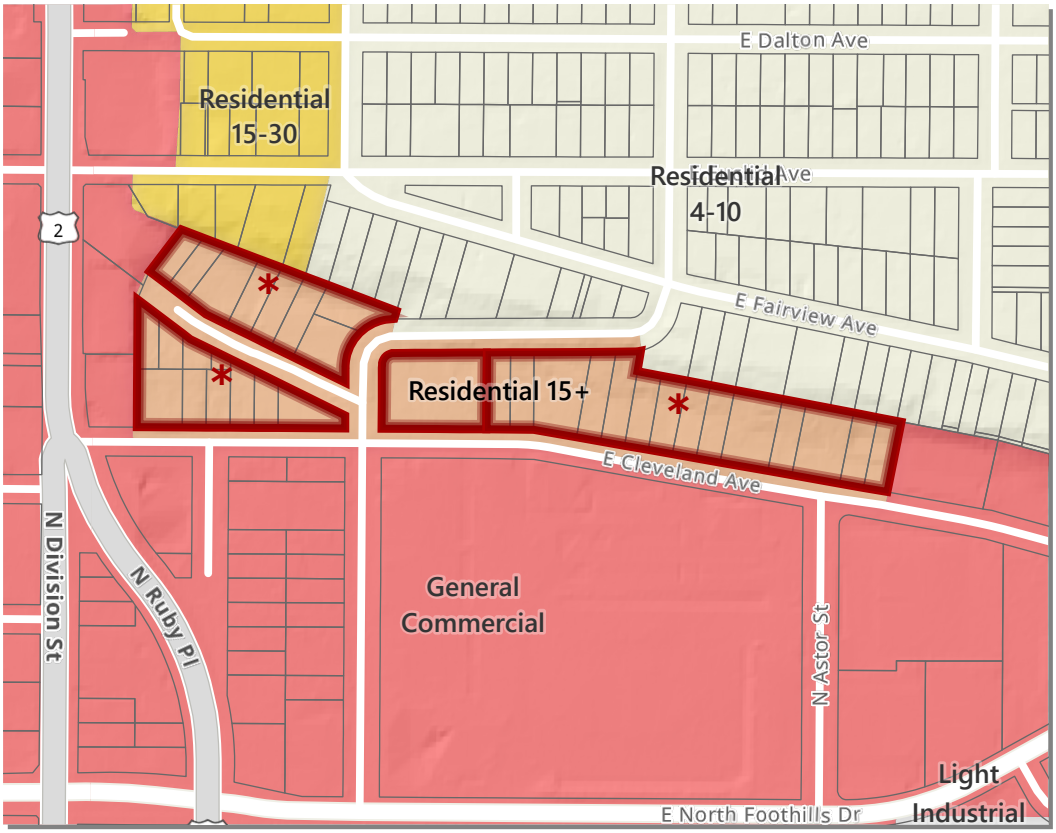
Drawn: 9/15/2021

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

## EXHIBIT A: Existing Land Use Plan Map




## EXHIBIT B: Proposed Land Use Plan Map




Parcels

City Boundary

### Land Use Designation

- General Commercial
- Light Industrial
- Res 15+
- Res 15-30
- Res 10-20
- Res 4-10

Areas marked with an asterisk * were added to the proposal by the Plan Commission.

**Parcel(s):**

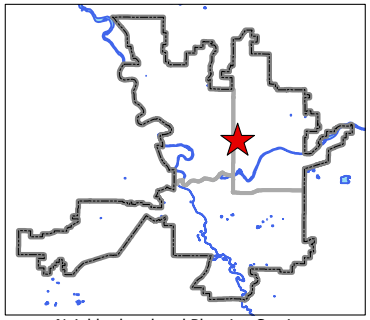
Original Proposal: 1 Parcel
35082.0919

Expanded Proposal = 32 Parcels
35082.0719 thru .0722
35082.0801 thru .0804
35082.0807 thru .0812
35082.0723 thru .0726
35082.0920 thru .0933

**Approximate Area:**

Original Proposal: 0.8 Acres
Expanded Proposal: 6.0 Acres

**PROJECT LOCATION**



Neighborhood and Planning Services
Drawn By: Kevin Freibott

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# Z20-206COMP (155 E Cleveland)

**Concerning parcel(s) in the Logan Neighborhood of Spokane**

2020/2021 Comprehensive Plan Amendment Proposals

Drawn: 9/15/2021

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

Parcels

City Boundary

**Proposed Zoning**

- General Commercial
- Light Industrial
- Residential High Density
- Residential Multifamily
- Residential Two-Family
- Residential Single-Family

Areas marked with an asterisk * were added to the proposal by the Plan Commission.

**Parcel(s):**
Original Proposal: 1 Parcel
35082.0919

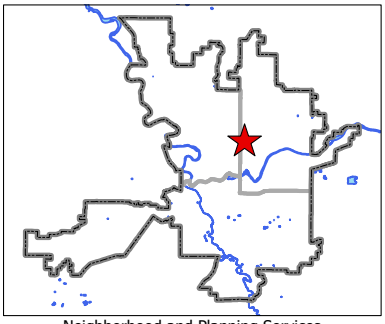
Expanded Proposal = 32 Parcels
35082.0719 thru .0722
35082.0801 thru .0804
35082.0807 thru .0812
35082.0723 thru .0726
35082.0920 thru .0933

**Approximate Area:**
Original Proposal: 0.8 Acres
Expanded Proposal: 6.0 Acres

N W E S

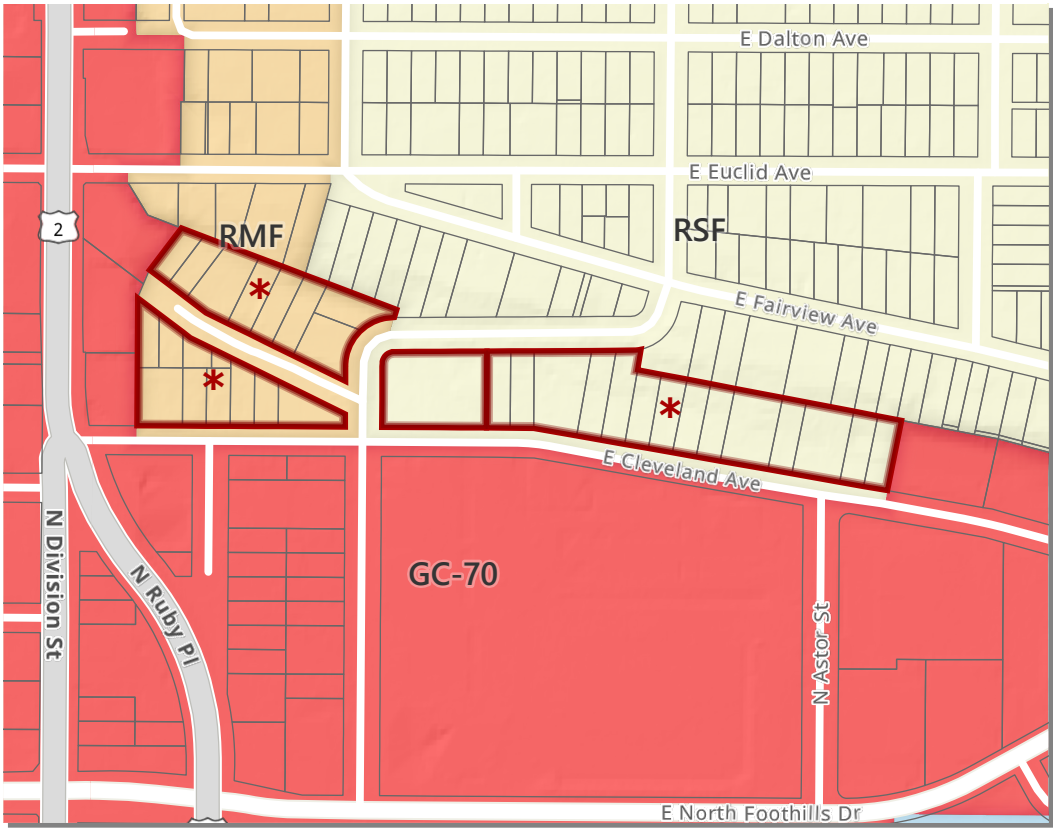
0 125 250 500 Feet

**PROJECT LOCATION**

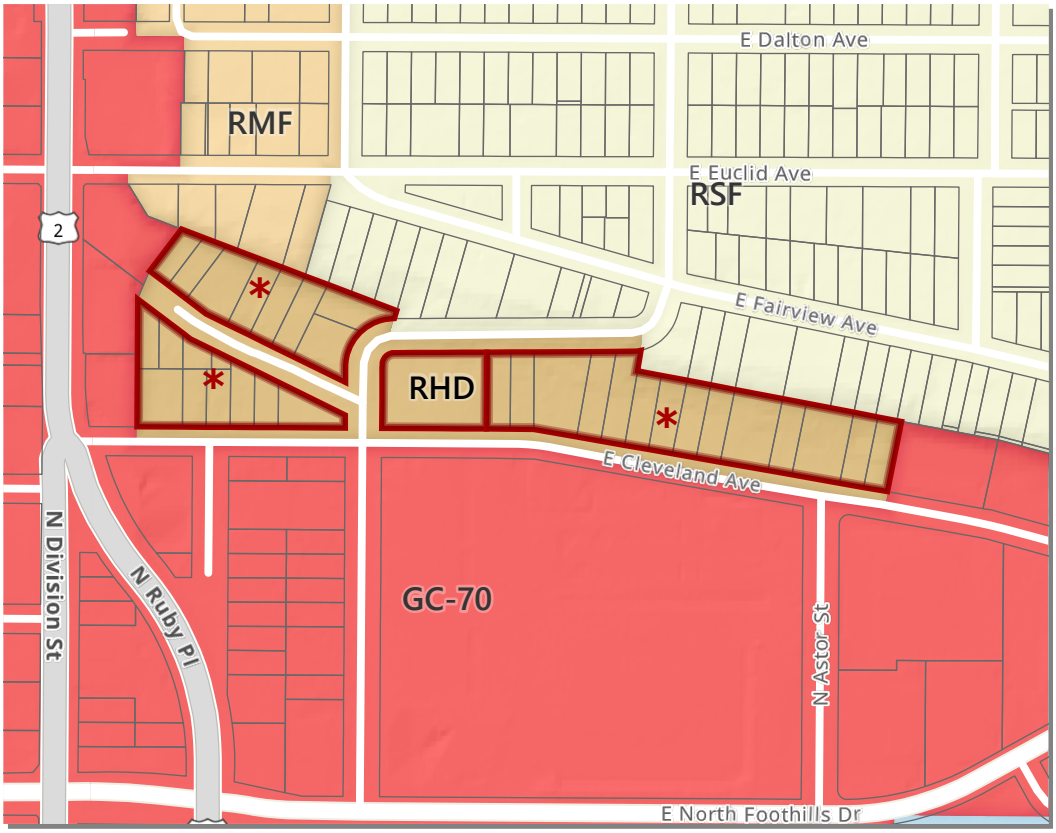


Neighborhood and Planning Services
Drawn By: Kevin Freibott

## EXHIBIT C: Existing Zoning




## EXHIBIT D: Proposed Zoning

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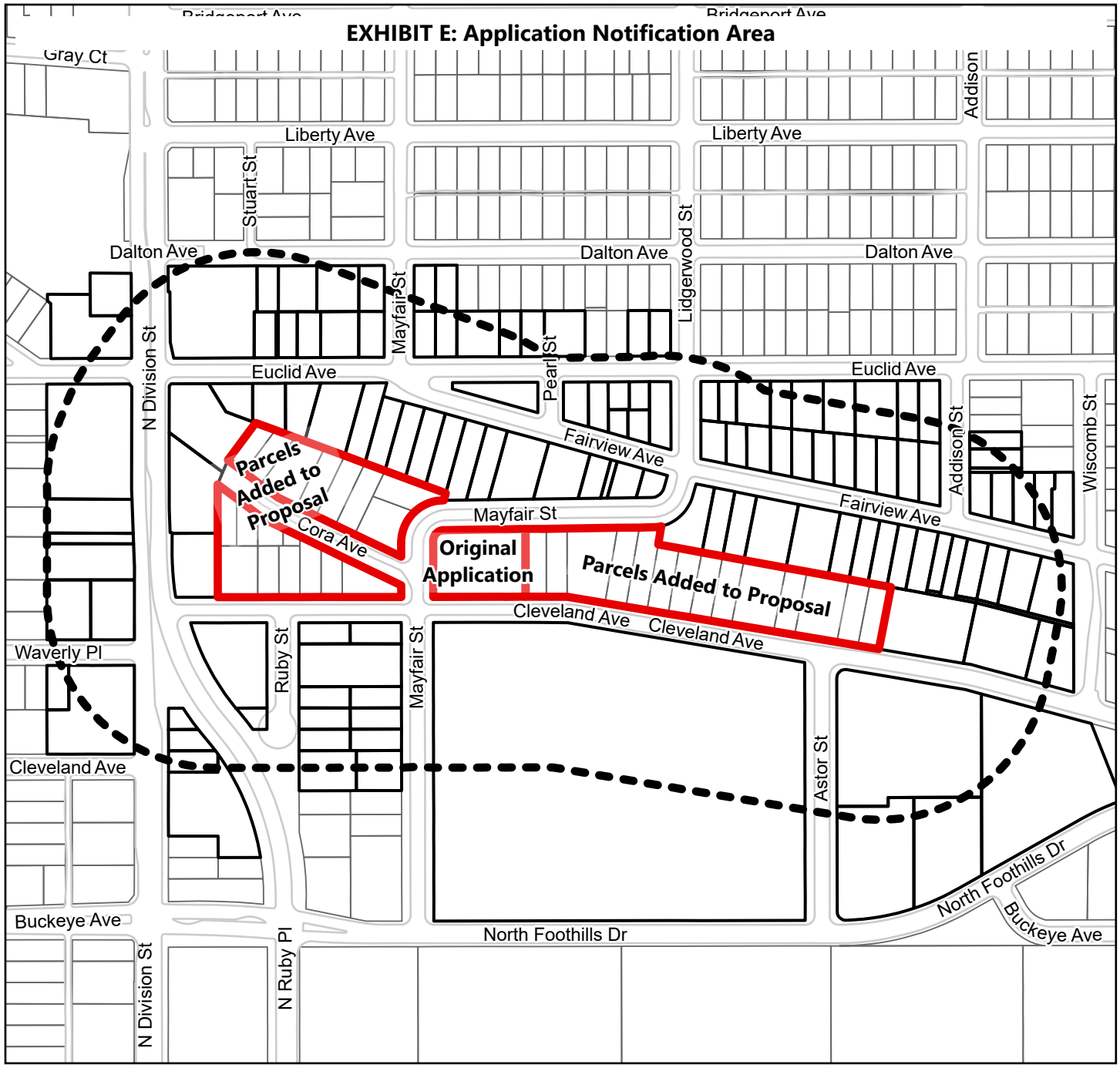
# Z20-206COMP
## (155 E Cleveland Avenue - Logan Neighborhood)
2020/2021 Comprehensive Plan Amendment Proposals

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




## Legend
- Parcel
- Curb Line
- Notification Area

### Area Type
- Subject Parcels
- Notification Parcels

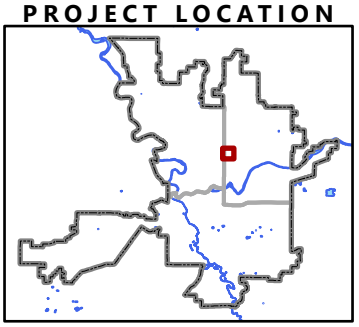
**Application Proposes To:**
Change Land Use Designation from
"Residential 4-10" to "Residential 15+"

N W E S

Project Size: 6.8 Acres (Approximate)
Drawing Date: 9/15/2021 Drawing Scale: 1:4,161

0 75 150 300
Feet

**PROJECT LOCATION**



Neighborhood and Planning Services
Drawn By: Kevin Freibott

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# Z20-206COMP (155 E Cleveland)

**Concerning parcel(s) in the Logan Neighborhood of Spokane**

2020/2021 Comprehensive Plan Amendment Proposals

Drawn: 9/15/2021

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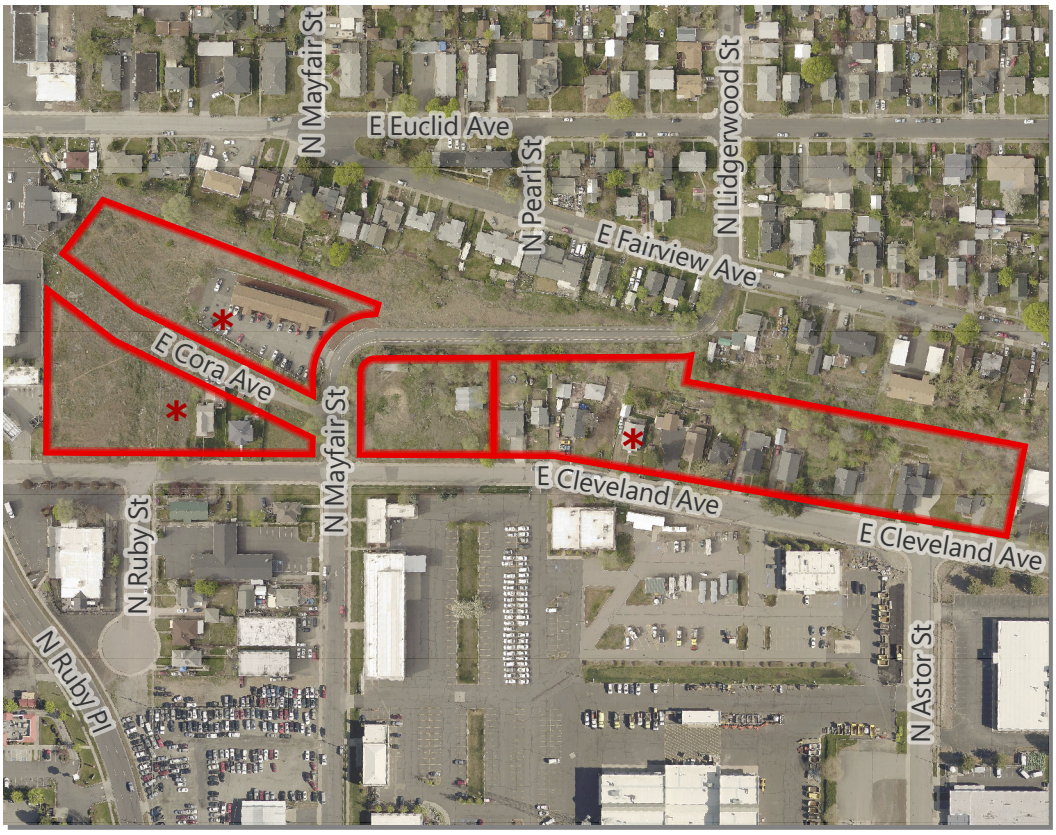
## EXHIBIT F: Detail Aerial




Subject Parcels

Areas marked with an asterisk * were added to the proposal by the Plan Commission.

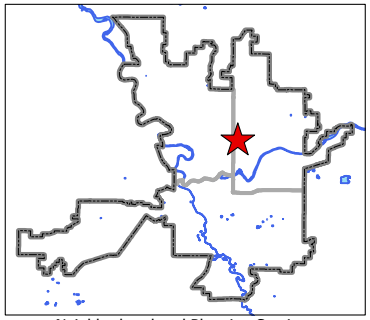
**Parcel(s):**
Original Proposal: 1 Parcel
35082.0919

Expanded Proposal = 32 Parcels
35082.0719 thru .0722
35082.0801 thru .0804
35082.0807 thru .0812
35082.0723 thru .0726
35082.0920 thru .0933

**Approximate Area:**
Original Proposal: 0.8 Acres
Expanded Proposal: 6.0 Acres

## EXHIBIT G: Wide Area Aerial

**PROJECT LOCATION**



Neighborhood and Planning Services
Drawn By: Kevin Freibott

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# EXHIBIT H: Z20-206COMP

Department of Neighborhood and Planning Services

The following policies of the Comprehensive Plan relate to application Z20-206COMP. The full text of the Comprehensive Plan can be found at www.shapingspokane.org.

**Chapter 3—Land Use**

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 1.4 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 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.

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: …* 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.

…

LU 3.3 Designating Centers and Corridors

Designate new Centers or Corridors in appropriate locations on the Land Use Plan Map through a city-approved planning process.

*Discussion:* The Comprehensive Plan recognizes that Centers and Corridors are the most appropriate location for commercial and higher density residential uses. In some areas of the city, there may be a need to designate a new Center or Corridor. The exact location, boundaries, size, and mix of land uses in a Center or Corridor should be determined through a city-approved sub-area planning process that is inclusive of all interested stakeholders, including business and property owners, and the affected neighborhood(s). This process may be initiated by the city, or at the request of a neighborhood or private interest.

LU 3.4 Planning for Centers and Corridors

Conduct a city-approved subarea planning process to determine the location, size, mix of land uses, and underlying zoning within designated Centers and Corridors. Prohibit any change to land use or zoning within suggested Centers or Corridors until a subarea planning process is completed.

*Discussion*: Suggested Centers and Corridors are those that have been newly designated and do not have any underlying Center and Corridor land use or zoning. Land use and zoning, as well as the size, location and intensity of the land use for all Centers and Corridors should be determined through a sub-area planning process that is inclusive of all stakeholders. Any such process shall include consultation and coordination with property owners and the neighborhood in which the Center or Corridor is located. This process may be initiated by the city, or at the request of a neighborhood or private interest. Center and Corridor planning should consider the following factors:

- existing and planned commercial and residential densities and development conditions;
- amount of commercial land needed to serve the neighborhood;
- public facilities, available utilities and infrastructure, and service capacity for residential and commercial development;
- capital facility investments and access to public transit; and
- other characteristics of a Center as provided in this plan, or as further refined.

The subarea planning process should result in a determination of the boundaries of the designated Center or Corridor, the land use mix and intensities of use, and the identification of any changes to the Land Use Map within the designated Center or Corridor.

LU 3.5 Mix of Uses in Centers

Achieve a proportion of uses in Centers that will stimulate pedestrian activity and create mutually reinforcing land uses.

*Discussion*: Neighborhood, District, and Employment Centers are designated on the Land Use Plan Map in areas that are substantially developed. New uses in Centers should complement existing on-site and surrounding uses, yet seek to achieve a proportion of uses that will stimulate pedestrian activity and create mutually reinforcing land use patterns. Uses that will accomplish this include public, core commercial/office and residential uses.

All Centers are mixed-use areas. Some existing uses in designated Centers may fit with the Center concept; others may not. Planning for Centers should first identify the uses that do not fit and identify sites for new uses that are missing from the existing land use pattern. Ultimately, the mix of uses in a Center should seek to achieve the following minimum requirements:

**Table LU 1 – Mix of Uses in Centers**

| Land Use | Neighborhood Center | District and Employment Center |
|---|---|---|
| Public | 10 percent | 10 percent |
| Commercial/Office | 20 percent | 30 percent |
| Higher-Density Housing | 40 percent | 20 percent |

*Note: All percentage ranges are based on site area, rather than square footage of building area.*

This recommended proportion of uses is based on site area and does not preclude additional upper floors with different uses. The ultimate mix of land uses and appropriate densities should be clarified in a site-specific planning process in order to address site-related issues such as community context, topography, infrastructure capacities, transit service frequency, and arterial street

accessibility. Special care should be taken to respect the context of the site and the character of surrounding existing neighborhoods. The 10 percent public use component is considered a goal and should include land devoted to parks, plazas, open space, and public facilities.

LU 4.2 Land Uses That Support Travel Options and Active Transportation

Provide a compatible mix of housing and commercial uses in Neighborhood Centers, District Centers, Employment Centers, and Corridors.

*Discussion*: This provides opportunities for people to use active forms of transportation to get to work and shopping, enables less reliance on automobiles, reduces commuting times and distances, makes mass transit more viable, and provides greater convenience for area residents while supporting physical activity.

LU 5.3 Off-Site Impacts

Ensure that off-street parking, access, and loading facilities do not adversely impact the surrounding area.

*Discussion*: Off-street parking, access, and loading facilities are usually associated with the development of higher density residential, office, and commercial uses. These features often have major impacts on single-family residential areas. The impacts are most significant when these facilities are next to or intrude between homes. When these facilities are accessory to a higher density residential or nonresidential use, they should be developed according to the same policies and zoning regulations as govern the primary use. New parking lots should also have the same zoning classification as the primary use. In addition, these facilities should be developed to minimize adverse impacts to adjacent properties. All parking lots should be paved. Parking lots and loading areas should have appropriate buffers to fully screen them from adjacent, less intensive uses. Access to business and higher density residential sites should be controlled to avoid impacts on adjacent uses, pedestrian movement, and street functions.

LU 5.5 Compatible Development

Ensure that infill and redevelopment projects are well-designed and compatible with surrounding uses and building types.

**Chapter 6 – Housing**

H 1.11 Access to Transportation

Encourage housing that provides easy access to public transit and other efficient modes of transportation.

*Discussion*: Transportation is the second largest expenditure after housing and can range from 10 to 25 percent of household expenditures. Examining where housing is located and the associated transportation costs may provide a more realistic evaluation of housing affordability in the future.

H 1.18 Distribution of Housing Options

Promote a wide range of housing types and housing diversity to meet the needs of the diverse population and ensure that this housing is available throughout the community for people of all income levels and special needs.

*Discussion*: A variety of housing types should be available in each neighborhood. Diversity includes styles, types, size, and cost of housing. Many different housing forms can exist in an area and still exhibit an aesthetic continuity. Development of a diversity of housing must take into account the context of the area and should result in an improvement to the existing surrounding neighborhood.

H 2.4 Linking Housing with Other Uses

Ensure that plans provide increased physical connection between housing, employment, transportation, recreation, daily-needs services, and educational uses.

*Discussion*: The location of housing in relation to other land uses is a part of what determines the quality of housing. The desirability and viability of housing changes for different segments of the community, based on an area's mix of land uses. As complementary land uses become spread further apart, transportation options decrease while transportation costs increase. These added transportation costs reduce the amount of household income available for housing and other household needs. This affects lower-income households first. In urban areas, basic services, such as grocery stores, public transportation, and public parks, should be available within a mile walk of all housing

**Chapter 7 – Economic Development**

ED 2.4 Mixed Use

Support mixed-use development that brings employment, shopping, and residential activities into shared locations that stimulate opportunities for economic activity.

**Chapter 8 – Urban Design and Historic Preservation**

DP 1.2 New Development in Established Neighborhoods

Encourage new development that is of a type, scale, orientation, and design that maintains or improves the character, aesthetic quality, and livability of the neighborhood.

*Discussion*: New development should be compatible with the context of the area and result in an improvement to the surrounding neighborhood.

DP 2.12 Infill Development

Encourage infill construction and area redevelopment that complement and reinforce positive commercial and residential character.

*Discussion*: Infill construction can benefit the community when done in a manner that improves and does not detract from the livability of the neighborhood and the desirable design character of the area.

**Chapter 11—Neighborhoods**

N 2.1 Neighborhood Quality of Life

Ensure that neighborhoods continue to offer residents transportation and living options, safe streets, quality schools, public services, and cultural, social, and recreational opportunities in order to sustain and enhance the vitality, diversity, and quality of life within neighborhoods.

*Discussion*: Spokane enjoys a rich variety of living opportunities within its individual neighborhoods, each with its unique character. Maintaining and enhancing our neighborhood assets is key to providing stability within neighborhoods and Spokane citizens with a prolonged sense of pride.

N 8.4 Consistency of Plans

Maintain consistency between neighborhood planning documents and the comprehensive plan.

*Discussion*: Neighborhood planning shall be conducted within the framework of the comprehensive plan, and further, the Growth Management Act requires that these plans be consistent with the comprehensive plan.

# General Application

Rev.20180104

## DESCRIPTION OF PROPOSAL

Change the land use designation and zoning of the parcel to Residential 15-30/ Multifamily from Residential 4-10/Single Family.

Address of Site Proposal *(if not yet assigned, obtain address from Public Works before submitting application)*:

155 E. Cleveland Ave., Spokane, WA 99207

## APPLICANT

Name: 155 E. Cleveland Avenue Investments, LLC, c/o Lindsay M. Kornegay

Address: 422 W. Riverside Ave., Ste. 1100, Spokane, WA 99201

Phone: (509)624-5265 Email: lmk@witherspoonkelley.com

## PROPERTY OWNER

Name: 155 E. Cleveland Avenue Investments, LLC

Address: 508 E. Longfellow Ave., Spokane, WA 99207

Phone: (509)216-5188 Email: drtucker2@gmail.com

## AGENT

Name: Lindsay M. Kornegay and Stanley M. Schwartz, Witherspoon Kelley

Address: 422 W. Riverside Ave., STE. 1100, Spokane, WA 99201

Phone: (509)624-5265 Email: lmk@witherspoonkelley.com

Assessor's Parcel Numbers: 35082.0919

Legal Description of Site: MORGANS JM RES B3TO18 L19TO22 B6 & VAC STP S OF&ADJ L19-20

Size of Property: 0.78 acres

List Specific Permits Requested in this Application: None.

## SUBMITTED BY:

Lindsay M. Kornegay and Stanley M. Schwartz, Witherspoon Kelley

☐ Applicant ☐ 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:

_____, owner of the above-described property, do hereby authorize _____ to represent me and my interests in all matters regarding this application.

## ACKNOWLEDGMENT

STATE OF WASHINGTON )
) ss.
COUNTY OF SPOKANE )

On this _____day of _____, 20____, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____ 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.

_____

Notary Public in and for the State of Washington, residing at

_____

**AUTHORIZATION TO SUBMIT**
**COMPREHENSIVE PLAN AMENDMENT APPLICATION**

155 E. Cleveland Avenue Investments, LLC, a Washington limited liability company (the "Company"), through David Tucker, the manager of Tucker Investments, LLC, the member of the Company, acting on behalf of the Company, does hereby authorize Stanley M. Schwartz, Lindsay M. Kornegay and Witherspoon Kelley to prepare and submit to the City of Spokane and other governmental agencies all reasonable and necessary land use applications and other documents in order to obtain an amendment to the Comprehensive Plan and a change to the zoning for the real property at 155 E. Cleveland Ave and legally described below:

MORGANS JM RES B3TO18 L19TO22 B6 & VAC STP S OF&ADJ L19-20

Spokane County Tax Parcel No.: 35082.0919

I declare under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct. RCW 9A.72.085.

Date: 10/21/2020

Place: Spokane, WA

Signature: _____

{S2105267 }

# Comprehensive Plan or Land Use Code Amendment

Pre-Application

Rev.20180102

## DESCRIPTION OF THE PROPOSED AMENDMENT:

*(Please check the appropriate box(es)*

☐ Comprehensive Plan Text Change
☐ Regulatory Code Text Change
☒ 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)*:

SEE ATTACHMENT FOR RESPONSES TO BELOW QUESTIONS.

a. Summarize the general nature of the proposed amendment.

b. Why do you feel this change is needed?

c. In what way(s) is your proposal similar to or different from the fundamental concepts contained in the comprehensive plan?

d. For text amendments: What goals, policies, regulations or other documents might be changed by your proposal?

e. For map amendments:
   1. What is the current Land Use designation and zoning for each affected parcel?
   2. What is the requested Land Use designation and zoning for each affected parcel?
   3. Describe the land uses surrounding the proposed amendment site(s); e.g. land use type, vacant/occupied, etc.

f. Do you know of any existing studies, plans or other documents that specifically relate to or support your proposal?

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.)?

h. Has there been a previous attempt to address this concern through a comprehensive plan amendment?
   ☐ Yes ☒ 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.

**ATTACHMENT TO COMPREHENSIVE PLAN OR LAND USE CODE AMENDMENT – PRE-APPLICATION**

a. Comprehensive Plan Map and Zone Change

b. Increasing the density of the subject parcel is consistent with the uses on parcels adjacent to the South and the West.

c. Conforms to Comprehensive Plan policy to confine multi-family residential designations to areas where the existing use of land is higher density residential.

d. N/A

e. For map amendments:

1. Residential 4-10 (RSF)

2. Residential 15-30 (RMF)

3. Residential 4-10 to the North and East; General Commercial to the South; Residential 15-30 to the West

f. None.

g. Due to the size and location of the subject parcel, in order to pursue the most functional and economically viable use of the subject parcel, increased residential density is needed.

h. N/A

i. N/A

# Comprehensive Plan Amendments

## Threshold Review

***Pre-application:***

*The first step in applying for an amendment to the City's Comprehensive Plan 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. In the case of a map amendment, the applicant is also required to make reasonable efforts to schedule a meeting with the appropriate neighborhood council(s) and document any support or concerns expressed by the neighborhood council(s). 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:*** See attached.

- In the case of a proposed text amendment, please describe the proposed amendment and provide suggested amendment language.
- In the case of a map amendment, please describe using parcel number(s), address, and a description including size, and maps.

***In addition to describing the proposal, please describe how your applications satisfies the threshold review criteria in SMC 17G.020.026, 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 Comprehensive Plan 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. In the case of a private application for a land use map change, nearby properties may also seem to be candidates for amendment. At the time of docketing or during plan commission review, expansion of the geographic scope of an amendment proposal may be considered, shared characteristics with nearby, similarly situated property may be identified and the expansion is the minimum necessary to include properties with those shared characteristics. Has the applicant had any outreach to surrounding property owners whose property may be so situated?
5. 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.
6. 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.
7. If this change is directed by state law or a decision of a court or administrative agency, please describe.
8. Please provide copy of agenda or other documentation of outreach to neighborhood council made prior to application.

## COMPREHENSIVE PLAN AMENDMENT
## THRESHOLD REVIEW; DESCRIPTION OF PROPOSED AMENDMENT

This proposal requests a Comprehensive Plan amendment change to land use from Residential 4-10 to Residential 15-30, with an associated zone change from Residential Single Family (RSF) to Residential Multi-Family (RMF) for one parcel at 155 E. Cleveland Ave., Parcel No. 35082.0919, where N. Lidgerwood St. meets N. Mayfair St (the "**Parcel**"). Attached hereto is an area view of the Comprehensive Plan Map and a Site Map, indicating the Parcel and dimensions thereof, as well as existing streets and locations of existing buildings.

This change is appropriately addressed as a map amendment to the Comprehensive Plan and, as such, cannot be addressed through an ongoing work program or any other means. The proposed amendment can be reviewed within the resources and time frame set forth by the Annual Comprehensive Plan Amendment Work Program. This proposal is not the same as or substantially similar to a proposal that was considered in the previous year's threshold review process.

Both the Nevada Heights Neighborhood Council and the Logan Neighborhood Council have been notified of this proposal and neither responded in the affirmative to a request for a meeting. Nearby properties to the North and East share a current land use designation of Residential 4-10, and a zone of RSF, while properties to the West have a current land use designation of Residential 15-30 and a zone of RMF and properties to the South have a current land use designation and zone of General Commercial (GC).

The Parcel has a present land use designation of Residential 4-10 with zoning of RSF. This land use and zone designation should be changed for several reasons: (1) much of the surrounding area includes mixed use, including RMF and GC; (2) the presently permitted low density residential uses should have greater separation from the adjacent commercial zone across E. Cleveland Ave.; (3) similarly situated property as near as across N. Mayfair St. is being used for high density residential use; and (4) due to the size and location of the Parcel, the most compatible, functional and economically viable use of the Parcel, is increased residential density.

The proposed change is consistent with the intended goals of the Comprehensive Plan:

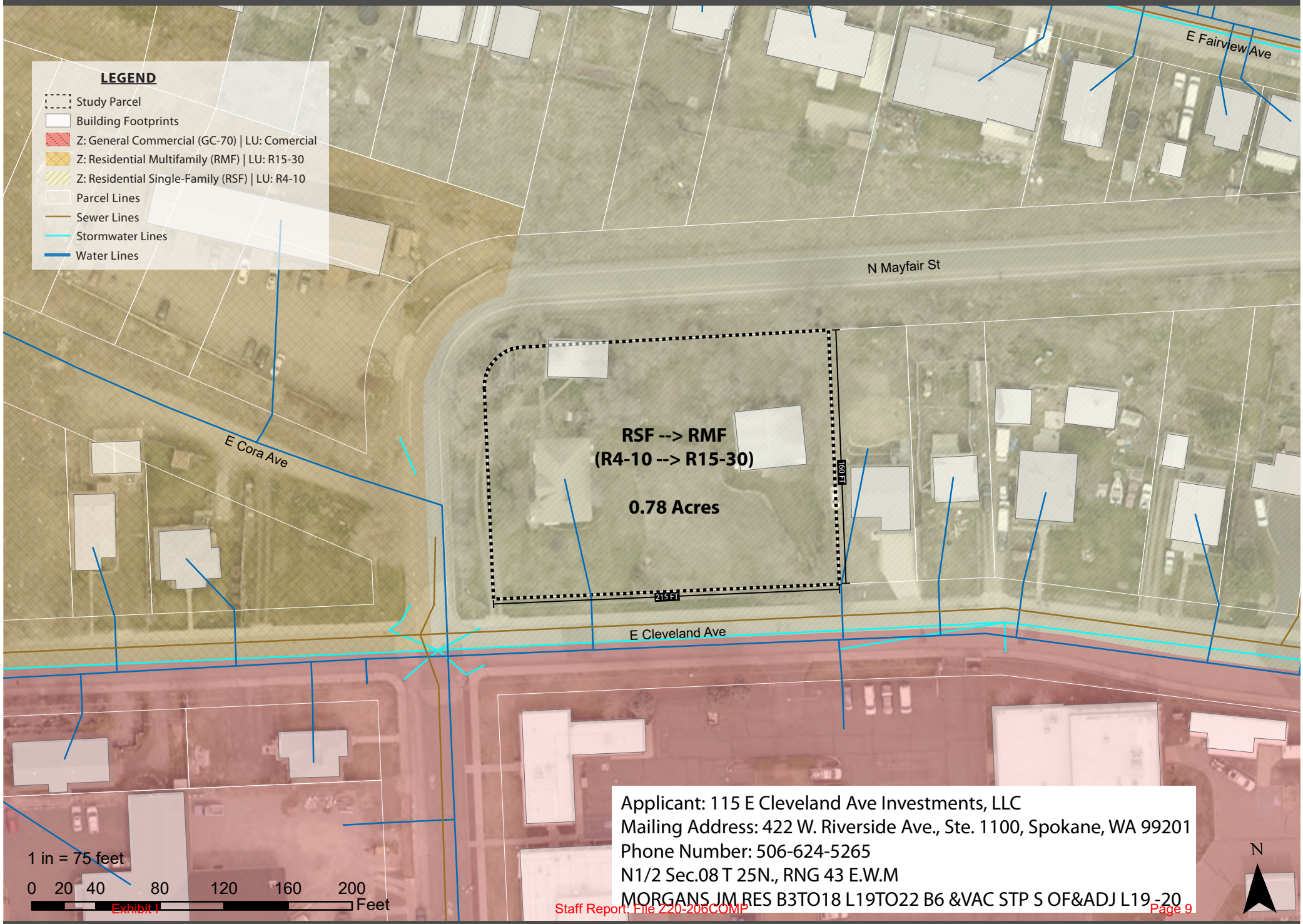
- Changing the Parcel to higher density residential is consistent with the vision and values set forth in the Comprehensive Plan. Concentrating higher density residential uses to areas near other higher density residential uses promotes efficient growth of the City, supports convenient access and opportunities, combats urban sprawl and protects outlying rural areas, and protects the character of the surrounding areas. Section 3.2: "The things that are important to Spokane's future include: … controlling urban sprawl in order to protect outlying rural areas … developing and maintaining convenient access and opportunities for shopping, services, and employment; … protecting the character of single-family neighborhoods."
- The intent of the Comprehensive Plan is to ensure higher density residential uses are blocked together to create sufficient market demand for goods and services to support businesses. Though the Parcel is not within a Center or Corridor, the existing use of land

surrounding the Parcel is both RMF and GC. and is not predominantly RSF. Inclusion of additional higher-density residential on the Parcel will not disrupt the character of the surrounding neighborhood and will support surrounding business development in the GC zones. The proposed RMF designation will be consistent with other RMF property and create a transition and buffer from the adjacent commercial use

  - LU 1.3 Single-Family Residential Areas: "Protect the character of single-family residential neighborhoods…"
  - LU 1.4 Higher Density Residential Uses: "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 high density residential."

- Higher-density residential on the Parcel is consistent with the intended goal of directing new growth to areas able to efficiently promote such growth. The Parcel is adjacent to both RMF and GC properties, demonstrating the area's capacity for increased residential density.
  - LU 3.1 Coordinated and Efficient Land Use: "Future growth should be directed to locations where adequate services and facilities are available."
  - LU 8.1 Role of Urban Growth Areas: "New growth should be directed to urban areas to allow for more efficient and predictable provision of adequate public facilities, to promote orderly transition of governance for urban areas, to reduce development pressure on rural lands, and to encourage redevelopment of existing urban areas."
  - LU 5.5 Compatible Development: "Ensure that infill and redevelopment projects are well-designed and compatible with surrounding uses and building types."
- The Comprehensive Plan seeks to maintain healthy commercial centers throughout the City to satisfy the shopping and service needs of residents, reduce the amount of driving, utilize existing transportation infrastructure and services, and maintain the City's commercial tax base. The Parcel is near a main bus route that has the existing transportation services and infrastructure to serve increased residential density on the Parcel. 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."
- The change in land use designation on the Parcel will not significantly impact parking or access and will not adversely impact the surrounding area. LU 5.3 Off-Site Impacts: "Ensure that off-street parking, access, and loading facilities do not adversely impact the surrounding area."

# 155 E CLEVELAND AVE | Parcel Number: 35082.0919




Applicant: 115 E Cleveland Ave Investments, LLC
Mailing Address: 422 W. Riverside Ave., Ste. 1100, Spokane, WA 99201
Phone Number: 506-624-5265
N1/2 Sec.08 T 25N., RNG 43 E.W.M
MORGANS JM RES B3TO18 L19TO22 B6 &VAC STP S OF&ADJ L19 -20

Evaluation for
Agency Use Only

**State Environmental Policy Act (SEPA)**
**ENVIRONMENTAL CHECKLIST**

**File No. Z20-206COMP**

**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.

**Note from City of Spokane Staff:**

The proposal classified as File Z20-206COMP has been recommended for expansion and modification by the Spokane Plan Commission, adding 32 parcels and an area of approximately 6.0 acres to the project area, amending the proposed Land Use Map Designation to Residential 15+, and amending the proposed Zoning to Residential High-Density.

The properties added to the proposed by Plan Commission include:

| Parcel | Address |
|---|---|
| 35082.0719 | 19 E Cora Avenue |
| 35082.0720 | 23 E Cora Avenue |
| 35082.0721 | 25 E Cora Avenue |
| 35082.0722 | 43 E Cora Avenue |
| 35082.0801 | Unassigned Address |
| 35082.0802 | 26 E Cora Avenue |
| 35082.0803 | 22 E Cora Avenue |
| 35082.0804 | 18 E Cora Avenue |
| 35082.0807 | 19 E Cleveland Avenue |
| 35082.0808 | 25 E Cleveland Avenue |
| 35082.0809 | 29 E Cleveland Avenue |
| 35082.0810 | 103 E Cleveland Avenue |
| 35082.0811 | 107 E Cleveland Avenue |
| 35082.0812 | 113 E Cleveland Avenue |
| 35082.0723 thru 35082.0726 | 2919 N Mayfair Street |
| 35082.0920 | 173 E Cleveland Avenue |
| 35082.0921 | 177 E Cleveland Avenue |
| 35082.0922 | 203 E Cleveland Avenue |
| 35082.0923 | 209 E Cleveland Avenue |
| 35082.0924 | 215 E Cleveland Avenue |
| 35082.0925 | 221 E Cleveland Avenue |
| 35082.0926 | 227 E Cleveland Avenue |
| 35082.0927 | 301 E Cleveland Avenue |
| 35082.0928 | 305 E Cleveland Avenue |
| 35082.0929 | 317 E Cleveland Avenue |
| 35082.0930 | 323 E Cleveland Avenue |
| 35082.0931 | 327 E Cleveland Avenue |
| 35082.0932 | 403 E Cleveland Avenue |
| 35082.0933 | 407 E Cleveland Avenue |

Where necessary, **boxes with red text** have been added to the SEPA Checklist to account for additional relevant information necessary for evaluating the environment impact of the expanded proposal. These additions have been inserted by City staff and concern only the expanded parcels listed above.

## A. BACKGROUND

1. **Name of proposed project:**

2. **Applicant:** David Tucker
   Address: 508 E Longfellow
   City/State/Zip: *Spokane, WA 99207* Phone: *(509) 216-5188*

3. **Agent or Primary Contact:** Witherspoon Kelley
   Address: *422 W Riverside Ave, Ste 1100*
   City/State/Zip: *Spokane, WA 99201* Phone: *(509) 624-5265*

4. **Location of Project:**
   Address: *155 E Cleveland Avenue, Spokane, WA 99207*
   Section: *8* Quarter: Township: *25N* Range: *43 E.W.M*
   Tax Parcel Number(s): *35082.0919*
   See the note on page 2 for expanded property addresses and parcel numbers.

5. Date checklist prepared:
   *5/7/2021*
   Checklist Revised: 08/23/2021

6. Agency requesting checklist: *City of Spokane, Washington*

7. Proposed timing or schedule (including phasing, if applicable):
   *N/A at this time - TBD at a later date.*

8. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain:
   *No*

   b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain:
   *No*

9. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal:
   *N/A*

10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain:

*Not aware of any.*

11. List any government approvals or permits that will be needed for your proposal, if known:
*Unknown*

12. 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.
*This is a non-project application. This will be determined at a later date.*

13. 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.
*155 E Cleveland Avenue, Spokane, WA 99207. Section 8 Township 25N Range 43 E.W.M. Morgans JM RES B3TO18 L19TO22 B6 & VAC STP S OF & ADJ L19-20*

See the note on page 2 for expanded property addresses and parcel numbers. Legal descriptions are available upon request.

14. Does the proposed action lie within the Aquifer Sensitive Area (ASA)? X Yes ☐ No
The General Sewer Service Area? X Yes ☐ No
The Priority Sewer Service Area? ☐ Yes X No
The City of Spokane? X Yes ☐ No

15. 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).

*This is a non-project application. This will be determined at a later date.*

(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?

*No*

(3) What protective measures will be taken to ensure 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*

(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?

*N/A*

b. Stormwater

(1) What are the depths on the site to groundwater and to bedrock (if known)?

*Unknown*

(2) Will stormwater be discharged into the ground? If so, describe any potential impacts.

*This is a non-project action and any discharge will be determined at the time of future development approvals.*

## B. ENVIRONMENTAL ELEMENTS

### 1. Earth

a. General description of the site (check one):

☐ Flat ☐ Rolling ☐ Hilly ☐ Steep slopes ☐ Mountainous

Other: X

All subject parcels exhibit a significant slope in their northern limits, generally 50 feet taller than the average site elevation.

b. What is the steepest slope on the site (approximate percent slope)?

*There is a significant grade to the south especially in the north and northeast areas of the site.*

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.

*The site is entirely Garrison Gravelly Loam.*

Properties south of Cora and West of Mayfair contain type 7112 Urban land-Opportunity, disturbed soils.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

*No*

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.

*This is a non-project application. This will be determined at a later date.*

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

*This is not believed to be the case.*

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt, or buildings)?

*This is a non-project application. This will be determined at a later date.*

h. Proposed measures to reduce or control erosion or other impacts to the earth, if any:

*This is a non-project application. This will be determined at a later date.*

**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.

*This is a non-project application. This will be determined at a later date.*

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

*None that we are aware of.*

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

*N/A*

**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.

*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.

*N/A*

(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? If yes, give general description, purpose, and approximate quantities if known.

*No*

(5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

*No*

(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.

*No*

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.

*No*

(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.

*N/A as this site is served by City sewer.*

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.

*This is a non-project application and will be determined at the time of future development approval.*

(2) Could waste materials enter ground or surface waters? If so, generally describe.

*No*

(3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

*No*

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(s) of vegetation found on the site:

Deciduous trees: X alder ☐ maple ☐ aspen

Other: *Minimal trees at location.*

Evergreen trees: ☐ fir ☐ cedar ☐ pine

Other: *None*

☐ shrubs ☐ grass ☐ pasture ☐ crop or grain

☐ orchards, vineyards or other permanent crops

Wet soil plants: ☐ cattail ☐ buttercup ☐ bullrush ☐ skunk cabbage

Other: *None*

Water plants: ☐ water lily ☐ eelgrass ☐ milfoil

Other: *None*

Any other types of vegetation:

*Wild flowers and weeds*

b. What kind and amount of vegetation will be removed or altered?

*This is a non-project application. This will be determined at a later date.*

c. List threatened and endangered species known to be on or near the site:

*N/A*

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

*This is a non-project application. This will be determined at a later date.*

e. List all noxious weeds and invasive species known to be on or near the site:

*Unknown*

**5. Animals**

a. Check *and* List 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 X songbirds

Other: None

Mammals: ☐ deer ☐ bear ☐ elk ☐ beaver

Other: None

Fish: ☐ bass ☐ salmon ☐ trout ☐ herring ☐ shellfish

Other: None

Any other animals (*not* listed in above categories): *None*

b. List any threatened or endangered animal species known to be 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*

e. List any invasive animal species known to be on or near the site.

*None*

**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.

*This is a non-project application. This will be determined at a later date.*

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe:

*There are no uses adjacent to this site currently generating solar power.*

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:

*This is a non-project application. This will be determined at a later date.*

**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.

*None known*

(1) Describe any known or possible contamination at the site from present or past uses.

*None known*

(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.

*This is a non-project application and will be determined at the time of future development approvals.*

(4) Describe special emergency services that might be required.

*None known*

(5) Proposed measures to reduce or control environmental health hazards, if any:

*None*

b. NOISE:

(1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

*This is a non-project application. This will be determined at a later date.*

(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.

*This is a non-project application. This will be determined at a later date.*

(3) Proposed measure to reduce or control noise impacts, if any:

*This is a non-project application. This will be determined at a later date.*

Uses to the west and east of the expanded area include non-residential and commercial uses. The expanded west parcels include two homes and an apartment building, the remainder being undeveloped. The expanded eastern parcels include two vacant parcels and 12 single-family homes.

**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.

*Residential to the east, a slope and residential to the north, apartments to the west, and general commercial to the south.*

Existing urban uses on the expanded parcels would not be affected by similar urban uses if these parcels were to redevelop.

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?

*No*

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:

*There are no nearby or adjacent agricultural uses.*

c. Describe any structures on the site.

*There is an existing garage and shop onsite.*

See question 7.3 above for information on the expanded parcels.

d. Will any structures be demolished? If so, which?

*Yes, both buildings will be demolished.*

There are no current plans to redevelop the expanded area, thus no addtitional structures are expected to be demolished as a result of the expansion.

e. What is the current zoning classification of the site?

*Single Family*

The western expanded parcels are zoned Residential Multi Family (RMF). The eastern expanded parcels are designated Residential Single-Family (RSF).

f. What is the current comprehensive plan designation of the site?

*Residential 4-10*

The expanded western parcels are designated Residential 15-30. The eastern expanded areas is designated Residential 4-10.

g. If applicable, what is the current shoreline master program designation of the site?

*N/A*

h. Has any part of the site been classified as a critical area by the city or the county? If so, specify.

*No*

i. Approximately how many people would reside or work in the completed project?

*This is a non-project application. This will be determined at a later date.*

j. Approximately how many people would the completed project displace?

*0*

k. Proposed measures to avoid or reduce displacement impacts, if any:

*N/A*

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

*Compatibility with existing and project land use plans will be determined during the City's processing of this application.*

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

*There are no such lands in proximity to the site.*

**9. Housing**

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

*This is a non-project application. This will be determined at a later date.*

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:

*N/A*

**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?

*This is a non-project application. This will be determined at a later date.*

b. What views in the immediate vicinity would be altered or obstructed?

*The ridge to the north of the site would eliminate any possible impacts to nearby views from any future development of this site.*

c. Proposed measures to reduce or control aesthetic impacts, if any:

*This is a non-project application. This will be determined at a later date.*

**11. Light and Glare**

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

*This is a non-project application. This will be determined at a later date.*

b. Could light or glare from the finished project be a safety hazard or interfere with views?

*This is a non-project application. This will be determined at a later date.*

c. What existing off-site sources of light or glare may affect your proposal?

*This is a non-project application. This will be determined at a later date.*

d. Proposed measures to reduce or control light and glare impacts, if any:

*This is a non-project application. This will be determined at a later date.*

**12. Recreation**

a. What designated and informal recreational opportunities are in the immediate vicinity?

*None are known*

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:

*N/A*

**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.

*No*

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.

*No*

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.

*None are known*

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.

*N/A*

**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 site is accessed directly from E Cleveland Avenue, an existing city street.*

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, one block from the Division bus line, route 25.*

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

*This is a non-project application. This will be determined at a later date.*

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).

*This is a non-project application. This will be determined at a later date.*

e. Will the project or proposal 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 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? (Note: to assist in review and if known, indicate vehicle trips during PM peak, AM Peak, and Weekday (24 hours).

*This is a non-project application. This will be determined at a later date.*

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. *N/A*

h. Proposed measures to reduce or control transportation impacts, if any:

*N/A*

**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.

*This is a non-project application. This will be determined at a later date.*

b. Proposed measures to reduce or control direct impacts on public services, if any:

*This is a non-project application. This will be determined at a later date.*

**16. Utilities**

a. Check utilities currently available at the site:

X electricity X natural gas X water X refuse service

X telephone X sanitary sewer ☐ septic system

Other: *N/A*

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:

*Electrical and natural gas are provided through Avista services and WSG are provided through City of spokane.*

## 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: *5/9/2021* Signature:

***Please Print or Type:***

PROJECT PROPONENT:

Name: *David Tucker* Address: *508 E Longfellow Ave.,*

Phone: *(509) 216-5188* *Spokane, WA 99207*

CHECKLIST PERPARER (If different from proponent):

Name: Address:

Phone:

**FOR STAFF USE ONLY**

Staff member(s) reviewing checklist: Kevin Freibott

Based on this staff review of the environmental checklist and other pertinent information, 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?
   *Future redevelopment would be subject to City of Spokane requirements for control of emissions, discharge, and hazardous materials.*

   Proposed measures to avoid or reduce such increases are:
   *This would be determined at the time of future development.*

2. How would the proposal be likely to affect plants, animals, fish, or marine life?
   *There are no such natural resources located on this existing urban site.*

   Proposed measures to protect or conserve plants, animals, fish, or marine life are:
   *None*

2. How would the proposal be likely to deplete energy or natural resources?
   *Future redevelopment will be subject to City of Spokane requirements to ensure minimal depletion of energy or natural resources.*

   Proposed measures to protect or conserve energy and natural resources are:
   *None*

3. 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?
   *This is not an environmentally sensitive area.*

   Proposed measures to protect such resources or to avoid or reduce impacts are:
   *None.*

4. 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?

   *This site is currently designated for Urban uses and this proposal would continue that development trend.*

   Proposed measures to avoid or reduce shoreline and land use impacts are:

   *None*

5. How would the proposal be likely to increase demands on transportation or public services and utilities?

   *Future redevelopment will be subject to City of Spokane requirements and guidelines in order to mitigate any possible increase in demand on transportation, public services, and utilities.*

   Proposed measures to reduce or respond to such demand(s) are:

   *None*

6. Identify, if possible, whether the proposal may conflict with local, state or federal laws or requirements for the protection of the environment.

   *This proposal does not conflict with local, state, or federal laws or requirements for the protection of the environment.*

## 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: *5/9/2021* Signature:

***Please Print or Type:***

PROJECT PROPONENT:

Name: *David Tucker* Address: *508 E Longfellow Ave*

Phone: *(509) 216-5188* *Spokane, WA 99207*

CHECKLIST PERPARER (If different from proponent):

Name: Address:

Phone:

**FOR STAFF USE ONLY**

Staff member(s) reviewing checklist: Kevin Freibott

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☐ 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.

## NONPROJECT DETERMINATION OF NONSIGNIFICANCE

**FILE NO(S):** Z20-206COMP

**PROPONENT**: 155 E Cleveland Avenue LLC (Agent: Lindsay M. Kornegay, Witherspoon Kelley); City of Spokane

**DESCRIPTION OF PROPOSAL**: Amendment of the Land Use Plan Map designation for 33 parcels totaling 6.8 acres from "**Residential 4-10**" to "**Residential 15+**" and a concurrent change of zoning from "**Residential Single-Family (RSF)**" to "**Residential High Density (RHD).**" No specific development proposal is being approved at this time.

**LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY**: The proposal concerns 33 parcels: 35082.0719 thru .0722; 35082.0801 thru .0804; 35082.0807 thru .0812; 35082.0723 thru .0726; and 35082.0919 thru .0933. These parcels are located at 155 E Cleveland Ave (private application); 2915, 2917, & 2919 N Mayfair Street and 19, 107, 113, 173, 77, 203, 203 ½, 209, 215, 221, 227, 301, 305, 317, 327, & 403 E Cleveland Ave (City-sponsored application). All parcels are located North of E Cleveland Avenue and along E Cora Ave in the Logan Neighborhood.

**LEGAL DESCRIPTION**: Legal descriptions of all subject properties are available by contacting the City of Spokane. Located in 8-25-43 NW.

**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 October 12, 2021 if they are intended to alter the DNS.

**********

**Responsible Official:** Louis Meuler

**Position/Title:** Interim Director, Planning Services **Phone:** (509) 625-6300

**Address:** 808 W. Spokane Falls Blvd., Spokane, WA 99201

**Date Issued:** September 28, 2021 **Signature:** Louis Meuler (Sep 16, 2021 16:13 PDT)

**********

**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 October 19, 2021 (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.

**********

2020/2021 Comprehensive Plan Amendments

# PLAN COMMISSION FINDINGS OF FACT, CONCLUSIONS, AND RECOMMENDATIONS ON COMPREHENSIVE PLAN AMENDMENT

# FILE Z20-206COMP

**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 "Residential 15-30" for a 3.1-acre area located at 155, 173, 177, 203, 203 ½, 209, 215, 221, 227, 301, 305, 317, 327, & 403 E Cleveland Ave. The zoning designation recommended is "Residential Multifamily (RMF)".**

**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 Z20-206COMP (the "Application") was submitted in a timely manner for review during the City's 2020/2021 amendment cycle.

D. The Application seeks to amend the land use plan map designation for a 3.1-acre area located at 155, 173, 177, 203, 203 ½, 209, 215, 221, 227, 301, 305, 317, 327, & 403 E Cleveland Ave (the "Properties") from "Residential 4-10" to "Residential 15-30" with a corresponding change in zoning from "Residential Single-Family (RSF)" to "Residential Multifamily (RMF)".

E. The original private application was made requesting a Land Use Plan Map change to "Residential 15-30" and zoning change to "Residential Multifamily" for the parcel located at 155 E. Cleveland Avenue only; an additional 32 properties were added by Spokane Plan Commission through an expansion of the application in August 2021 (see N).

F. Annual amendment applications were subject to a threshold review process to determine whether the applications will be included in the City's Annual Comprehensive Plan Amendment Work Program.

G. On February 17, 2021, an Ad Hoc City Council Committee reviewed the applications that had been timely submitted and forwarded its recommendation to City Council regarding the applications.

H. On April 26, 2021, the City Council adopted Resolution RES 2021-0023 establishing the 2021 Comprehensive Plan Amendment Work Program and included the Application in the Work Program.

I. Thereafter, on May 19, 2021, staff requested comments from agencies, departments, and neighborhood councils. No agency/department/neighborhood council comments were received.

J. On May 20, 2021, the Land Use Subcommittee of the Community Assembly received a presentation regarding the 2021 Comprehensive Plan Amendment Work Program, including the Application.

K. A Notice of Application was published on June 21, 2021 in the Spokesman Review and was mailed to all properties and owners within a 400-foot radius of the subject Properties and any adjacent properties with the same ownership. Signs were also placed on the subject Properties in plain view of the public. The Notice of Application initiated a 60-day public comment period from June 21 to August 20, 2021.

    1. Fifteen public comments were received during this period.

L. On July 14, 2021, the Spokane City Plan Commission held a workshop to study the Application. A second workshop was held August 11, 2021, during which the Plan Commission voted to recommend expansion of the Application area by 32 properties and approximately 6 acres, to consider increasing the proposed land use plan map designation to "Residential 15+", and to consider increasing the proposed zoning to "Residential High-Density (RHD)".

M. On August 5, 2021, the Community Assembly received a presentation regarding the 2021 Comprehensive Plan Amendment Work Program and the Application and was provided with information regarding the dates of Plan Commission workshops and hearings.

N. A Revised Notice of Application was published on August 26, 2021 in the Spokesman Review and was mailed to all properties and owners within a 400-foot radius of the subject Properties and any adjacent properties with the same ownership. Signs were also placed on the subject Properties in plain view of the public. The Revised Notice of Application initiated a 14-day public comment period from August 24 to September 7, 2021.

    1. Two additional public comments were received during this period.

O. A revised Request for Comment was distributed to agencies, departments, and neighborhood councils on August 24, 2021.

    1. Four comments from various departments of the City of Spokane were received.

P. On September 20, 2021, 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.

Q. On September 28, 2021, a State Environmental Policy Act (SEPA) Checklist and Determination of Non-Significance were issued for the Application. The deadline to appeal the SEPA determination was October 12, 2021. No comments on the SEPA determination were received.

    1. Notice of the SEPA Determination for the Application was published in the Official Gazette on September 29 and October 6, 2021.

R. On September 28, 2021, staff published 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 original Application; no recommendation was issued for the expanded proposal.

S. On September 29 and October 6, 2021, notice was published in the Spokesman Review providing notice of a SEPA Determination of Non-Significance and notice of the Plan Commission Public Hearing.

T. On September 29, 2021, Notice of Public Hearing and SEPA Determination was posted on the Properties 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 Properties.

U. Two written public comments were received prior to the Plan Commission public hearing.

1. On October 1, 2021, comment was received from a neighborhood resident citing concerns about tenants from future development trespassing on their property and requesting a boundary fence installation.

2. On October 12, 2021, comment was received from a neighborhood resident opposing the application.

V. On October 13, 2021, the Plan Commission held a public hearing on the Application, including the taking of verbal testimony, closed the verbal record, closed the written record as of Monday, October 25, and postponing deliberations until the following hearing date.

1. Four members of the public testified in opposition of the application during the hearing on October 13, 2021, citing concerns about intrusion of higher density residential uses into a single-family neighborhood, as well as increased traffic and overall safety concerns.

W. On October 27, 2021, the Plan Commission conducted its deliberations on this application and voted to recommend the City Council approve this application with the following conditions:

1. Inclusion of the original application parcel and expanded application parcels to the east of 155 E. Cleveland; additional parcels to the west of the original application parcel omitted from the Plan Commission's recommendation (see Exhibits A-C).

2. Land use plan map designation recommendation was changed to Residential 15-30, with a zoning recommendation to Residential Multifamily (RMF).

X. 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 do so.

Y. 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").

Z. The Plan Commission finds that the proposal meets the intent and requirements of the Comprehensive Plan, most specifically the policies under Goal LU 3, Centers and Corridors, concerning the establishment of Center-Type land uses in the City.

AA. 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 application File No. Z20-206COMP, the Plan Commission makes the following conclusions for the application as expanded to include the original applicant property and additional properties to the east, 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 2021 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 as it pertains to the Comprehensive Plan, as described in SMC 17G.020.030.E.
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 2021 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.
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 Z20-206COMP, a request by Lindsay Kornegay of Witherspoon Kelley on behalf of 155 E Cleveland Avenue Investments LLC and the City of Spokane to change the land use plan designation on 3.1 acres of land, including the original applicant property located at 155 E. Cleveland Avenue and an additional 14 parcels to the east as designated by the Spokane Plan Commission, from "Residential 4-10" to "Residential 15-30" with a corresponding change of the implementing zoning to "Residential Multifamily" (RMF), based upon the above listed findings and conclusions, by a vote of **6 to 2**, the Spokane Plan Commission recommends City Council **APPROVE** 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 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 application.

**Todd Beyreuther, President**
Spokane Plan Commission
November __, 2021

# Z20-206COMP (155 E Cleveland)

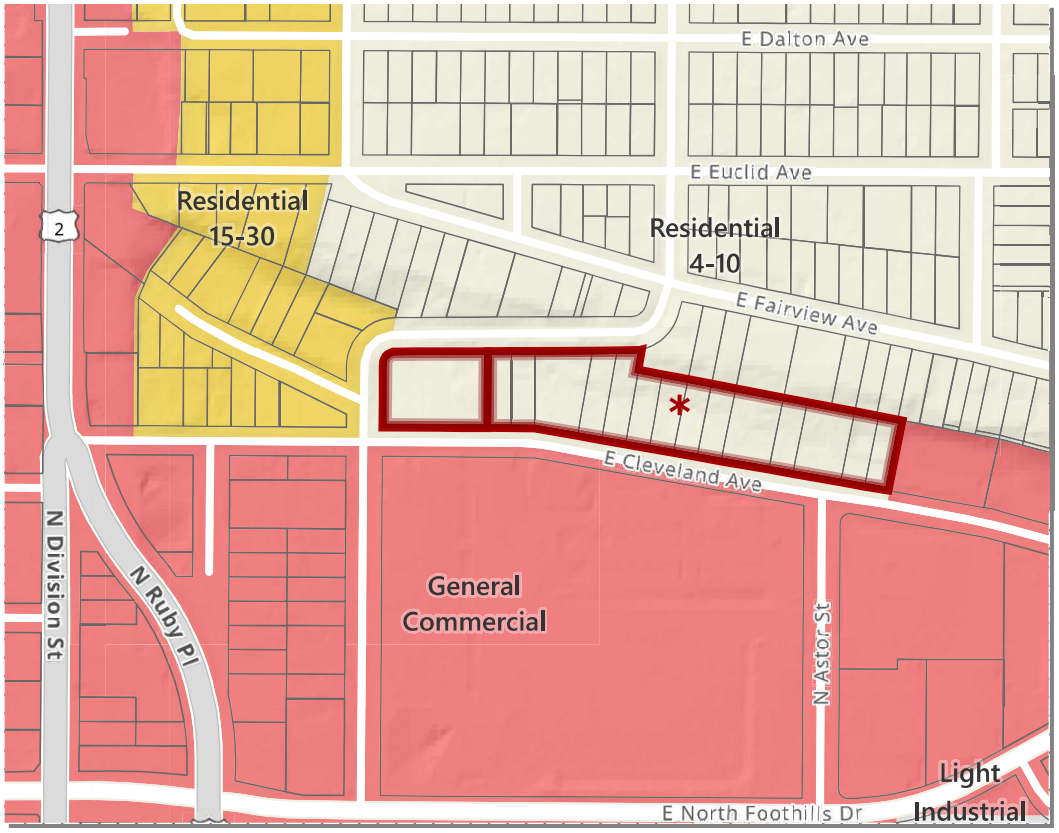
Concerning parcel(s) in the Logan Neighborhood of Spokane

2020/2021 Comprehensive Plan Amendment Proposals

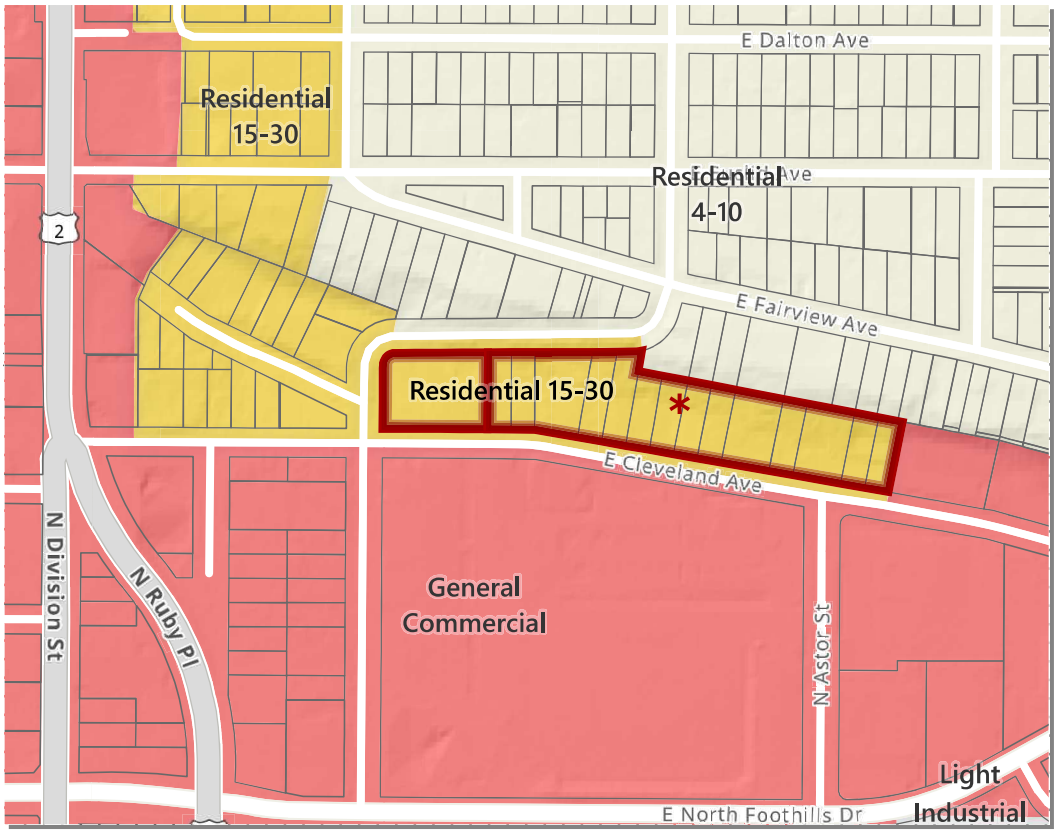
Drawn: 10/28/2021

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

## EXHIBIT A: Existing Land Use Plan Map




## EXHIBIT B: Proposed Land Use Plan Map




Parcels

City Boundary

**Land Use Designation**

- General Commercial
- Light Industrial
- Res 15-30
- Res 10-20
- Res 4-10

Areas marked with an asterisk * were added to the proposal by the Plan Commission.

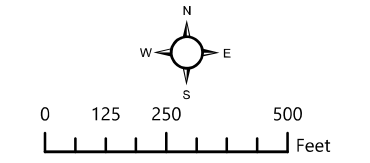
**Parcel(s):**

Original Proposal: 1 Parcel
35082.0919

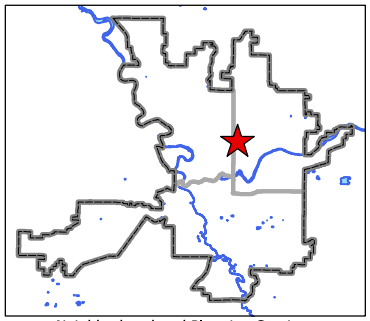
Expanded Proposal = 14 Parcels
35082.0920 thru 0933

**Approximate Area:**

Original Proposal: 0.8 Acres
Expanded Proposal: 3.1 Acres




**PROJECT LOCATION**



Neighborhood and Planning Services
Drawn By: Kevin Freibott

Path: C:\Users\kfreibott\Documents\ArcGIS\Projects\2021 Comp Plan Amendments\2021 Comp Plan Amendments.aprx

# Z20-206COMP (155 E Cleveland)

Concerning parcel(s) in the Logan Neighborhood of Spokane

2020/2021 Comprehensive Plan Amendment Proposals

Drawn: 10/28/2021

THIS IS NOT A LEGAL DOCUMENT
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Parcels

City Boundary

**Proposed Zoning**

- General Commercial
- Light Industrial
- Residential Multifamily
- Residential Two-Family
- Residential Single-Family

Areas marked with an asterisk * were added to the proposal by the Plan Commission.

**Parcel(s):**
Original Proposal: 1 Parcel
35082.0919

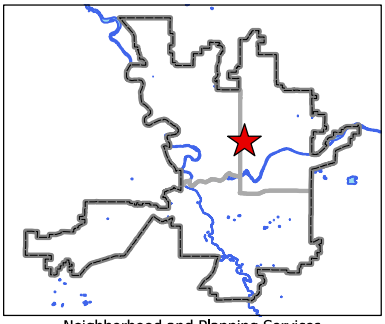
Expanded Proposal = 14 Parcels
35082.0920 thru 0933

**Approximate Area:**
Original Proposal: 0.8 Acres
Expanded Proposal: 3.1 Acres

N
W E
S

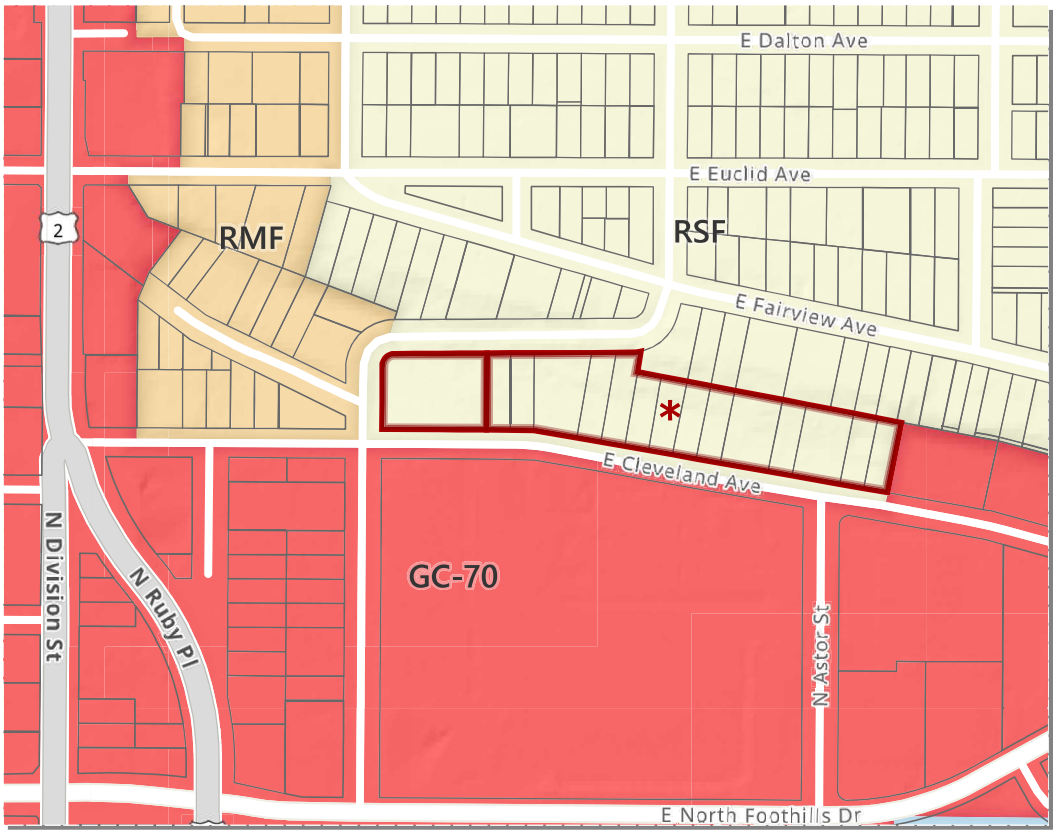
0 125 250 500 Feet

**PROJECT LOCATION**

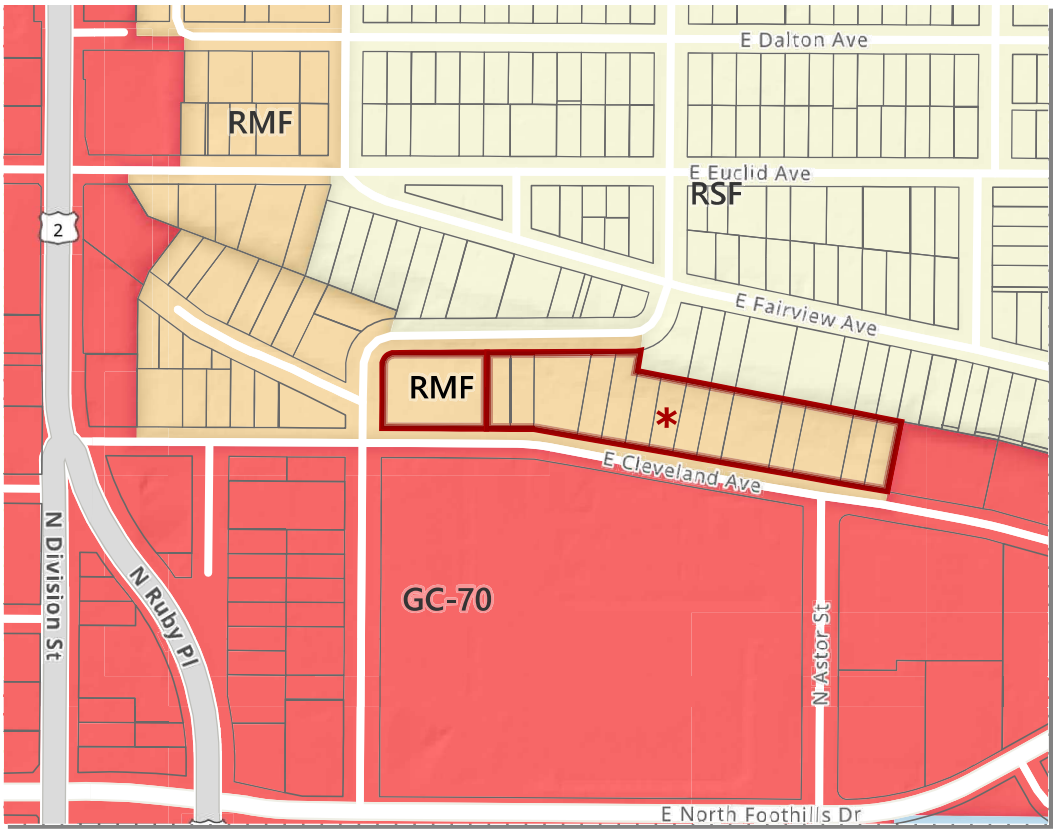


Neighborhood and Planning Services
Drawn By: Kevin Freibott

## EXHIBIT C: Existing Zoning




## EXHIBIT D: Proposed Zoning




Path: C:\Users\kfreibott\Documents\ArcGIS\Projects\2021 Comp Plan Amendments\2021 Comp Plan Amendments.aprx

# Z20-206COMP (155 E Cleveland)

Concerning parcel(s) in the Logan Neighborhood of Spokane

2020/2021 Comprehensive Plan Amendment Proposals

Drawn: 10/28/2021

THIS IS NOT A LEGAL DOCUMENT
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## EXHIBIT F: Detail Aerial

Subject Parcels

Areas marked with an asterisk * were added to the proposal by the Plan Commission.

**Parcel(s):**

Original Proposal: 1 Parcel
35082.0919

Expanded Proposal = 32 Parcels
35082.0719 thru .0722
35082.0801 thru .0804
35082.0807 thru .0812
35082.0723 thru .0726
35082.0920 thru .0933

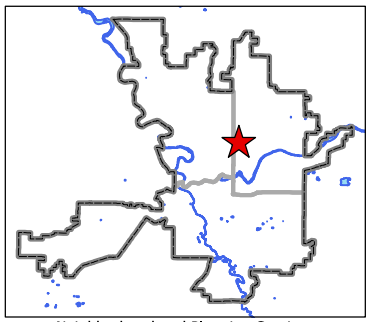
**Approximate Area:**

Original Proposal: 0.8 Acres
Expanded Proposal: 6.0 Acres

## EXHIBIT G: Wide Area Aerial

N
W E
S

**PROJECT LOCATION**



Neighborhood and Planning Services
Drawn By: Kevin Freibott

Path: C:\Users\kfreibott\Documents\ArcGIS\Projects\2021 Comp Plan Amendments\2021 Comp Plan Amendments.aprx

# Findings and Conclusions - Z20-206COMP Document 6 of 6.

Final Audit Report 2021-11-08

| | |
|---|---|
| Created: | 2021-11-05 |
| By: | Jackie Churchill (jchurchill@spokanecity.org) |
| Status: | Signed |
| Transaction ID: | CBJCHBCAABAAvxEUipLA36Pi3SsOy6WF0Cn981ZIdfq2 |

## "Findings and Conclusions - Z20-206COMP Document 6 of 6." History

Document created by Jackie Churchill (jchurchill@spokanecity.org)
2021-11-05 - 3:03:33 AM GMT- IP address: 73.83.158.109

Document emailed to Todd Beyreuther (tbeyreuther@spokanecity.org) for signature
2021-11-05 - 3:04:17 AM GMT

Email viewed by Todd Beyreuther (tbeyreuther@spokanecity.org)
2021-11-08 - 8:10:04 PM GMT- IP address: 73.11.187.178

Document e-signed by Todd Beyreuther (tbeyreuther@spokanecity.org)
Signature Date: 2021-11-08 - 8:13:33 PM GMT - Time Source: server- IP address: 73.11.187.178

Agreement completed.
2021-11-08 - 8:13:33 PM GMT

Adobe Sign

## Freibott, Kevin

**From:** Johnson, Erik D.
**Sent:** Wednesday, June 2, 2021 9:44 AM
**To:** Freibott, Kevin
**Subject:** FW: RFC for Comp Plan Map Amendment Proposal - 1015 W Montgomery Ave
**Attachments:** RFC - 1015 W Montgomery - Z20-207COMP.pdf; RFC - 155 E Cleveland - Z20-206COMP.pdf; RFC - 120 N Magnolia - Z20-194COMP.pdf

Kevin,

I took a look at these Comp Plan Land Use Map Amendments and have no Engineering concerns. Comments relating to access, the design of water, sewer, street improvements, and stormwater will be addressed as part of building permit review.

Thanks,

**Erik Johnson** | City of Spokane | Engineering Technician IV
☎*Office* 509.625.6445 | *Cell* 509.995.0870 | edjohnson@spokanecity.org

FIND US LIKE US FOLLOW US

**From:** Note, Inga
**To:** Freibott, Kevin
**Subject:** RE: Question for you regarding possible expansion of Z20-206COMP
**Date:** Thursday, July 29, 2021 2:22:15 PM
**Attachments:** image008.png
image009.png
image010.png

Kevin,
I don't think one would be needed, unless members of the public (or PC or Council) want to know what the difference it.

It's on a bike route and next to the future Division HPT route. We don't have bus stops convenient to the site right now but that could change as they go through the design process.

Looks like a good spot for higher density to me.
Thanks
Inga

**From:** Freibott, Kevin <kfreibott@spokanecity.org>
**Sent:** Thursday, July 29, 2021 10:07 AM
**To:** Note, Inga <inote@spokanecity.org>
**Subject:** Question for you regarding possible expansion of Z20-206COMP

Good morning, Inga. If you have a moment, could you answer a question for me? Plan Commission is considering possibly expanding Application Z20-206COMP. The original application property is shown in a red outline on the zoning map below, seeking to change that one site from RSF to RMF. The PC would like to discuss the following possible options:

1. Expand the application to include the red AND blue areas (14 more properties and about 3 more acres).
2. Expand the application to include all three areas (red, green, and blue) AND up the zoning to RHD-55 (about 11 acres total).

If the Plan Commission were to take one of these two options (and we don't know yet if they will) would that trigger the need for any traffic studies, trip memo, etc.?

Thanks for your help.

Kevin

**From:** Van Gelder, Christopher
**To:** Freibott, Kevin
**Subject:** RE: Revised request for comments Comprehensive Plan Land Use Map Amendment Proposal
**Date:** Wednesday, August 25, 2021 10:33:55 AM
**Attachments:** image005.png
image007.png
image008.png
image009.png

---

Hello,

There are **no** LIDs associated with these parcels.

Thanks!

**Chris Van Gelder** | Treasury Accounting Clerk
509.625.6091 | spokanecity.org

*Emails and attachments sent to or from the City, including personal information, are presumptively public records that are subject to disclosure. - Chapter 42.56 RCW*

**From:** Fredrickson, Beryl
**To:** Studer, Duane; Sakamoto, James; Nilsson, Mike
**Cc:** Freibott, Kevin; Searl, Loren; Davis, Marcia
**Subject:** RE: Revised request for comments Comprehensive Plan Land Use Map Amendment Proposal
**Date:** Wednesday, August 25, 2021 11:28:52 AM
**Attachments:** image006.png
image007.png
image008.png
image002.png
image004.png

---

Duane,

The fire flow rate requirements will likely be above 1,000 gpm for apartment complexes. Fire flow rates will likely be 1,500-2,000 gpm for High Density Residential. Based on a single feed water line, an 8-inch main would be required. The pressure also drops on average 20 psi one block to the north because the hillside is so steep. Mayfair St would be a possible location for looping to provide interconnection. The current network consists of 6-inch mains feeding this area with pressures ranging between 70 and 50 psi. The developments will have to consider the number of stories vs the pressures that can be served or provide a private internal boosting system.

We will have another chance to provide water system review when developments are proposed but generally I would agree that some improvement will be required eventually.

**Thank you,**

**B**
Senior Engineer | City of Spokane
509.625-6008| bfredrickson@spokanecity.org| www.spokanecity.org

---

**From:** Studer, Duane <dstuder@spokanecity.org>
**Sent:** Wednesday, August 25, 2021 8:45 AM
**To:** Sakamoto, James <jsakamoto@spokanecity.org>; Fredrickson, Beryl <bfredrickson@spokanecity.org>; Nilsson, Mike <mnilsson@spokanecity.org>
**Cc:** Freibott, Kevin <kfreibott@spokanecity.org>; Searl, Loren <lsearl@spokanecity.org>
**Subject:** RE: Revised request for comments Comprehensive Plan Land Use Map Amendment Proposal

Jim or Mike,

1. Is this being evaluated by anyone from a capacity standpoint and potential impact to utilities? I read this as more townhouses and apartments (more demand than previously planned for this area). It's not on the edge of the system, but is on a dead end I believe.
2. I'm wondering how does our "system" compensate for unexpected demand increases like this. Can we add a rider clause that requires utility improvements to the proposer at the time of development?

B,

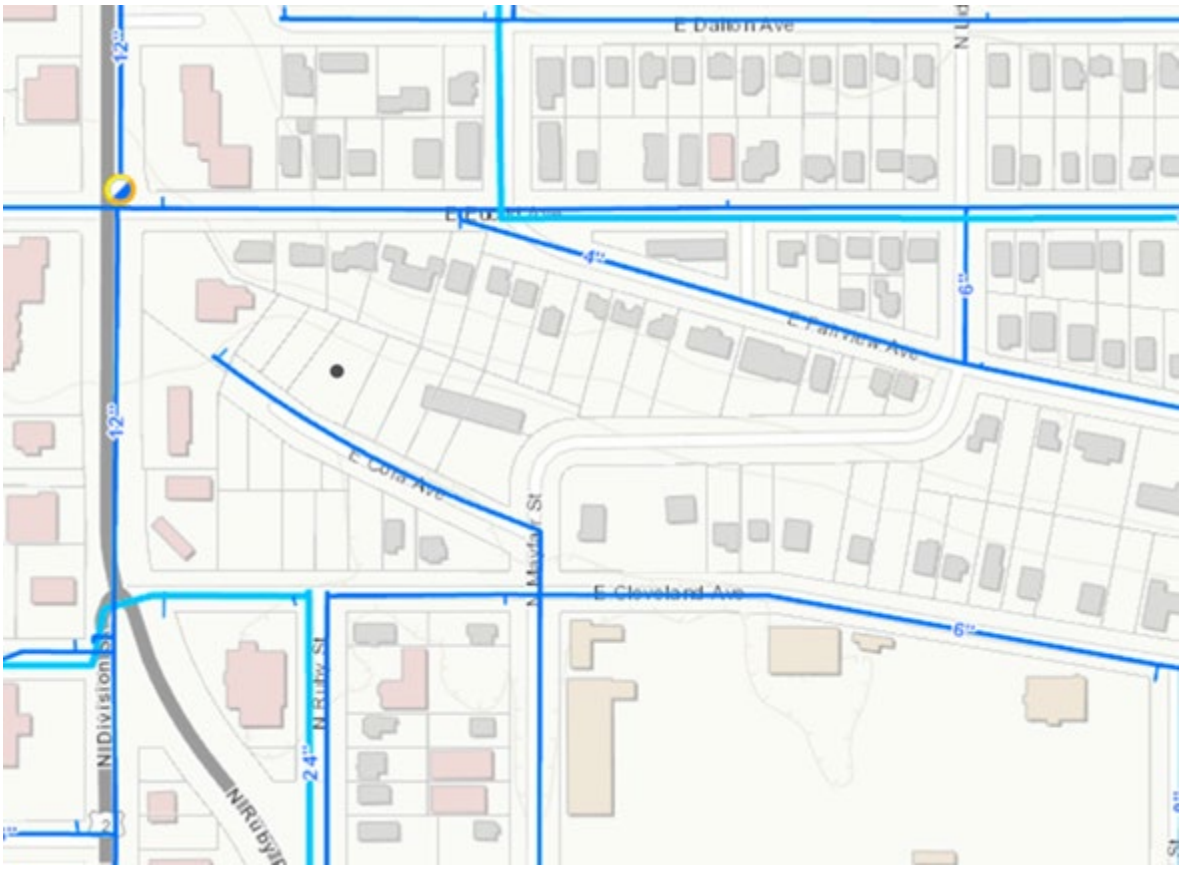
They didn't give a map, but it looks like a dead end 6" line. Any concerns there, or is a loop or an 8" needed?

**Note from City of Spokane Staff:**

The proposal classified as File Z20-206COMP has been recommended for expansion and modification by the Spokane Plan Commission, adding 33 parcels and an area of approximately 6.0 acres to the project area, amending the proposed Land Use Map Designation to Residential 15+, and amending the proposed Zoning to Residential High-Density.

The properties added to the proposed by Plan Commission include:

| Parcel | Address |
|---|---|
| 35082.0719 | 19 E Cora Avenue |
| 35082.0720 | 23 E Cora Avenue |
| 35082.0721 | 25 E Cora Avenue |
| 35082.0722 | 43 E Cora Avenue |
| 35082.0801 | Unassigned Address |
| 35082.0802 | 26 E Cora Avenue |
| 35082.0803 | 22 E Cora Avenue |
| 35082.0804 | 18 E Cora Avenue |
| 35082.0807 | 19 E Cleveland Avenue |
| 35082.0808 | 25 E Cleveland Avenue |
| 35082.0809 | 29 E Cleveland Avenue |
| 35082.0810 | 103 E Cleveland Avenue |
| 35082.0811 | 107 E Cleveland Avenue |
| 35082.0812 | 113 E Cleveland Avenue |
| 35082.0723 thru 35082.0726 | 2919 N Mayfair Street |
| 35082.0920 | 173 E Cleveland Avenue |
| 35082.0921 | 177 E Cleveland Avenue |
| 35082.0922 | 203 E Cleveland Avenue |
| 35082.0923 | 209 E Cleveland Avenue |
| 35082.0924 | 215 E Cleveland Avenue |
| 35082.0925 | 221 E Cleveland Avenue |
| 35082.0926 | 227 E Cleveland Avenue |
| 35082.0927 | 301 E Cleveland Avenue |
| 35082.0928 | 305 E Cleveland Avenue |
| 35082.0929 | 317 E Cleveland Avenue |
| 35082.0930 | 323 E Cleveland Avenue |
| 35082.0931 | 327 E Cleveland Avenue |
| 35082.0932 | 403 E Cleveland Avenue |
| 35082.0933 | 407 E Cleveland Avenue |


E Dallon Ave
12"
12"
E Cora Ave
N Maple St
E Cleveland Ave
6"
N Division St
N Ruby St
24"

Duane.

Planning Services Dept

Mr. KEVIN FREIBOTT

We need more single house, not to 5 or more apartments on 155 E Cleveland Spokane Wa #35062.0919

Dated this 18th Aug 2021

Sign x Cheryl Louie

Name CHERYL LOUIE

Add 218 E FAIRVIEW
SPOKANE WA 99207

Phone 509-[redacted]
294-0088

8/18/21

Staff Note:
This letter was submitted twice, once on August 19, 2021 and again on September 13. Both letters were identical.

To the city of Spokane
Planning Commissioner.
Planning Services Dept

Mr. Kevin Freibott and Manager.

Propose Land use change, zone change etc.
155 E Cleveland Ave
Parcels # 35082.0919 and others

The parcels can build 4 houses already too much
It was one house on the parcels., Max allow should 1-4
units on the parcels.

More than that among; the traffic, environmental impact, parking, noise, crimes, fire department over load, and all other apartments problems will come with this project.
Just a few block away already have 100 or more of new apartments build, the new school that build, more of other big apartments are going to build. it will affecting all of our life that we don't deserve it, go build all those big apartments in the new development land and area please. don't destroy our daily life. no to the Land + zone change "Residential 15-30."
no to the change to Residential Multifamily

Dated This 18th Aug 2021

X Andy Louie

NAME ANDY LOUIE
Add 162 E FAIRVIEW
SPOKANE WA 99207
PHONE 509-216-6776

Staff Note:
This letter was submitted twice, once on August 19, 2021 and again on September 13. Both letters were identical.

Planning Services Dept
Ms. Kevin Freibott
Rf: 155 E Cleveland Ave Spokane Wa
# 35082.0919

It is too Many Apartments built around here already. crimes, Traffic, Drugs, Parkings. drinks increase so many folds, please stop building more apartments build some single residence house please!
no to zone change To parcels 35082.0919 and all others

Dated this 18-Aug 2021

x [signature] 509-251-2

Name ALVIN LOUIE
Add. 208 E FAIRVIEW
Spokane Wa 99207
Phone

Staff Note:
This letter was submitted twice, once on August 19, 2021 and again on September 13. Both letters were identical.

Planning Service Dept.

TO. KEVIN FREIBOTT.

REF. 155 E CLEVELAND AVE SPOKANE WA

PARCEL # 35082-0919

30 units apartments may have 50 more cars. they may park everywhere, infront of someones driveway. there's been a lot of Compant about that, please stop the big apartment, no zone change!

Dated this 18th Aug 2021

Sign

NAME ALBERT LOUIE

Add 317 E FAIRVIEW

SPOKANE WA 99207

Phone 509-201-7683

Staff Note:
This letter was submitted twice, once on August 19, 2021 and again on September 13. Both letters were identical.

Planning Service Dept

TO. KEVIN FREIBOTT.

REF. 155 E CLEVELAND AVE SPOKANE WA

PARCEL # 35082-0919

30 units apartments may have 50 more cars, they may park everywhere, infront of someones driveway, there's been a lot of Compant about that, Please stop the big apartment, no zone change!

Dated this 18th Aug 2021

Sign

NAME Khalla Saunders

Add 317 E FAIRVIEW

SPOKANE WA 99207

Phone 509-979-5731

Staff Note:
This letter was submitted twice, once on August 19, 2021 and again on September 13. Both letters were identical.

To Planning Service Dept.
ATTN: Karen Fraibott, Assistant Planner
RE: File No. Z20-206
Comp. 155
E. Cleveland Avenue
Parcil #35020.0919

- People use Addison St. to Fairview Ave (my street) to Ridgewood / Ruby St. (past the lot in question) to N. Foothills Dr. as a short cut to Division St.
- They drive as fast as they possibly can down E. Fairview which is a two lane street with cars parked on both sides.
- They turn south on Ridgewood / Ruby St. going down a hill with two blind curves. It's one-way until you round the second curve where it suddenly becomes two-way a block from the corner of Cleveland Ave. to give access to the apartment building across the street from the proposed apartment complex.

- Confusing? Dangerous? Confusing and dangerous is what traffic will be like with a thirty unit apartment complex crammed into that corner. Thats a possibility of sixty cars!
- Where are they going to park? Cleveland Ave. is also a two-lane street with no wiggle room.

August 18, 2021

Lynn Shirrill
408 E. Fairview Ave
Spokane WA 99207
509-487-7308

Staff Note:
This letter was submitted twice, once on August 19, 2021 and again on September 13. Both letters were identical.

Aug 20, 2021

To Planning Service Department

Attn: Kevin Freibott, Assistant Planner

Re: File no. Z20-206 COMP, 155 E. Cleveland Ave
Parcel # 35082.0919

I am reaching out in regards to the change of zoning from RSF to RMF. There are many concerns my family and neighbors have with this plan.

1. The traffic will significantly increase. There is a car lot where cars are being test driven all day at the end of the block in between Ruby & Mayfair.
There is also a Crematory and funeral home off of Cleveland between Mayfair & Ruby also. There is congestion and parking issues when they host a service.
Not to mention also a gas station which also gets busy.

2. If there should be a car accident on Ruby, Division, or N. Foothills Drive, traffic is diverted through this neighborhood which also causes people to speed and drive up N. Mayfair St to Ridgewood the wrong direction on the One Way Street.

3. The hillside behind this lot recently caught fire. If it should catch fire again, it could potentially put many structures and even lives at risk with traffic jams and limited

Pg 1

routes for the fire department and evacuation.

4. Ruby and Division Street is already very busy and loud with so much traffic. We hear sirens all day and with another multi family complex, it would increase the noise and possibly increase the crime and garbage we already deal with in this area.

Our ask is that you consider not increasing this lot to a multi family zone for these reasons.

We are already seeing so many Apartment Complexes popping up around us.

We appreciate your time in hearing our concers.

Sincerely,

Nanci Lapham
173 E. Cleveland Ave,
99207
509-570-3666

8/14/21

Staff Note:
This letter was submitted twice, once on August 19, 2021 and again on September 13. Both letters were identical.

**From:** Brandon Brown
**To:** Freibott, Kevin
**Subject:** 155 e Cleveland ave
**Date:** Friday, August 20, 2021 1:11:20 PM

---

[CAUTION - EXTERNAL EMAIL - Verify Sender]

My name is Brandon brown and i live at 211 e Fairview, I am against building an apartment complex at the Cleveland location due to the lack of room for the excess traffic.

**From:** Luana Louie
**To:** Freibott, Kevin
**Subject:** 155 E Cleveland (File No. Z20-206COMP)
**Date:** Friday, August 20, 2021 12:56:17 PM
**Attachments:** 155 E Cleveland Ave.docx

---

**[CAUTION - EXTERNAL EMAIL - Verify Sender]**

Hi Kevin,

I am a resident of the Logan Neighborhood, and would like to submit my written comments in regards to the zoning change for 155 E Cleveland Ave. You will find my letter attached to this e-mail. Please feel free to contact me if you need any other information. I appreciate your assistance.

Thank you,

Luana Louie
509-294-6762
luanakul@hotmail.com

August 20, 2021

Luana Louie
220 E Fairview Avenue
Spokane, WA 99207

Planning Services Department
Attn: Kevin Freibott, Assistant Planner
808 West Spokane Falls Boulevard
Spokane, WA 99201-3333

To all decision-making parties in regards to FILE NO. Z20-206COMP, 155 E Cleveland Ave,

My name is Luana Louie and I live at 220 E Fairview Avenue with my husband, Alex Louie, and our daughter. We have lived in this home for 8 years now, and Alex has lived in this neighborhood his entire life. We are invested in the community and want to see positive changes in terms of safety and peaceful living. Unfortunately, there has been an increase in traffic (both by pedestrians and vehicles) that pass through our streets. There are already a number of multi-family dwellings within close proximity which contribute to this effect. Our main concern is that the majority of apartment renters are looking for temporary housing with no commitment to the environment around them.

The property in question is less than one acre in area. I understand that from a business perspective, it may be very profitable to extract as much rental revenue as possible, but this comes with consequences for those who are trying to raise a family in an affordable location. We do not have the privilege of relocating in this current housing market. With that being said, there are other areas that are less congested and would therefore be more suitable for building a multi-family housing complex. Therefore, our family strongly opposes this proposal as we will have to personally suffer for the possible outcome. Please seriously consider our concerns when making a decision on this matter.

Thank you,

Luana Louie
509-294-6762

**From:** Bill Rossey
**To:** Freibott, Kevin
**Subject:** File No Z20-206COMP, 155 E Cleveland
**Date:** Friday, August 20, 2021 4:30:44 PM

---

**[CAUTION - EXTERNAL EMAIL - Verify Sender]**

I am STRONGLY! opposed to this request for rezoning of property. The new complex already being built on the corner of Hamilton & Foothills is going to exacerbate the current traffic backup at Foothills & Division, and this project would needlessly add to the problem. There is already existing multi family housing across the street. I urge the city to REJECT!!!! this proposal. Don't let developers destroy the fragile balance of living space in this neighborhood.

Respectfully
Bill Rossey
2832 N Ruby St
Spokane, WA 99207

**From:** Joycelynn Straight
**To:** Freibott, Kevin
**Subject:** Comment re Z20-206COMP 155 E. Cleveland Ave.
**Date:** Friday, August 20, 2021 3:04:45 PM

---

**[CAUTION - EXTERNAL EMAIL - Verify Sender]**

Kevin Freibott
Planning and Economic Development Department
**City of Spokane**
808 W Spokane Falls Boulevard
Spokane, WA 99201

Dear Mr. Freibott,

I am in support of the change from Residential 4-10 to Residential 15-30 in Spokane's Comprehensive Plan for the property at 155 E. Cleveland for the following reasons:

1. Our city is in desperate need of housing. Changing this property to Residential 15-30 in order to build multi-family units would help in that effort. The parcel across the street already has a three-story apartment building on it, so this change would fit right in.

2. This parcel, which used to have a dwelling on it, but is now mostly empty, is underused. Multi-unit housing would be the highest and best use of this property;

3. Building multi-unit housing on it would meet the goal of "in-fill housing construction", an endeavor our community has been advocating as a useful and mostly painless means to increase our housing stock;

4. The neighborhood this parcel is in is currently somewhat blighted due to trashy/weedy/empty lots, drug transactions, illegal camping, and a lot of trespassing on private property by the homeless population;

5. The lot is currently an empty, weedy field that by its nature constitutes a fire danger. In fact, on June 24th, a fire started in a similar, but larger empty, weedy field 4 lots west of this parcel. That fire burned/damaged houses on the hillside above it.

6. Parcels with more residents, i.e. multi-family units, mean more "eyes" watching out for the neighborhood.

If the change is approved, and the time comes when a specific multi-family project is proposed though, I would ask two things: that the one-way street above the parcel be widened and changed to a two-way street; and the sewer system on Cleveland and around the corners on Ruby be upgraded, because an additional load on it will probably increase the already rank smell that emanates from beneath the sewer covers in that area.

Thank you,

Joycelynn Straight
42 E. Euclid, Apt E
Spokane, WA 99207
509-869-8928

**From:** Dumb Founded
**To:** Freibott, Kevin
**Subject:** Revisions file z20-206comp
**Date:** Sunday, August 29, 2021 1:07:07 PM

---

**[CAUTION - EXTERNAL EMAIL - Verify Sender]**

I like the idea if, you also change the intersection at ledgerwood and Fairview. I have video of dangerous activities of drivers. Also force Andy Louie too clean up the neighborhood and clean the drugs and house that are all just a disgraceful. And I as a tenant and have been and still keep having our tenants rights broken and just harassed. But anyways our family supports making Spokane Great

**From:** Mistie Livingston
**To:** Freibott, Kevin
**Subject:** RE: Cleveland Avenue Comprehensive Plan Amendment
**Date:** Saturday, August 28, 2021 3:57:04 PM
**Attachments:** image001.png

**[CAUTION - EXTERNAL EMAIL - Verify Sender]**

Hello,

I am inquiring about the below amendment and would like additional information to what the plan is?
Is the intention to put condos?
High end apartments?
Low cost housing apartments?
Please provide as much information as possible to me so that I can make an informed decision to make a comment.

Thank you,
Mistie

**From:** Alex Dressel
**To:** Freibott, Kevin
**Cc:** Mom
**Subject:** Z20-206COMP
**Date:** Wednesday, September 1, 2021 3:18:51 PM

---

**[CAUTION - EXTERNAL EMAIL - Verify Sender]**

Kevin,
we have no objections to the proposed rezone of the RHD expansion in this application. I'd appreciate a chance to discuss another location if you would call me for a brief conversation.

Thank you,

--
Alex Dressel
(509) 991-5947
*The contents of this email may be protected by copyright law. Any unauthorized use or disclosure of its contents is strictly prohibited. • Unless otherwise expressly stated, all copyright and other intellectual property rights contained in this email are owned by Alex Dressel and all rights are hereby reserved. Permission is given for the downloading and temporary storage of this email for the sole purpose of you viewing it while away from your computer. Permanent copying or storage of this email (or any part thereof) or the re-distribution of it by any means is prohibited.*

**From:** Chris Marino Hardin
**To:** Freibott, Kevin
**Subject:** Comments on Zoning changes
**Date:** Thursday, September 2, 2021 6:37:54 PM

---

**[CAUTION - EXTERNAL EMAIL - Verify Sender]**

Hello,
I love to see denser zoning going in! It would make my day to see better bicycle/public transit infrastructure follow as a result.

I wanted to comment on the Euclid street that seems to be the dividing line of zoning changes; I know it makes topographical sense to use this as the line (top of the hill), but it actually doesn't make great logical sense. If you turn west onto Euclid from Nevada, roughly 90% of the houses on the *north* side of the street are multifamily for several blocks, yet it is all zoned single-family (the duplexes and triplexes are grandfathered in).

I just wanted to comment that I feel like the north side of Euclid should also be zoned 1-4 units multifamily. Thanks for your work!

- Chris Hardin
(509) 230-5359

**From:** Scott Sciuchetti
**To:** Freibott, Kevin
**Subject:** Cleveland Avenue project
**Date:** Thursday, September 2, 2021 9:22:43 PM

---

**[CAUTION - EXTERNAL EMAIL - Verify Sender]**

Hello,

As a land owner overlooking this proposed change from the top of the hill on Euclid Avenue, we are concerned about the possibility of a tall building blocking our view on this project.

What will the height requirement be if this change to the zoning takes place?

Thank you

Scott Sciuchetti (on behalf of my mother Carol Sciuchetti)

**File Z20-206COMP (Cleveland Avenue) --** The following properties are included in this proposal. The original property is marked in bold text. The Spokane Plan Commission recommended the remaining parcels be included in the proposal.

| Parcel # | Address | Owner | Legal Description | Zoning | Land Use | Acres |
|---|---|---|---|---|---|---|
| 35082.0719 | 19 E CORA AVE | GUBLER, SUSAN | MORGANS JM RES B3TO18 L25 B9 | RMF | R 15-30 | 0.13 |
| 35082.0720 | 23 E CORA AVE | DRESSEL, VINCENT & JANET | MORGANS JM RES B3TO18 L26 B9 | RMF | R 15-30 | 0.14 |
| 35082.0721 | 25 E CORA AVE | DRESSEL, A | MORGANS JM RES B3TO18 L27-28 B9 | RMF | R 15-30 | 0.29 |
| 35082.0722 | 43 E CORA AVE | TUCKER, DAVID R & TAMALA D | MORGANS JM RES B3TO18 L29 B9 | RMF | R 15-30 | 0.18 |
| 35082.0723 | 2919 N MAYFAIR ST | COPPERWOOD, LLC | MORGANS JM RES B3TO18 L30 B9 | RMF | R 15-30 | 0.18 |
| 35082.0724 | 113 E CORA AVE | COPPERWOOD, LLC | MORGANS JM RES B3TO18 L31 B9 | RMF | R 15-30 | 0.19 |
| 35082.0725 | 2915 N MAYFAIR ST | COPPERWOOD, LLC | MORGANS JM RES B3TO18 SLY 100FT L32-33 B9 | RMF | R 15-30 | 0.25 |
| 35082.0726 | Unassigned Address | COPPERWOOD, LLC | MORGANS JM RES B3TO18 EXC THE SLY 100FT L32-33 B9 | RMF | R 15-30 | 0.20 |
| 35082.0801 | Unassigned Address | DRESSEL, VINCENT G & JANET L | MORGANS JM RES B3TO18 E40FT L1 B10 | RMF | R 15-30 | 0.03 |
| 35082.0802 | 26 E CORA AVE | DRESSEL ETUX, V | MORGANS JM RES B3TO18 W60FT OF L1 B10 | RMF | R 15-30 | 0.08 |
| 35082.0803 | 22 E CORA AVE | DRESSEL ETUX, V | MORGANS JM RES B3TO18 L2 B10 | RMF | R 15-30 | 0.10 |
| 35082.0804 | 18 E CORA AVE | DRESSEL ETUX, V | MORGANS JM RES B3TO18 L3 B10 | RMF | R 15-30 | 0.13 |
| 35082.0807 | 19 E CLEVELAND AVE | DRESSEL ETUX, V | MORGANS JM RES B3TO18 L10-11 B10 | RMF | R 15-30 | 0.26 |
| 35082.0808 | 25 E CLEVELAND AVE | DRESSEL ETUX, V | MORGANS JM RES B3TO18 L12 B10 | RMF | R 15-30 | 0.14 |
| 35082.0809 | 29 E CLEVELAND AVE | DRESSEL, VINCENT G & JANET L | MORGANS JM RES B3TO18 L13 B10 | RMF | R 15-30 | 0.14 |
| 35082.0810 | 103 E CLEVELAND AVE | DRESSEL ETUX, V G | MORGANS JM RES B3TO18 L14 B10 | RMF | R 15-30 | 0.15 |
| 35082.0811 | 107 E CLEVELAND AVE | SIZEMORE, RICHARD JONATHON | MORGANS JM RES B3TO18 L15 B10 | RMF | R 15-30 | 0.12 |
| 35082.0812 | 113 E CLEVELAND AVE | BENLITIFAH, LUAE K | MORGANS JM RES B3TO18 L16-17 B10 | RMF | R 15-30 | 0.19 |
| **35082.0919** | **155 E CLEVELAND AVE** | **155 E CLEVELAND AVENUE INVESTMENTS LLC** | **MORGANS JM RES B3TO18 L19TO22 B6 &VAC STP S OF&ADJ L19 -20** | **RSF** | **R 4-10** | **0.78** |
| 35082.0920 | 173 E CLEVELAND AVE | TANPHANTOURATH, MANIVANH | MORGANS JM RES B3TO18 L23 B6 | RSF | R 4-10 | 0.18 |
| 35082.0921 | 177 E CLEVELAND AVE | NORWOOD, JUSTIN | MORGANS JM RES B3TO18 L24 B6 | RSF | R 4-10 | 0.18 |
| 35082.0922 | 203 E CLEVELAND AVE | DAVIS, KYLE T | MORGANS JM RES B3TO18 L25-26 B6 | RSF | R 4-10 | 0.40 |
| 35082.0923 | 209 E CLEVELAND AVE | JOHNSON, JESSE L | MORGANS JM RES B3TO18 L27 B6 | RSF | R 4-10 | 0.21 |
| 35082.0924 | 215 E CLEVELAND AVE | LYMAN/YANCER | MORGANS JM RES B3TO18 L28 B6 | RSF | R 4-10 | 0.22 |
| 35082.0925 | 221 E CLEVELAND AVE | LYMAN, KENNETH W / YANCER, SUSAN L | MORGANS JM RES B3TO18 L29 B6 | RSF | R 4-10 | 0.18 |
| 35082.0926 | 227 E CLEVELAND AVE | KEARNEY, MITCHELL L | MORGANS JM RES B3TO18 L30 B6 | RSF | R 4-10 | 0.19 |
| 35082.0927 | 301 E CLEVELAND AVE | MACALUSO, SCOTT | MORGANS JM RES B3TO18 L31 B6 | RSF | R 4-10 | 0.18 |
| 35082.0928 | 305 E CLEVELAND AVE | BROWN, JOELLLE RUDENICK & DAVID WILLIAM | MORGANS JM RES B3TO18 L32 B6 | RSF | R 4-10 | 0.18 |
| 35082.0929 | 317 E CLEVELAND AVE | KOLLER, GREGORY J & CYNTHIA A | MORGANS JM RES B3TO18 L33-34 B6 | RSF | R 4-10 | 0.35 |
| 35082.0930 | 323 E CLEVELAND AVE | KOLLER, GREGORY J | MORGANS JM RES B3TO18 L35 B6 | RSF | R 4-10 | 0.17 |
| 35082.0931 | 327 E CLEVELAND AVE | REID, SCOTT A | MORGANS JM RES B3TO18 L36-37 B6 | RSF | R 4-10 | 0.35 |
| 35082.0932 | 403 E CLEVELAND AVE | KOLLER, GREGORY J | MORGANS JM RES B3TO18 L38 B6 | RSF | R 4-10 | 0.17 |
| 35082.0933 | 407 E CLEVELAND AVE | ORCUTT, JAMES A & JODIE A | MORGANS JM RES B3TO18 L39 B6 | RSF | R 4-10 | 0.17 |

*Source: Spokane County Assessor Parcel Record*

Memo

# Additional Comments Received: Comp Plan Amendments

Department of Planning Services

**Date**: November 8, 2021

**From**: Kevin Freibott, Assistant Planner II

**To**: Spokane City Council

Since the publication of the Staff Reports for the various proposed Comprehensive Plan Amendments, the City has received numerous additional written comments. These are not included in the Staff Reports and, thus, I have included them here for your review and consideration. The attached comments concern application **File Z20-206COMP**, Cleveland Avenue.

Please note that in addition to the attached comments, some previously submitted letters were submitted again, verbatim. As those were merely photocopies of the original letters, I have not included them in the attachment here. All letters attached to this memo are from new commenters or represent unique comments on the proposal.

## Freibott, Kevin

**From:** Kelly Cline <69keldar69@gmail.com>
**Sent:** Friday, October 1, 2021 8:24 PM
**To:** Freibott, Kevin
**Subject:** File # Z20-206COMP, 155 Cleveland
**Attachments:** 20211001_201951~2.jpg

**Follow Up Flag:** Follow up
**Flag Status:** Flagged

**[CAUTION - EXTERNAL EMAIL - Verify Sender]**

I am writing regarding the proposal to amend the land use designation for the 33 parcels referenced in a letter I received. I am concerned about how the development would affect our property at 34 E Euclid and am writing to request a boundary fence installation. We do not want tenants from the proposed development coming on to our parcel and request a fence be built to separate the project from our property. Please advise. Thank you for your consideration in this matter. - The Clines at 34 E Euclid Ave, Spokane, WA 99207

## Freibott, Kevin

**From:** Richard Sizemore <rjsizemore1000@gmail.com>
**Sent:** Tuesday, October 12, 2021 1:25 PM
**To:** Freibott, Kevin

**Follow Up Flag:** Follow up
**Flag Status:** Flagged

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Hello Kevin,

I am the resident who lives at 107 E. Cleveland My property is bound by  E. Cleveland and Cora.
I am the person who will be the most affected by any construction on the adjacent property.
I am not in favor of the amendment Z20-206COMP, 155 E Cleveland Ave., as I think it is more encompassing than is needed at the time.
I am willing to discuss the situation with effected parties.

Thank You

RJ Sizemore
(509) 850-1620
rjsizemore1000@gmail.com

Sent from my iPad

RECEIVED
OCT 12 2021
PLANNING & DEVELOPMENT

Planning Services Dept

RECEIVED
SEP 13 2021
PLANNING & DEVELOPMENT

Mr. KEVIN FREIBOTT

We need more single house, no to 5 or more apartments on 155 E Cleveland Spokane Wa #35062.0919 no RHD. NO Zone change

~~10th Sept~~
Dated this ~~18th Aug~~ 2021
12th Oct 2021

Sign x Cheryl Louie
Name CHERYL LOUIE

Addd 218 E FAIRVIEW
SPOKANE WA 99207
Phone 509 [redacted]
294-0088

8/18/21

RECEIVED
AUG 19 2021
PLANNING & DEVELOPMENT

No to P2 no zone change!

RECEIVED
OCT 12 2021
PLANNING & DEVELOPMENT

Planning Service Dept

TO. KEVIN FREIBOTT.

REF. 155 E CLEVELAND AVE SPOKANE WA

PARCEL's # 35082-0919

30 units apartments may have 50 more cars. they may park everywhere, infront of someones driveway. there's been a lot of Compant about that, please stop the big apartment, no zone change!

10th Oct 2021

Datech this ~~18th Aug~~ 2021

Sign Bryanna Dutlacuay

NAME Bryanna Dutlacuay

Add 218 E Fairview Ave

SPOKANE WA 99207

Phone 3099348490

No to P2 No to zone change!

RECEIVED
OCT 12 2021
PLANNING & DEVELOPMENT

Planning Service Dept

TO. KEVIN FREIBOTT.

REF. 155 E CLEVELAND AVE SPOKANE WA

PARCEL's # 35082-0919

30 units apartments may have 50 more cars. they may park everywhere, infront of someones driveway. there's been a lot of Compant about that. Please stop the big apartment, no zone change!

12th Oct 2021

Dated this ~~18th Aug~~ 2021

Sign

NAME BRIAN GLANDT

Add 218 E Fairview Ave

SPOKANE WA 99207

Phone 509-939-8578

No to P2 No zone change!

RECEIVED
OCT 12 2021
PLANNING & DEVELOPMENT

Planning Services Dept
Mr. Kevin Freibott
Rf: 155 E Cleveland Ave Spokane Wa
# 35082.0919

It is too many Apartments built around here already. crimes, Traffic, Drugs, Parking. drinks increase so many folds, please stop building more apartments build some single residence house please!
no to zone change to parcels 35082.0919 and all others

12 OCT 2021
Dated this ~~18 Aug~~ 2021

X Justin R Harris
Name Justin R. Harris
Addr. 219 E Fairview Ave
Spokane Wa 99207
Phone 302 276 4508

No to P2 No to Zone Change!

| Agenda Sheet for City Council Meeting of: 11/22/2021 | | Date Rec'd | 11/8/2021 |
|---|---|---|---|
| | | Clerk's File # | ORD C36141 |
| | | Renews # | |
| Submitting Dept | PLANNING & ECONOMIC DEVELOPMENT | Cross Ref # | |
| Contact Name/Phone | KEVIN FREIBOTT 6184 | Project # | Z20-207COMP |
| Contact E-Mail | KFREIBOTT@SPOKANECITY.ORG | Bid # | |
| Agenda Item Type | Final Reading Ordinance | Requisition # | |
| Agenda Item Name | 0650-COMPREHENSIVE PLAN AMENDMENT - MONTGOMERY AVE | | |

**Agenda Wording**

An Ordinance relating to application Z20-207COMP, by Ten Talents LLC, amending the Comprehensive Plan Land Use Plan Map from Residential 4-10 to General Commercial for 0.16 acres and a change to the Zoning Map to CC2 - DC.

**Summary (Background)**

The proposal concerns 1015 W Montgomery Avenue, parcel 35073.2505. 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 October 27 to consider this amendment and has recommended approval of the amendment.

Lease? NO Grant related? NO Public Works? NO

| Fiscal Impact | | Budget Account |
|---|---|---|
| Neutral | $ | # |
| Select | $ | # |
| Select | $ | # |
| Select | $ | # |

| Approvals | | Council Notifications | |
|---|---|---|---|
| Dept Head | BLACK, TIRRELL | Study Session\Other | Study Session - 10/28 |
| Division Director | MACDONALD, STEVEN | Council Sponsor | Lori Kinnear |
| Finance | ORLOB, KIMBERLY | Distribution List | |
| Legal | RICHMAN, JAMES | tblack@spokanecity.org | |
| For the Mayor | ORMSBY, MICHAEL | kmoweryfrashefski@spokanecity.org | |
| Additional Approvals | | jrichman@spokanecity.org | |
| Purchasing | | marklagee@spokanecity.org | |
| | | dhume@spokanecity.org | |
| | | lmeuler@spokanecity.org | |
| | | kfreibott@spokanecity.org | |

Ordinance No. C36141

AN ORDINANCE RELATING TO APPLICATION FILE Z20-207COMP AMENDING MAP LU 1, LAND USE PLAN MAP, OF THE CITY'S COMPREHENSIVE PLAN FROM "RESIDENTIAL 4-10" TO "GENERAL COMMERCIAL" FOR APPROXIMATELY 0.16 ACRES LOCATED AT 1015 W MONTGOMERY AVENUE (PARCEL 35073.2505) AND AMENDING THE ZONING MAP FROM "RESIDENTIAL SINGLE FAMILY (RSF)" TO "CENTERS AND CORRIDORS TYPE 2, DISTRICT CENTER (CC2-DC)".

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 Z20-207COMP was submitted in a timely manner for review during the City's 2020/2021 Comprehensive Plan amendment cycle; and

WHEREAS, Application Z20-207COMP seeks to amend the Land Use Plan Map of the City's Comprehensive Plan for 0.16 acres from "Residential 4-10" to "General Commercial"; if approved, the implementing zoning destination requested is "Centers and Corridors Type 2, District Center (CC2-DC)"; and

WHEREAS, staff requested comments from agencies and departments on May 19, 2021, and a public comment period ran from June 21, 2021 to August 20, 2021; and

WHEREAS, the Spokane Plan Commission held a workshop to study the application on June 23, 2021; 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 September 20, 2021; and

WHEREAS, a State Environmental Policy Act (SEPA) Determination of Non-Significance was issued on September 28, 2021 for the amendment to the Comprehensive Plan, the comment period for which ended on October 12, 2021; and

WHEREAS, a staff report for Application Z20-207COMP reviewed all the criteria relevant to consideration of the application was published on September 28, 2021 and sent to all applicants and the Plan Commission; and

WHEREAS, notice of the SEPA Checklist and Determination and announcement of the Plan Commission Hearing for the application was published on September 29, 2021 and October 6, 2021; and

WHEREAS, Notice of Plan Commission Public Hearing and SEPA Determination was posted on the property and mailed to all property owners, occupants, and taxpayers of record, as shown in the most recent Spokane County Assessor's record for all properties within 400 linear feet of any portion of the boundary of the subject properties, pursuant to Spokane Municipal Code 17G.020.070, on September 29, 2021; and

WHEREAS, the Spokane Plan Commission held a public hearing, including the taking of public testimony, on October 13, 2021, during which the verbal public record was closed; and

WHEREAS, the Spokane Plan Commission closed the public written record on October 25, 2021; and

WHEREAS, the Spokane Plan Commission continued the public hearing on October 27, 2021, during which they deliberated this and all other Comprehensive Plan Amendment applications; and

WHEREAS, the Spokane Plan Commission found that Application Z20-207COMP is consistent with and implements the Comprehensive Plan; and

WHEREAS, the Spokane Plan Commission found that Application Z20-207COMP meets the final review criteria for Comprehensive Plan Amendments delineated in Spokane Municipal Code 17G.020.030; and

WHEREAS, the Spokane Plan Commission voted 8 to 0 to recommend approval of Application Z20-207COMP; 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 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 Z20-207COMP is approved.

2. Amendment of the Land Use Map. The Spokane Comprehensive Plan Map LU 1, Land Use Plan Map, is amended from "Residential 4-10" to "General Commercial" for 0.16 acres, as shown in Exhibits A and B.

3. Amendment of the Zoning Map. The City of Spokane Zoning Map is amended from "Residential Single Family" to "Centers and Corridors Type 2, District Center (CC2-DC)," as shown in Exhibits C and D.

PASSED BY THE CITY COUNCIL ON _____, 2021.

_____
Council President

Attest:

_____
City Clerk

_____
Mayor

Approved as to form:

_____
Assistant City Attorney

_____
Date

_____
Effective Date

# Z20-207COMP (1015 W Montgomery)

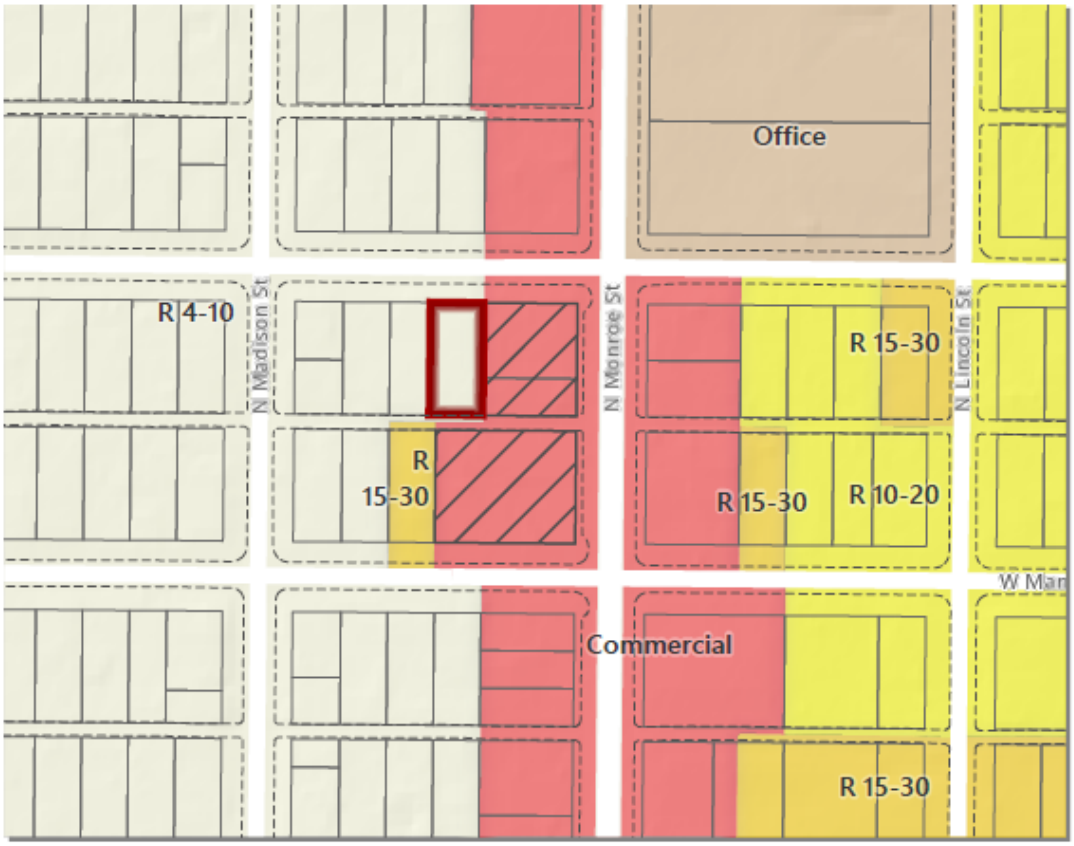
Concerning parcel(s) in the Emerson Garfield Neighborhood of Spokane

2020/2021 Comprehensive Plan Amendment Proposals

Drawn: 1/15/2021

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

## EXHIBIT A: Existing Land Use Plan Map




Subject Parcel

Same Owners

Parcels

City Boundary

Curb Line

**Current Land Use Designation**

CC Core

Commercial

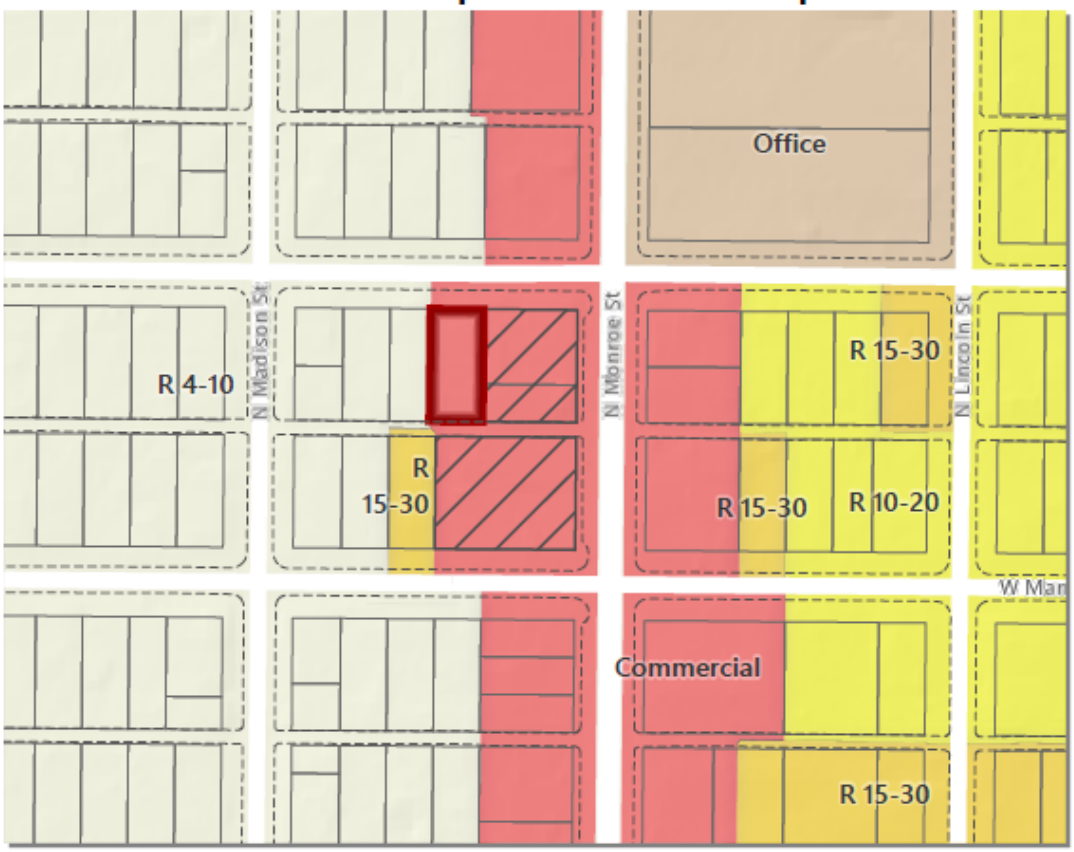
Office

Res 10-20

Res 15-30

Res 4-10

## EXHIBIT B: Proposed Land Use Plan Map




**Parcel(s):** 35073.2505

**Approximate Area:** 0.16 acres

**Same Ownership:** 0.69 acres

N

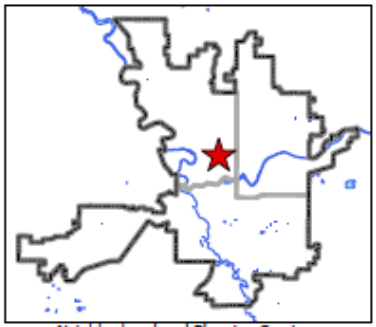
W E

S

0 75 150 300

Feet

**PROJECT LOCATION**



Neighborhood and Planning Services
Drawn By: Kevin Freibott

Path: C:\Users\kfreibott\Documents\ArcGIS\Projects\2021 Comp Plan Amendments\2021 Comp Plan Amendments.aprx

# Z20-207COMP (1015 W Montgomery)

Concerning parcel(s) in the Emerson Garfield Neighborhood of Spokane

2020/2021 Comprehensive Plan Amendment Proposals

Drawn: 1/15/2021

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## EXHIBIT C: Existing Zoning

Subject Parcel

Same Ownership

Parcels

City Boundary

Curb Line

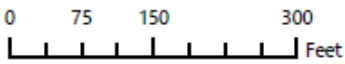
**Current Zoning**

- Center and Corridor Type 2
- Community Business
- Office
- Residential Multifamily
- Residential Two-Family
- Residential Single-Family

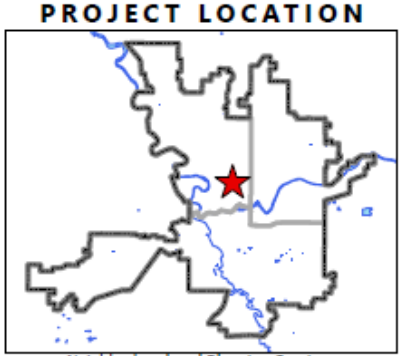
## EXHIBIT D: Proposed Zoning

**Parcel(s):** 35073.2505

**Approximate Area:** 0.16 acres
**Same Ownership:** 0.69 acres




**PROJECT LOCATION**



Neighborhood and Planning Services
Drawn By: Kevin Freibott

Path: C:\Users\kfreibott\Documents\ArcGIS\Projects\2021 Comp Plan Amendments\2021 Comp Plan Amendments.aprx

**Exhibit E: Legal Description**

Lot 4, Block 25, Moore's Addition, 07-25-43 SW in the City of Spokane, Spokane County, Washington State.

**2020/2021 Comprehensive Plan Amendments**

# STAFF REPORT Z20-207COMP (1015 W MONTGOMERY)

Department of Neighborhood and Planning Services

*The following staff report concerns a proposed amendment to the City's current Comprehensive Plan. The proposal is to amend the land use plan map designation and zoning of one or more parcels in the City of Spokane. Amendments to the Comprehensive Plan are enabled by Spokane Municipal Code (SMC) 17G.020 and Revised Code of Washington (RCW) 36.70A.130.*

## I. PROPERTY SUMMARY

| | |
|---|---|
| **Parcel(s):** | 35073.2505 |
| **Address(es):** | 1015 W Montgomery |
| **Property Size:** | 0.16 acres |
| **Legal Description:** | MOORES ADD E7FT OF L3 & ALL OF L4 B25 |
| **General Location:** | Approx. 100 feet SW of N Monroe St and W Montgomery Ave |
| **Current Use:** | Multi-Family Home |

## II. APPLICANT SUMMARY

| | |
|---|---|
| **Agent:** | Dwight Hume, Land Use Solutions and Entitlement |
| **Applicant:** | Ten Talents LLC |
| **Property Owner:** | Ten Talents LLC |

## III. PROPOSAL SUMMARY

| | |
|---|---|
| **Current Land Use Designation:** | Residential 4-10 (R 4-10) |
| **Proposed Land Use Designation:** | General Commercial (GC) |
| **Current Zoning:** | Residential Single Family (RSF) |
| **Proposed Zoning:** | Centers and Corridors, Type 2, District Center (CC-2) |
| **SEPA Status:** | A SEPA threshold Determination of Non-Significance (DNS) was made on September 29, 2021. The appeal deadline is 5:00 PM on October 12, 2021. |
| **Plan Commission Hearing Date:** | October 13, 2021 |
| **Staff Contact:** | Kevin Freibott, Assistant Planner II, kfreibott@spokanecity.org |
| **Staff Recommendation:** | **Approve** |

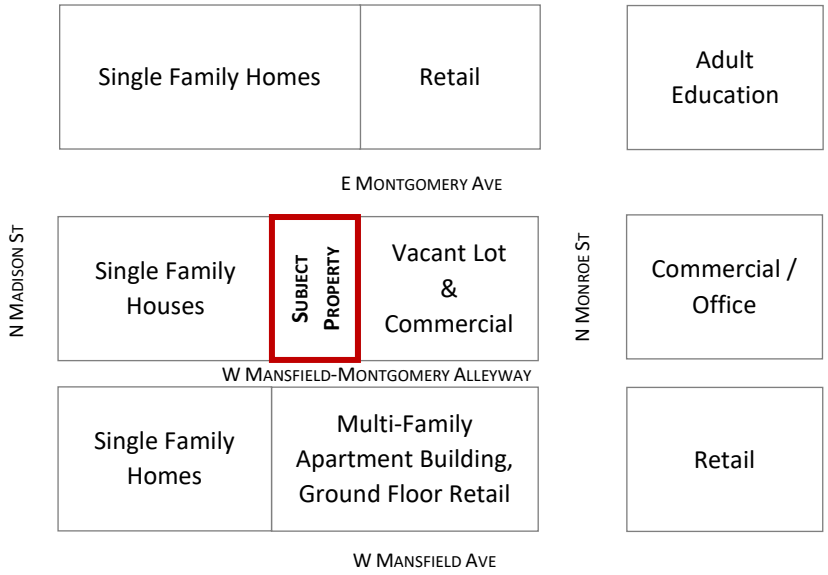
## IV. BACKGROUND INFORMATION

1. **General Proposal Description**: Pursuant to the procedures established by SMC 17G.060, enabled by RCW 36.70A.130, the applicant asks the City of Spokane to amend the land use plan map designation (Map LU-1 of the Comprehensive Plan) from "Residential 4-10" to "General Commercial" and zoning designation (Official Zoning Map of the City of Spokane) from "Residential Single Family (RSF)" to "Centers and Corridors, Type 2, District Center (CC-2)" for one property located in the Emerson/Garfield Neighborhood. The stated intent of the applicant is to potentially redevelop this and adjacent properties to the east, which are currently under the same ownership.

2. **Site Description and Physical Conditions**: The site general flat containing a multi-family rental residence built in the style of a single-family home. The lot backs up to a City alleyway fronted by parking for the on-site residents.

3. **Property Ownership**: The entire site is owned by Ten Talents LLC, a registered WA State Limited Liability Company based in Spokane, WA.

4. **Adjacent Property Improvements and Uses**: The proposal is surrounded by existing development of the following nature:




5. **Street Class Designations**: N Monroe Street is classified as a Major Arterial. All remaining streets are either local streets or alleyways.

6. **Current Land Use Designation and History**: As shown in **Exhibit A**, the current land use plan map designation of the property is "Residential 4 – 10 Dwellings per Acre (R 4-10)." The subject property has been designated as such since the City's adoption of the Growth Management Act (GMA) compliant Comprehensive Plan in 2001.

7. **Proposed Land Use Designation**: As shown in **Exhibit B**, the proposal is to amend the land use plan map designation to "General Commercial (GC)" to match the adjacent properties owned by the same owner. This new land use plan map designation would match the properties immediately east and south of the subject parcel.

8. **Current Zoning and History**: As shown in **Exhibit C**, the current zoning of the subject property is "Residential Single-Family (RSF)." The zoning has been the same since the current zoning map was adopted in 2006. The historical zoning is shown in the following table:

| Year | Zone | Description |
|---|---|---|
| **1958** | Class I Residential | *The lowest density residential zoning at the time.* |
| **1978** | R3 Multi-Family Residence | *A medium density residential zone.* |
| **After 1978, Prior to 2006** | R1 Single-Family Residence | *The lowest residential density zoning at the time.* |

9. **Proposed Zoning**: As shown in **Exhibit D**, the proposal seeks to amend the zoning to "Centers and Corridors, Type 2, District Center (CC2-DC)" to match the properties to the east and south along N Monroe Street.

## V. APPLICATION PROCESS AND PUBLIC COMMENT

1. **Key Steps**: The application is being processed according to SMC 17G.060, including the following steps:

Application Submitted ..... October 26, 2020
Threshold Application Certified Complete ..... January 12, 2021
Council Threshold Subcommittee Established[1] ..... January 11, 2021
Council Threshold Subcommittee Met ..... February 17, 2021
Annual Work Program Set[2] ..... April 26, 2021
Agency/Department Comment Period Ended ..... June 2, 2021
Notice of Application Posted ..... June 21, 2021
Plan Commission Workshop ..... June 23, 2021
60-Day Public Comment Period Ended ..... August 20, 2021
SEPA Determination Issued ..... September 28, 2021
Notice of Public Hearing Posted ..... September 29, 2021
Plan Commission Hearing Date (Scheduled) ..... October 13, 2021

2. **Comments Received**: A request for comments was issued to City departments, local agencies, and departments, along with pertinent application details on May 19, 2021. By the close of agency comment on June 2, 2021, a single comment was received from Mr. Johnson of the City Engineering Department. Mr. Johnson noted that site-specific comments would be issued regarding the property at the building permit review stage. Mr. Johnson's comment is attached to this report as **Exhibit L**.

[1] Spokane City Council Resolution 2021-0003
[2] Spokane City Council Resolution 2021-0023

Following the agency/department comment period, a Notice of Application was issued on June 21, 2021 by mail to all properties and owners within a 400-foot radius of the subject property, including within 400-feet of any adjacent properties with the same ownership. Notice was also posted on the subject property, in the closest library branch, and in the Spokesman Review. City staff emailed notice to the neighborhood council as well and to any nearby neighborhood councils. No public comments were received on the proposal.

3. **Public Workshop**: A public workshop with the Spokane Plan Commission was held on June 23, 2021, during which the particulars of the proposal were presented to the Plan Commission for their consideration and discussion. The applicant was provided an opportunity to speak during the workshop, but no public comment was taken.

## VI. APPLICATION REVIEW AND ANALYSIS

1. **Guiding Principles**: SMC 17G.020.010 provides the following guiding principles for the annual comprehensive plan amendment process:

   **A.** Keep the comprehensive plan alive and responsive to the community.

   **B.** 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.

   **C.** Make map adjustments based on a foundation in policy language, consistently applying those concepts citywide.

   **D.** Honor the community's long-term investment in the comprehensive plan, through public participation and neighborhood planning processes, by not making changes lightly.

   **E.** 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.

   **F.** Amendments to the comprehensive plan must result in a net benefit to the general public.

2. **Review Criteria**: SMC 17G.020.030 provides a list of considerations that are to be used, as appropriate, by the applicant in developing an amendment proposal, by planning staff in analyzing a proposal, by the plan commission making a recommendation on a proposal, and by the city council in making a decision on the proposal. Following each of the considerations is staff's analysis relative to the proposed amendment.

   **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 satisfies 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 satisfies 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 or City Department comment request or require a traffic impact analysis for the proposal. The subject property is already served by water, sewer, nearby transit service, and adjacent existing City streets. Furthermore, under State and local laws, any subsequent development of the site will be subject to a concurrency determination pursuant to SMC 17D.010.020.

The proposal satisfies 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: No evidence of a potential funding shortfall from this proposal exists.

The proposal satisfies 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:

*Development Regulations.* 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.

*Capital Facilities Program.* 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 Emerson-Garfield neighborhood completed a "Neighborhood Action Plan" in June 2014 which was subsequently adopted by the City Council[3] on July 28, 2014. A major theme of the plan was enhanced pedestrian safety and beautification. As a result of this neighborhood plan and to address significant safety issues on N Monroe St, the City implemented sweeping updates to N Monroe Street between N Indiana Ave and W Gordon Ave. These improvements included a program of streetscape improvements, lane changes, and frontage improvements known colloquially as the "North Monroe Project." The subject property lies immediately west of the properties that front N Monroe Street and is owned by an organization that owns the entire eastern face of the block on Monroe. The applicant's proposal is, in part, intended to ease redevelopment of this parcel and the parcels to the east with street facing mixed use. Effective redevelopment of this currently vacant area may ultimately improve the streetscape along Monroe, helping to achieve the goals of the Neighborhood Action Plan.

*Miscellaneous Comprehensive Plan Goals and Policies.* Staff have compiled a list of Comprehensive Plan Goals and Policies which bear on the proposal in Exhibit H of this report. Further discussion of these policies is provided under section K.2 below.

The proposal satisfies this criterion.

**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.

The proposal satisfies this criterion.

[3] See Spokane City Council Resolution RES 2014-0086.

**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 area within an existing urbanized area, with no foreseeable implications to regional or inter-jurisdictional 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 satisfies 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 five other applications for Comprehensive Plan amendments as part of an annual plan amendment cycle. All six applications are for map amendments, five for changes to the land use plan map (LU-1) and one for changes to the Bicycle Facilities Map (TR-5). When considered together, these various applications do not interact, nor do they augment or detract from each other. Thus, the cumulative effects of these various applications are minor.

   This proposal satisfies this criterion.

**H. SEPA:** *SEPA[4] 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).*

[4] State Environmental Protection Act

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 September 28, 2021.

The proposal satisfies 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 a previously developed area served by public facilities and services described in CFU 2.1. The proposed change in land-use designations affects a relatively small area 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.

The proposal satisfies 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 proposal does not include an expansion to the UGA; thus, this criterion does not apply.

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. The need for this type of adjustment might be supported by findings from feedback instruments related to monitoring and evaluating the implementation of the comprehensive plan.*

Staff Analysis: The proposal does not include a policy adjustment, thus this criterion 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: Because the proposal seeks to designate the property for a "General Commercial (GC)" land use plan map designation, conformance with Policy LU 1.8, General Commercial Uses, is the primary consideration for this criterion. LU 1.8 states that commercial uses would be directed to "Centers and Corridors designated on the Land Use Plan Map." The current parcel is located within the Monroe Corridor, as shown on map LU 1 of the Comprehensive Plan. The northern half of the Monroe Corridor, in which the subject property lies, was planned as part of a subarea planned and adopted by the City Council[5] on December 3, 2007. Although the zoning in the area is CC2-DC, the underlying land use has continued as General Commercial. The General Commercial designation of adjacent parcels is an artifact of prior Sub Area Planning and is acceptable under the typical planning process for Centers. Accordingly, the proposal appears to comply with the intent of Comprehensive Plan policies.

**b.** *The map amendment or site is suitable for the proposed designation.*

Staff Analysis: The site is adequately served by all utilities and by a major arterial street, bus service is nearby on E Sprague Avenue, and the site is generally level and devoid of critical areas. There exist no physical features of the site or its surroundings that would preclude mixed-use development on the site, save for the Combined Sewer Overflow facility on-site. The property owner and City are fully aware of this feature. Future development of the site, regardless of whether the comprehensive plan amendment is approved, would have to avoid this area as a matter of course.

**c.** *The map amendment implements applicable comprehensive plan policies and subarea plans better than the current map designation*.

Staff Analysis: See discussion under topic 'a' above. Development of commercial uses are an expected feature of Centers and Corridors. As such, the proposal would help to implement the development strategy laid out in the Comprehensive Plan policies, especially those concerning Centers and Corridors (see **Exhibit H**).

The proposal satisfies this criterion.

**3. Rezones, Land Use Plan 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*

[5] See Spokane Ordinance C34155.

*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 concurrently from Residential Single Family (RSF) to Centers and Corridors, Type 2, District Center (CC2-DC), matching the adjoining property along Monroe Street.

The proposal satisfies this criterion.

## VII. CONCLUSION

The proposal has been processed and considered according to the requirements of the Spokane Municipal Code. According to the information provided above and the whole of the administrative record, and provided Plan Commission or City Council make the recommended change to the project, the proposal appears to meet the criteria for a comprehensive plan amendment as provided in SMC 17G.020.030.

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.

## VIII. STAFF RECOMMENDATION

Staff recommends the Plan Commission and City Council **approve** the proposal.

## IX. LIST OF EXHIBITS

A. Existing Land Use Plan Map
B. Proposed Land Use Plan Map
C. Existing Zoning Map
D. Proposed Zoning Map
E. Application Notification Area
F. Detail Aerial
G. Wide-Area Aerial
H. List of Relevant Comp Plan Policies
I. Application Materials
J. SEPA Checklist
K. SEPA Determination of Non-Significance
L. Agency Comments

# Z20-207COMP (1015 W Montgomery)

**Concerning parcel(s) in the Emerson Garfield Neighborhood of Spokane**

2020/2021 Comprehensive Plan Amendment Proposals

Drawn: 1/15/2021

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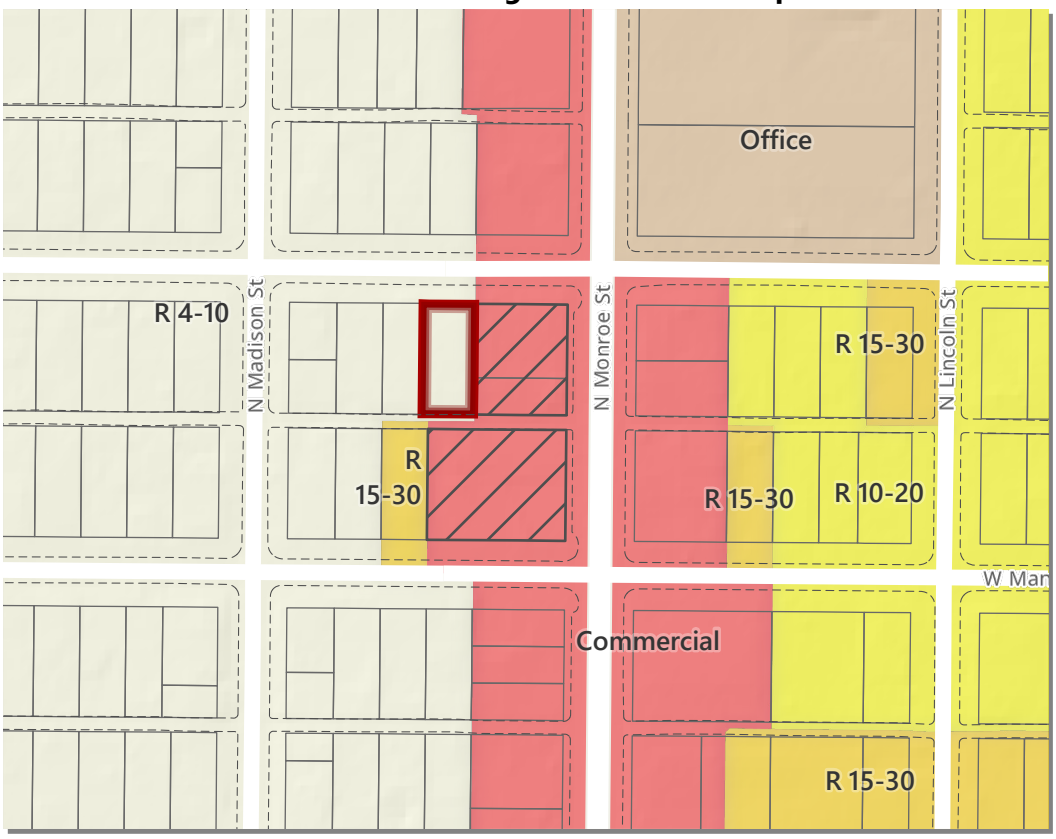
## EXHIBIT A: Existing Land Use Plan Map

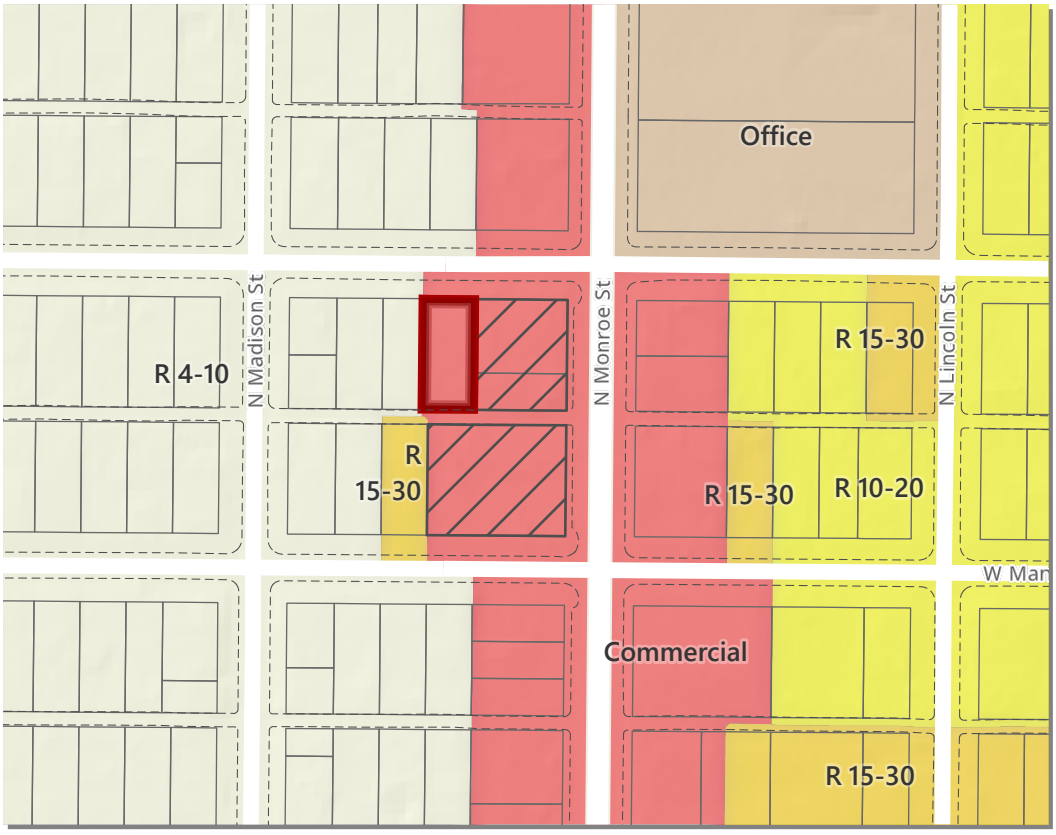



Subject Parcel
Same Owners
Parcels
City Boundary
Curb Line

**Current Land Use Designation**

CC Core
Commercial
Office
Res 10-20
Res 15-30
Res 4-10

## EXHIBIT B: Proposed Land Use Plan Map



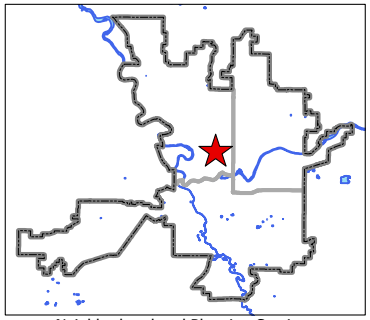

**Parcel(s):** 35073.2505

**Approximate Area:** 0.16 acres
**Same Ownership:** 0.69 acres

N
W E
S

0 75 150 300
Feet

**PROJECT LOCATION**



Neighborhood and Planning Services
Drawn By: Kevin Freibott

Path: C:\Users\kfreibott\Documents\ArcGIS\Projects\2021 Comp Plan Amendments\2021 Comp Plan Amendments.aprx

# Z20-207COMP (1015 W Montgomery)

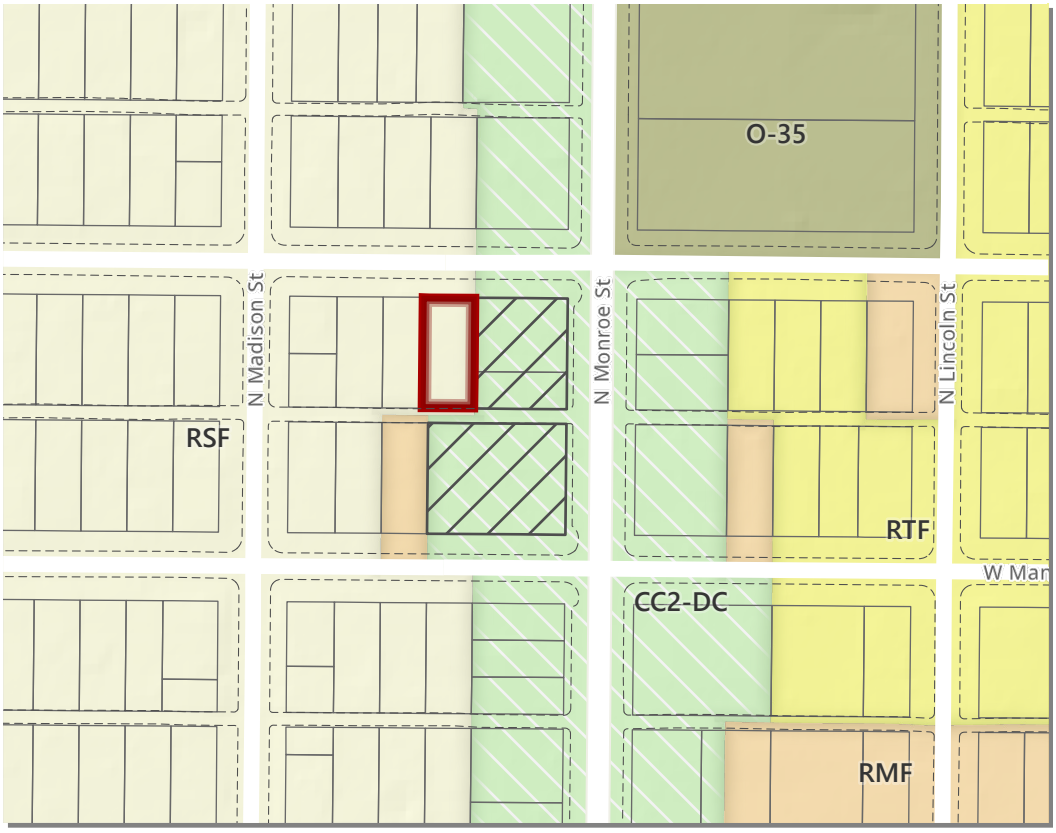
**Concerning parcel(s) in the Emerson Garfield Neighborhood of Spokane**

2020/2021 Comprehensive Plan Amendment Proposals

Drawn: 1/15/2021

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

## EXHIBIT C: Existing Zoning

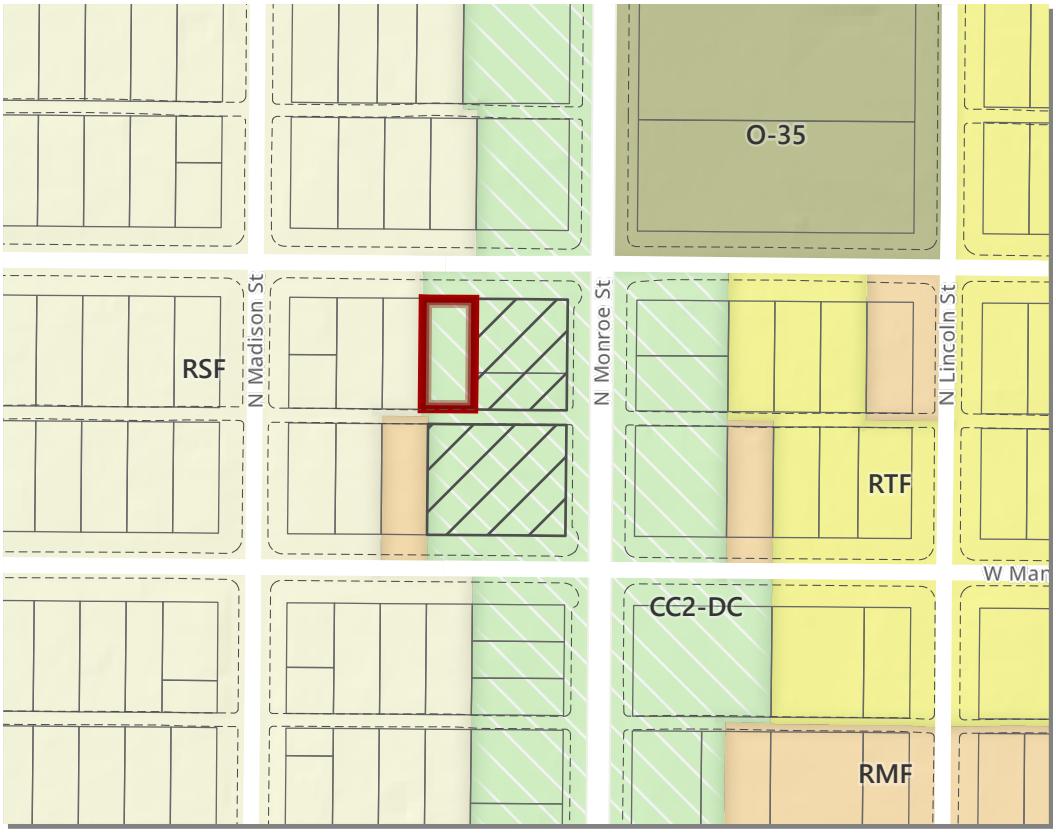



- Subject Parcel
- Same Ownership
- Parcels
- City Boundary
- Curb Line

**Current Zoning**

- Center and Corridor Type 2
- Community Business
- Office
- Residential Multifamily
- Residential Two-Family
- Residential Single-Family

## EXHIBIT D: Proposed Zoning



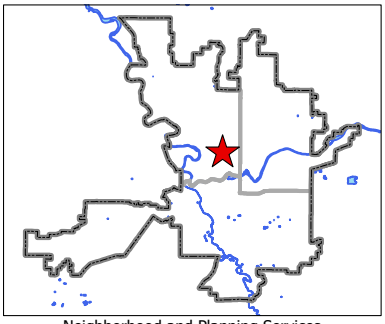

**Parcel(s):** 35073.2505

**Approximate Area:** 0.16 acres
**Same Ownership:** 0.69 acres

N
W E
S

0 75 150 300 Feet

**PROJECT LOCATION**



Neighborhood and Planning Services
Drawn By: Kevin Freibott

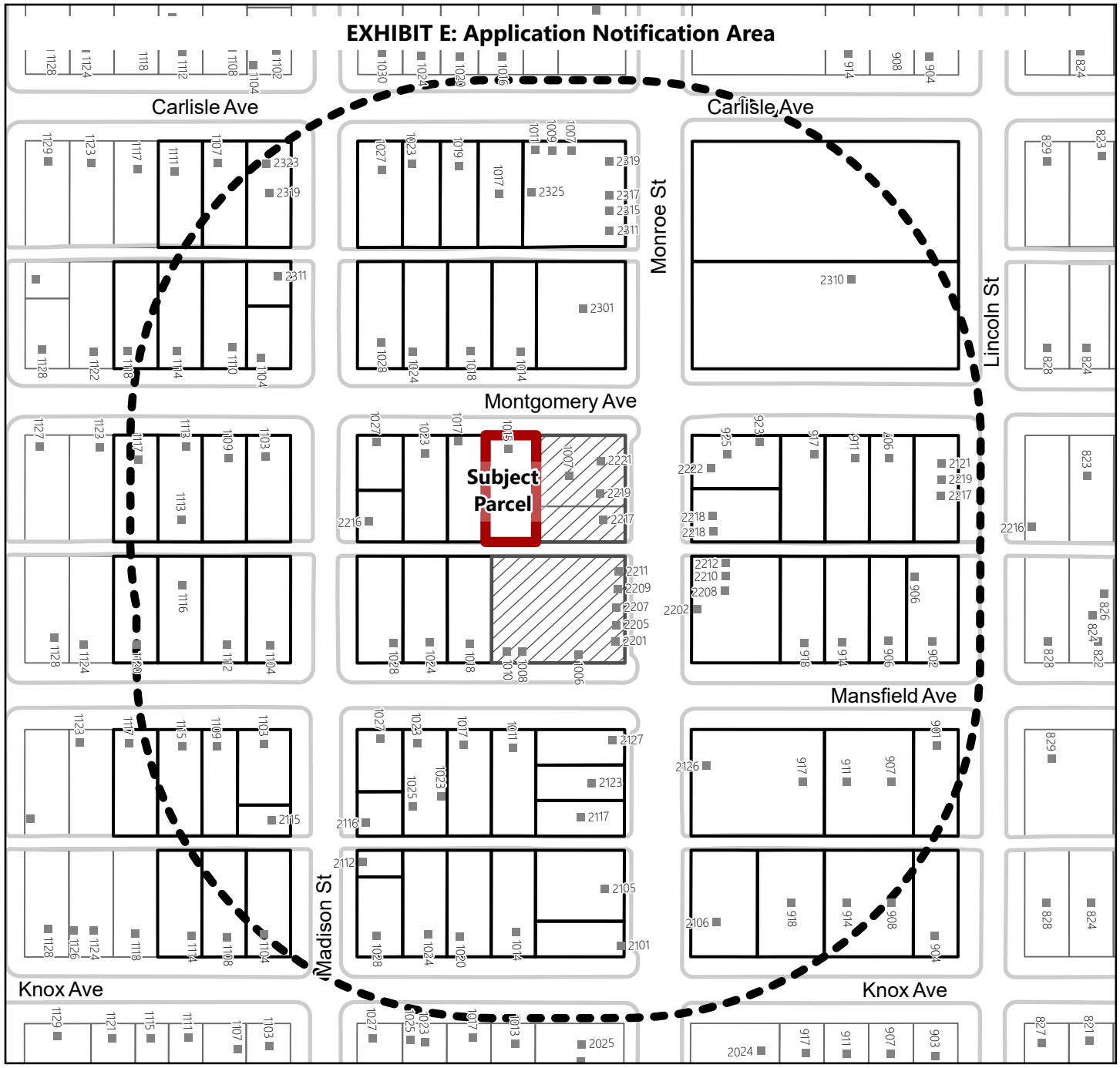
Path: C:\Users\kfreibott\Documents\ArcGIS\Projects\2021 Comp Plan Amendments\2021 Comp Plan Amendments.aprx

# Z20-207COMP

## (1015 W Montgomery Ave - Emerson/Garfield Neighborhood)

2020/2021 Comprehensive Plan Amendment Proposals

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




**Legend**

- Parcel
- Curb Line
- Address Point

**Area Type**

- Subject Parcels
- Same Owner
- Notification_Boundary
- Notification_Parcels

**Application Proposes To:**

Change Land Use Designation from "Residential 4-10" to "General Commercial"

N W E S

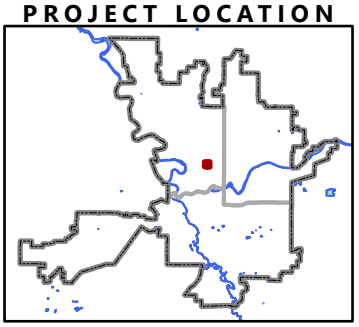
Project Size: 0.16 Acres (Approximate)

Drawing Date: 6/1/2021 Drawing Scale: 1:2,000

0 75 150 300

Feet

**PROJECT LOCATION**



Neighborhood and Planning Services
Drawn By: Kevin Freibott

Path: C:\Users\kfreibott\Documents\ArcGIS\Projects\2021 Comp Plan Amendments\2021 Comp Plan Amendments.aprx

# Z20-207COMP (1015 W Montgomery)

**Concerning parcel(s) in the Emerson Garfield Neighborhood of Spokane**

2020/2021 Comprehensive Plan Amendment Proposals

Drawn: 9/15/2021

THIS IS NOT A LEGAL DOCUMENT
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## EXHIBIT A: Existing Land Use Plan Map

Subject Parcels

Adjacent Ownership

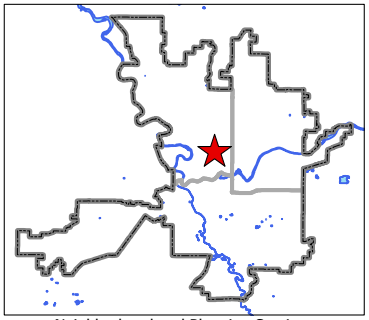
## EXHIBIT B: Proposed Land Use Plan Map

**Parcel(s):** 35073.2505

**Approximate Area:** 0.16 acres
**Same Ownership:** 0.69 acres

N
W E
S

PROJECT LOCATION



Neighborhood and Planning Services
Drawn By: Kevin Freibott

Path: C:\Users\kfreibott\Documents\ArcGIS\Projects\2021 Comp Plan Amendments\2021 Comp Plan Amendments.aprx

# EXHIBIT H: Z20-207COMP

Department of Neighborhood and Planning Services

The following policies of the Comprehensive Plan relate to application Z20-207COMP. The full text of the Comprehensive Plan can be found at www.shapingspokane.org.

**Chapter 3—Land Use**

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 1.8 General Commercial Uses

Direct new General Commercial uses to Centers and Corridors designated on the Land Use Plan Map.

*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.

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 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.

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.

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: …* 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.

…

LU 3.3 Designating Centers and Corridors

Designate new Centers or Corridors in appropriate locations on the Land Use Plan Map through a city-approved planning process.

*Discussion:* The Comprehensive Plan recognizes that Centers and Corridors are the most appropriate location for commercial and higher density residential uses. In some areas of the city, there may be a need to designate a new Center or Corridor. The exact location, boundaries, size, and mix of land uses in a Center or Corridor should be determined through a city-approved sub-area planning process that is inclusive of all interested stakeholders, including business and property owners, and the affected neighborhood(s). This process may be initiated by the city, or at the request of a neighborhood or private interest.

LU 3.4 Planning for Centers and Corridors

Conduct a city-approved subarea planning process to determine the location, size, mix of land uses, and underlying zoning within designated Centers and Corridors. Prohibit any change to land use or zoning within suggested Centers or Corridors until a subarea planning process is completed.

*Discussion*: Suggested Centers and Corridors are those that have been newly designated and do not have any underlying Center and Corridor land use or zoning. Land use and zoning, as well as the size, location and intensity of the land use for all Centers and Corridors should be determined through a sub-area planning process that is inclusive of all stakeholders. Any such process shall include consultation and coordination with property owners and the neighborhood in which the Center or Corridor is located. This process may be initiated by the city, or at the request of a neighborhood or private interest. Center and Corridor planning should consider the following factors:

- existing and planned commercial and residential densities and development conditions;
- amount of commercial land needed to serve the neighborhood;
- public facilities, available utilities and infrastructure, and service capacity for residential and commercial development;
- capital facility investments and access to public transit; and
- other characteristics of a Center as provided in this plan, or as further refined.

The subarea planning process should result in a determination of the boundaries of the designated Center or Corridor, the land use mix and intensities of use, and the identification of any changes to the Land Use Map within the designated Center or Corridor.

LU 3.5 Mix of Uses in Centers

Achieve a proportion of uses in Centers that will stimulate pedestrian activity and create mutually reinforcing land uses.

*Discussion*: Neighborhood, District, and Employment Centers are designated on the Land Use Plan Map in areas that are substantially developed. New uses in Centers should complement existing on-site and surrounding uses, yet seek to achieve a proportion of uses that will stimulate pedestrian activity and create mutually reinforcing land use patterns. Uses that will accomplish this include public, core commercial/office and residential uses.

All Centers are mixed-use areas. Some existing uses in designated Centers may fit with the Center concept; others may not. Planning for Centers should first identify the uses that do not fit and identify sites for new uses that are missing from the existing land use pattern. Ultimately, the mix of uses in a Center should seek to achieve the following minimum requirements:

**Table LU 1 – Mix of Uses in Centers**

| Land Use | Neighborhood Center | District and Employment Center |
|---|---|---|
| Public | 10 percent | 10 percent |
| Commercial/Office | 20 percent | 30 percent |
| Higher-Density Housing | 40 percent | 20 percent |

*Note: All percentage ranges are based on site area, rather than square footage of building area.*

This recommended proportion of uses is based on site area and does not preclude additional upper floors with different uses. The ultimate mix of land uses and appropriate densities should be clarified in a site-specific planning process in order to address site-related issues such as community context, topography, infrastructure capacities, transit service frequency, and arterial street accessibility. Special care should be taken to respect the context of the site and the character of surrounding existing neighborhoods. The 10 percent public use component is considered a goal and should include land devoted to parks, plazas, open space, and public facilities.

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.

LU 4.2 Land Uses That Support Travel Options and Active Transportation

Provide a compatible mix of housing and commercial uses in Neighborhood Centers, District Centers, Employment Centers, and Corridors.

*Discussion*: This provides opportunities for people to use active forms of transportation to get to work and shopping, enables less reliance on automobiles, reduces commuting times and distances, makes mass transit more viable, and provides greater convenience for area residents while supporting physical activity.

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 highperformance 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.

LU 5.3 Off-Site Impacts

Ensure that off-street parking, access, and loading facilities do not adversely impact the surrounding area.

*Discussion*: Off-street parking, access, and loading facilities are usually associated with the development of higher density residential, office, and commercial uses. These features often have major impacts on single-family residential areas. The impacts are most significant when these facilities are next to or intrude between homes. When these facilities are accessory to a higher density residential or nonresidential use, they should be developed according to the same policies and zoning regulations as govern the primary use. New parking lots should also have the same zoning classification as the primary use. In addition, these facilities should be developed to minimize adverse impacts to adjacent properties. All parking lots should be paved. Parking lots and loading areas should have appropriate buffers to fully screen them from adjacent, less intensive uses. Access to business and higher density residential sites should be controlled to avoid impacts on adjacent uses, pedestrian movement, and street functions.

LU 5.5 Compatible Development

Ensure that infill and redevelopment projects are well-designed and compatible with surrounding uses and building types.

**Chapter 7 – Economic Development**

ED 2.4 Mixed Use

Support mixed-use development that brings employment, shopping, and residential activities into shared locations that stimulate opportunities for economic activity.

**Chapter 8 – Urban Design and Historic Preservation**

DP 1.2 New Development in Established Neighborhoods

Encourage new development that is of a type, scale, orientation, and design that maintains or improves the character, aesthetic quality, and livability of the neighborhood.

> *Discussion*: New development should be compatible with the context of the area and result in an improvement to the surrounding neighborhood.

DP 2.12 Infill Development

Encourage infill construction and area redevelopment that complement and reinforce positive commercial and residential character.

> *Discussion*: Infill construction can benefit the community when done in a manner that improves and does not detract from the livability of the neighborhood and the desirable design character of the area.

**Chapter 11—Neighborhoods**

N 2.1 Neighborhood Quality of Life

Ensure that neighborhoods continue to offer residents transportation and living options, safe streets, quality schools, public services, and cultural, social, and recreational opportunities in order to sustain and enhance the vitality, diversity, and quality of life within neighborhoods.

> *Discussion*: Spokane enjoys a rich variety of living opportunities within its individual neighborhoods, each with its unique character. Maintaining and enhancing our neighborhood assets is key to providing stability within neighborhoods and Spokane citizens with a prolonged sense of pride.

N 8.4 Consistency of Plans

Maintain consistency between neighborhood planning documents and the comprehensive plan.

> *Discussion*: Neighborhood planning shall be conducted within the framework of the comprehensive plan, and further, the Growth Management Act requires that these plans be consistent with the comprehensive plan.

City of Spokane

**Planning Services Department**

# General Application

**DESCRIPTION OF PROPOSAL:**

Map Amendment from R 4-10 to GC and a corresponding zone change from RSF to CC 2-DC

**ADDRESS OF SITE OF PROPOSAL:** (if not assigned yet, obtain address from Public Works before submitting application)

W 1015 Montgomery Avenue

**APPLICANT:**

| | | | |
|---|---|---|---|
| **Name:** | Ten Talents LLC C/O Mark Agee | | |
| **Address:** | P O Box 1199 Veradale WA 99037 | | |
| **Phone (home):** | | **Phone (work):** | 509-951-1033 |
| **Email address:** | marklagee@gmail.com | | |

**-PROPERTY OWNER:**

| | | | |
|---|---|---|---|
| **Name:** | Same as above | | |
| **Address:** | | | |
| **Phone (home):** | | **Phone (work):** | |
| **Email address:** | | | |

**AGENT:**

| | | | |
|---|---|---|---|
| **Name:** | Land Use Solutions and Entitlement c/o Dwight Hume | | |
| **Address:** | 9101 N Mt. View Lane Spokane WA 99218 | | |
| **Phone (home):** | | **Phone (work):** | 435-3108 |
| **Email address:** | dhume@spokane-landuse.com | | |

**ASSESSOR'S PARCEL NUMBERS:**

35073.2505

**LEGAL DESCRIPTION OF SITE:**

The E 7 ft of Lot 3 and all of Lot 4 Block 25 Moore's Addition.

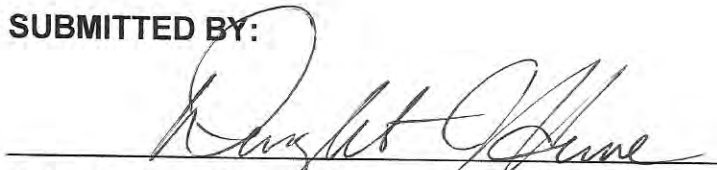
**SIZE OF PROPERTY:**

6840 sf. (.16 acres)

**LIST SPECIFIC PERMITS REQUESTED IN THIS APPLICATION:**

Map Amendment and Zone Change

**SUBMITTED BY:**



☐ Applicant Property Owner ☐ Property Purchaser (X 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, Ten Talents LLC Mark L Agee, Manager, owner of the above-described property do hereby authorize Dwight Hume to represent us and our interests in all matters regarding this application.

**ACKNOWLEDGMENT:**

STATE OF WASHINGTON )
) ss.
COUNTY OF SPOKANE )

See File for Notary

On this _____ day of _____, 20___, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____, 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.

_____
Notary Public in and for the State of Washington,
residing at _____

# Comprehensive Plan or Land Use Code Amendment Pre-Application

Rev.20180102

1015 W Montgomery Map Amendment

## 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 R 4-10 and RSF zone to General Commercial and a CC-2 DC zone as an inclusion to the owners flanking properties to the east and south within the North Monroe Street Corridor.*

b. Why do you feel this change is needed?

*The existing residential structure is 116 years old and needs to be brought up to current building code standards before future residential occupancy at greater density. In addition, the City recently upgraded the arterial to encourage safer pedestrian movement within the corridor, thereby attracting more residential use from nearby residential properties. The existing R 4-10 designation and RSF zone do not enable higher density residential use and the site warrants an upgrade to CC-2 DC to provide that option for mixed use.*

c. In what way(s) is your proposal similar to or different from the fundamental concepts contained in the comprehensive plan?

*As stated above, this is the recently updated North Monroe Corridor and pursuant to LU 3-2, Corridors are areas of mixed use that extend no more than two blocks in either direction from the center of the transportation corridor (Monroe). Within a Corridor, there is a greater intensity of development. Housing is up to 44 units per acre with a density transition to 22 units per acre at the outer edge. This proposal is therefore consistent with the policy provisions of the comprehensive plan due to the location within the Corridor to Monroe and the applicants adjacent CC-2 DC property.*

d. For text amendments: What goals, policies, regulations or other documents might be changed by your proposal? *Not Applicable*

e. For map amendments:

1. What is the current Land Use designation and zoning for each affected parcel? *R 4-10 and RSF*
2. What is the requested Land Use designation and zoning for each affected parcel? *GC and CC-2DC*
3. Describe the land uses surrounding the proposed amendment site(s); e.g. land use type, vacant/occupied, etc.

*Subject: Existing S/F dwelling conversion to tri-plex.*
*West: Residential S/F*
*North/NE: Residential S/F; drive thru coffee stand*
*South/SE: 33 unit apartment (applicants property)*
*East: Office and vacant (applicants property)*

f. Do you know of any existing studies, plans or other documents that specifically relate to or supportyour proposal? *No plans*

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 is no purpose or budget for a neighborhood study. This area has been upgraded with street improvements designed to enhance the pedestrian movement. Furthermore, the area has been designated a Corridor since the original adoption of the comprehensive plan with policy provisions for density increases at the inner corridor. Accordingly, this is the only opportunity to amend the plan.*

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.

# W 1015 Montgomery Threshold Supplement

1. Describe how the proposed amendment is appropriately addressed as a Comprehensive Plan Amendment.

   *The request is for a map change to the adopted Comprehensive Plan Map, hence the Comprehensive Plan 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.

   *The subject site is located well within a designated Corridor and adjacent to a CC-2 DC zone. No sub-area plan is needed to accomplish this amendment.*

3. The proposed amendment can be reasonably reviewed within the resources and time frame of the Annual Comprehensive Plan Amendment Work Program.

   *No special studies are expected to be generated by this request. Accordingly, this can be processed within the normal timeframe of an annual amendment.*

4. In the case of a private application for a land use map change, nearby properties may also seem to be candidates for amendment. At the time of docketing or during plan commission review, expansion of the geographic scope of an amendment proposal may be considered, shared characteristics with nearby, similarly situated property may be identified and the expansion is the minimum necessary to include properties with those shared characteristics. Has the applicant had any outreach to surrounding property owners whose property may be so situated?

   *No other property owners were contacted by the applicant. This is an obligation of the Council and Docketing Committee to determine if more property should be included.*

5. 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.

   a) *This proposal is within an adopted designated Corridor. Moreover, it is consistent with the Corridor designation and CC-2 DC zone adjacent to this proposal. A quick review of the CC-2 DC designation within this Corridor shows similar depth from Monroe with this designation and zone. It is therefore consistent with County Planning policies, the GMA and the WAC.*

   b) *LU 3.2 describes Corridors as 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 amendment is consistent with LU 3.2 by enabling higher density use at or near the transportation corridor.*

*In summary, the amendment request further implements the intent of the area within a designated Corridor as having the appropriate zone for higher density residential use and offers a uniform boundary for a suitable mixed use upon all four of the applicants ownerships.*

6. 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.

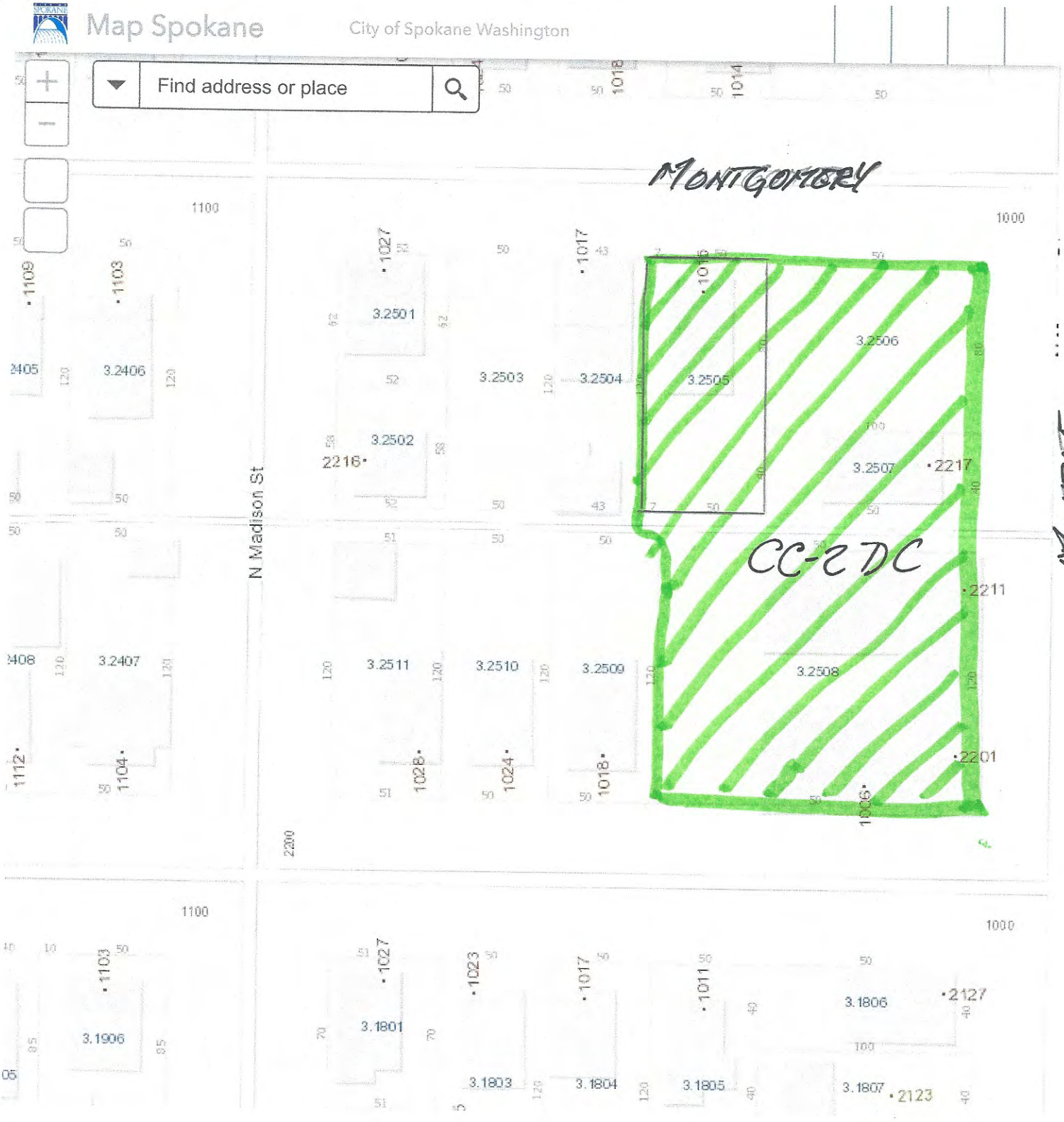
   *No previous applications have been considered.*

7. If this change is directed by state law or a decision of a court or administrative agency, please describe. *N/A*

8. Please provide copy of agenda or other documentation of outreach to neighborhood council made prior to application.

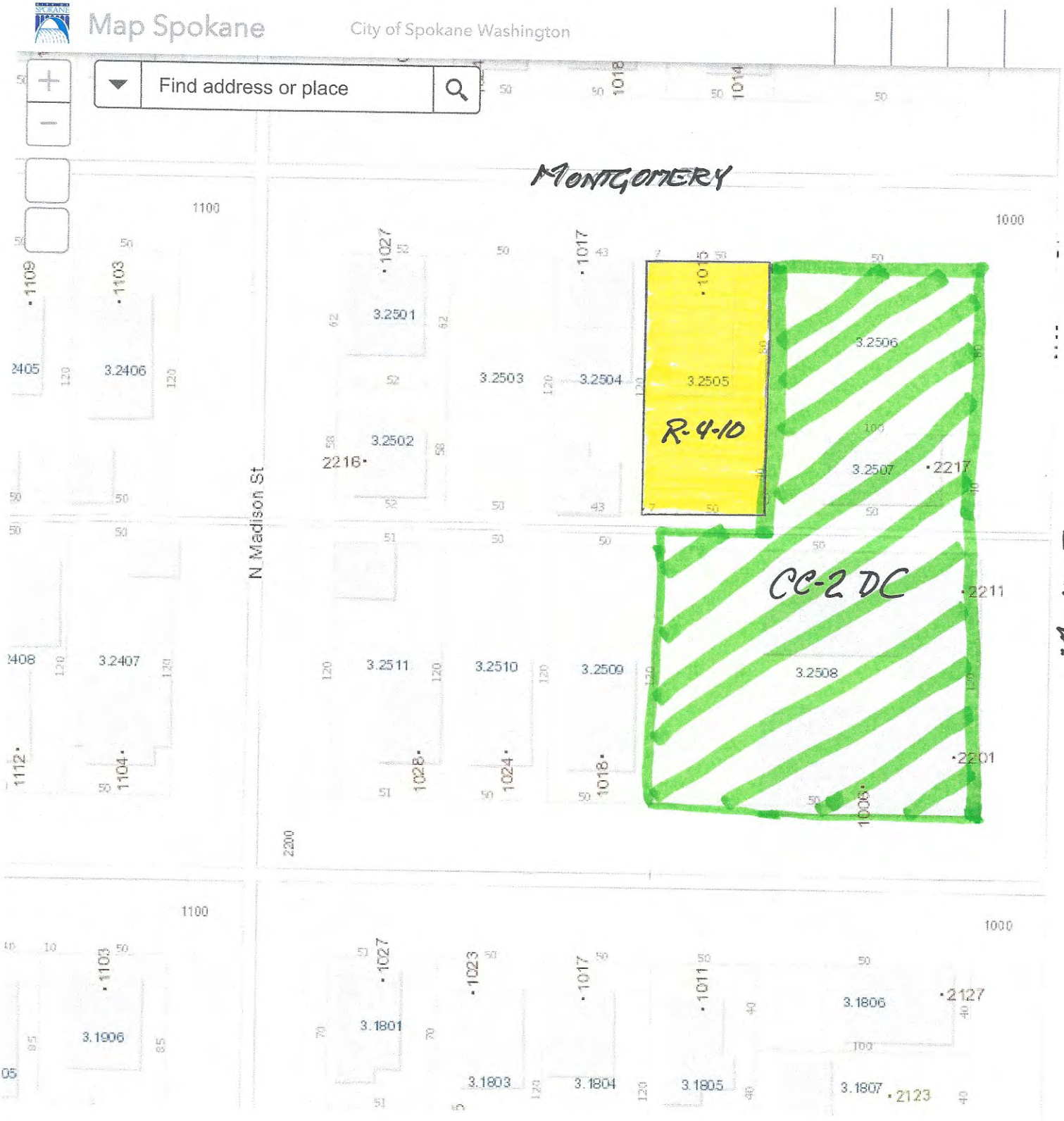
   *The applicant will reach out to the Emerson Garfield NC to inform them of this intended change to the land use and zone maps.*

End of Threshold Supplement




PROPOSED COMP PLAN

(W 1015 MONTGOMERY)




EXISTING COMP PLAN

(W 1015 MONTGOMERY)

Evaluation for
Agency Use Only

# State Environmental Policy Act (SEPA)
# ENVIRONMENTAL CHECKLIST

**File No. Z20-207COMP**

## 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.

Evaluation for
Agency Use Only

## A. BACKGROUND

1. **Name of proposed project**:

2. **Applicant**: *Ten Talents LLC C/O Mark Agee*
   Address: *P O Box 1199*
   City/State/Zip: *Veradale WA 99037* Phone *509-951-1033*

3. **Agent or Primary Contact**: *Land Use Solutions & Entitlement C/O Dwight Hume*
   Address: *9101 N Mt. View Lane*
   City/State/Zip: *Spokane WA 99218* Phone: *509-435-3108*

4. **Location of Project**:
   Address: *W 1015 Montgomery Avenue*
   Section: *07* Quarter: *SE ¼* Township: *23 N* Range: *45 E*
   Tax Parcel Number(s): *35073.2505*

5. Date checklist prepared: *May 2021*

6. Agency requesting checklist: *City of Spokane, Washington*

7. Proposed timing or schedule (including phasing, if applicable):
   *Unknown*

8. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain:
   *Unknown*

   b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain:
   *Yes, the adjoining parcels easterly and southerly of the subject commonly known as Parcels 35073.2506. 2507. And 2508.*

9. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal:
   *Unknown*

10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain:

*No other applications are pending.*

11. List any government approvals or permits that will be needed for your proposal, if known:
*Annual Plan Amendment and zone change from R 4-10 to GC and a corresponding zone change from RSF to CC2 DC*

12. 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.
*A 6840 sf lot with an existing 100+ year old residence to be demolished for future inclusion of subject parcel with applicants adjacent CC2 DC property of .68 acres.*

13. 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 subject property is W 1015 Montgomery near the SW corner of Montgomery and Monroe.*

14. Does the proposed action lie within the Aquifer Sensitive Area (ASA)? ☒Yes ☐No
The General Sewer Service Area? ☒Yes ☐No
The Priority Sewer Service Area? ☒Yes ☐No
The City of Spokane? ☒Yes ☐No

15. 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).
*This is a non-project action and the above will be determined at the time of building permit review.*

(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? *This is a non-project action and the above will be determined at the time of building permit review.*

(3) What protective measures will be taken to ensure 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. *This is a non-project action and the above will be determined at the time of building permit review.*

(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?

*This is a non-project action and the above will be determined at the time of building permit review.*

b. Stormwater

(1) What are the depths on the site to groundwater and to bedrock (if known)?

*Unknown*

(2) Will stormwater be discharged into the ground? If so, describe any potential impacts.

*This is a non-project action and the above will be determined at the time of building permit review.*

## B. ENVIRONMENTAL ELEMENTS

### 1. Earth

a. General description of the site (check one):

☒ Flat ☐ Rolling ☐ Hilly ☐ Steep slopes ☐ Mountainous

Other: *Answer*

b. What is the steepest slope on the site (approximate percent slope)?

*As stated above, the site is FLAT and therefore there is no slope to address.*

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.

*According to the SCS Soils Atlis printed in 1968, the soil classification is GgA Garison gravelly loam on slopes of 0-5%. While the SCS classification system has changed, the soils have not.*

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

*No*

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.

*This is a non-project action and the above will be determined at the time of building permit review.*

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

*This is a non-project action and the above will be determined at the time of building permit review.*

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt, or buildings)? *This is a non-project action and the above will be determined at the time of building permit review.*

h. Proposed measures to reduce or control erosion or other impacts to the earth, if any:

*None, future development would comply with grading and stormwater standards.*

**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.

*This is a non-project action and the above will be determined at the time of building permit review.*

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:

*Dust abatement during construction and paving of driving/parking surfaces after construction.*

**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.

*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.

*Not Applicable*

(4) Will the proposal require surface water withdrawals or diversions? If yes, give general description, purpose, and approximate quantities if known.

*No*

(5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

*No*

(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.

*No*

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.

*No, the site is served with city water service.*

(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. *This is a non-project action and the above will be determined at the time of building permit review.*

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.

*This is a non-project action and the above will be determined at the time of building permit review.*

(2) Could waste materials enter ground or surface waters? If so, generally describe.

*This is a non-project action and the above will be determined at the time of building permit review.*

(3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

*No*

d. PROPOSED MEASURES to reduce or control surface, ground, and runoff water, and drainage patter impacts, if any. *This is a non-project action and the above will be determined at the time of building permit review.*

**4. Plants**

a. Check the type(s) of vegetation found on the site:

Deciduous trees: ☐ alder ☐ maple ☐ aspen

Other:

Evergreen trees: ☐ fir ☐ cedar ☒ pine

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:

Any other types of vegetation:

b. What kind and amount of vegetation will be removed or altered?

*This is a non-project action and the above will be determined at the time of building permit review.*

c. List threatened and 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:

*To be determined at project permitting*

e. List all noxious weeds and invasive species known to be on or near the site:

*Unknown*

**5. Animals**

a. Check *and* List 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*

Birds: ☐ hawk ☐ heron ☐ eagle ☒ songbirds

Other:

Mammals: ☐ deer ☐ bear ☐ elk ☐ beaver

Other:

Fish: ☐ bass ☐ salmon ☐ trout ☐ herring ☐ shellfish

Other:

Any other animals (*not* listed in above categories):

b. List any threatened or endangered animal species known to be on or near the site.
*This is an urban area with more than 100 years of land use. It is designated for intense urban development and intends to be used for both mixed use and intense residential for a walkable community setting. The only conceivable threatened or endangered animal species would be lost domestic pets amidst the Monroe Street Corridor traffic movement.*

c. Is the site part of a migration route? If so, explain.
*No*

d. Proposed measures to preserve or enhance wildlife, if any:
*None*

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.
*To be determined at time of project permit application*

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe:
*To be determined at time of building permit application*

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:

*To be determined at time of project permitting*

**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.

*No*

(1) Describe any known or possible contamination at the site from present or past uses.

*Unknown*

(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.

*Unknown*

(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.

*This is a non-project action and the above will be determined at the time of building permit review.*

(4) Describe special emergency services that might be required.

*This is a non-project action and the above will be determined at the time of building permit review.*

(5) Proposed measures to reduce or control environmental health hazards, if any:

*This is a non-project action and the above will be determined at the time of building permit review.*

b. NOISE:

(1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

*Traffic noise nearby on Monroe should not affect this site.*

(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.

*Construction activities and vehicle ingress and egress are likely to generate noise on an interim bases, if project development proceeds in the future.*

(3) Proposed measure to reduce or control noise impacts, if any:

*Compliance with noise regulations.*

**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.

*The subject site is a residence being used for multiple tenants. The proposed use is likely to be part of the adjacent CC-2DC for mixed use. The site is surrounded by residential to the west, north and south. A 33 unit apartment adjoins to the SE and vacant and coffee drive-thru are to the east and NE respectively.*

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 non-forest use?

*The site has not been used for agricultural purposes.*

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:

*There are no agricultural uses within the vicinity or site.*

c. Describe any structures on the site.

*A 116 year old residential structure being used for multiple tenants*

d. Will any structures be demolished? If so, which?

*Yes the existing 116 year old residence is not current to code and will be demolished, if this amendment is approved.*

e. What is the current zoning classification of the site?
*RSF zone*

f. What is the current comprehensive plan designation of the site?
*Residential 4-10*

g. If applicable, what is the current shoreline master program designation of the site?
*N/A*

h. Has any part of the site been classified as a critical area by the city or the county? If so, specify.
*No*

i. Approximately how many people would reside or work in the completed project?
*To be determined at time of building permit review.*

j. Approximately how many people would the completed project displace?
*The structure has been used for three tenants.*

k. Proposed measures to avoid or reduce displacement impacts, if any:
*To be determined at time of building permit review.*

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
*Compliance with applicable development codes*

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:
*N/A*

**9. Housing**

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
*To be determined at time of building permit*

b. Approximately how many units, if any, would be eliminated? Indicate whether high-, middle- or low-income housing.

*If approved, the existing 116 year old structure would be demolished.*

c. Proposed measures to reduce or control housing impacts, if any:

*To be determined at time of building permit review.*

**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?

*To be determined at building permit review and in compliance with CC-2 DC standards.*

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. Light and Glare**

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

*This is a non-project action and the above will be determined at the time of building permit review.*

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:

*Indirect exterior lighting if installed.*

**12. Recreation**

a. What designated and informal recreational opportunities are in the immediate vicinity?

*None*

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. 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.
*The existing structure is 116 years old but not on the historic register.*

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 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.
*None, due to existing land use activities surrounding the site.*

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.
*None*

**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.
*Monroe Street corridor and Montgomery to the site.*

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.
*STA Route 4 serves the subject property within 150' on Monroe ST.*

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?
*To be determined at time of building permit review.*

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).

*This is a non-project action and the above will be determined at the time of building permit review.*

e. Will the project or proposal 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 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? (Note: to assist in review and if known, indicate vehicle trips during PM peak, AM Peak, and Weekday (24 hours).

*To be determined at time of building permit issuance.*

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.

*N/A*

h. Proposed measures to reduce or control transportation impacts, if any:

*To be determined at time of building permit review.*

**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.

*To be determined at time of building permit review.*

b. Proposed measures to reduce or control direct impacts on public services, if any:

*To be determined at time of building permit review.*

**16. Utilities**

a. Check utilities currently available at the site:

☒ electricity ☒ natural gas ☒ water ☒ refuse service

☒ telephone ☒ sanitary sewer ☐ septic system

Other: *Answer*

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:
*To be determined at time of building permit review.*

## 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 Non-significance that it might issue in reliance upon this checklist.

Date: *May 9, 2021* Signature: _____

***Please Print or Type:***

PROJECT PROPONENT:

Name: *Ten Talents LLC Mark Agee* Address: *P O Box 1199*

Phone: *(509) 951-1033* *Veradale WA 99037*

CHECKLIST PERPARER (If different from proponent):

Name: *Dwight Hume* Address: *9101 N Mt. View Lane*

Phone: *(509) 435-3108* *Spokane WA 99218*

**FOR STAFF USE ONLY**

Staff member(s) reviewing checklist: Kevin Freibott

Based on this staff review of the environmental checklist and other pertinent information, 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?

   *The proposed use is yet to be determined. If approved, it would allow mixed use of residential and/or retail. No impacts are foreseen from these uses as they exist in the vicinity.*

   Proposed measures to avoid or reduce such increases are:

   *To be determined at time of building permit review.*

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

   *This is an urban environment, no impacts are foreseen.*

   Proposed measures to protect or conserve plants, animals, fish, or marine life are:

   *None*

2. How would the proposal be likely to deplete energy or natural resources?

   *To be determined at time of building permit review.*

   Proposed measures to protect or conserve energy and natural resources are:

   *Compliance with energy codes will be imposed during construction.*

3. 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 of the above mentioned environments occur on the subject site or in the vicinity. This is an area previously designated for intense urban development within the existing comprehensive plan as prepared by the City of Spokane Planning Department and approved by both the City of Spokane Planning Commission and City Council.*

Proposed measures to protect such resources or to avoid or reduce impacts are:
*None*

4. 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 subject site is not within Shorelines Management jurisdiction. However, it is located within an adopted Centers and Corridor area intended for intense mixed use development. If approved, the site must comply with applicable development regulations to assure land use compatibility.*

   Proposed measures to avoid or reduce shoreline and land use impacts are:
   *See above answer*

5. How would the proposal be likely to increase demands on transportation or public services and utilities?

   *This is a 7000 sf inclusion to an existing CC-2 DC area. No impacts are foreseen from this inclusion.*

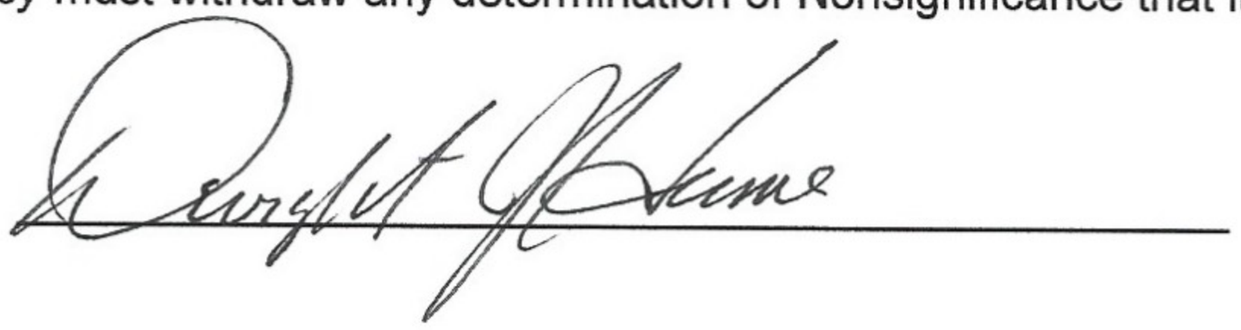
   Proposed measures to reduce or respond to such demand(s) are:
   *None*

6. Identify, if possible, whether the proposal may conflict with local, state or federal laws or requirements for the protection of the environment.

   *As a designated intense area of mixed use, a project within the subject property developed in full compliance with applicable development regulations, will have no conflict with state or federal laws or requirements for the protection of the environment.*

## 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: *May 9, 2021* Signature: 

***Please Print or Type:***

PROJECT PROPONENT:

Name: *Ten Talents C/O Mark Agee* Address: *POB 1199*

Phone: *(509) 951-1033* *Veradale WA 99037*

CHECKLIST PERPARER (If different from proponent):

Name: *Dwight Hume* Address: *9101 N Mt. View Lane*

Phone: *(509) 435-3108* *Spokane WA 99218*

**FOR STAFF USE ONLY**

Staff member(s) reviewing checklist: Kevin Freibott

Based on this staff review of the environmental checklist and other pertinent information, 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.

## NONPROJECT DETERMINATION OF NONSIGNIFICANCE

**FILE NO(S):** Z20-207COMP

**PROPONENT**: Ten Talents LLC (Agent: Dwight Hume, Land Use Solutions and Entitlement)

**DESCRIPTION OF PROPOSAL**: Amendment of the Land Use Plan Map designation for one parcel totaling 0.16 acres from "**Residential 4-10**" to "**General Commercial**" and a concurrent change of zoning from "**Residential Single-Family (RSF)**" to "**Centers and Corridors Type 2, District Center**" No specific development proposal is being approved at this time.

**LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY**: The proposal concerns one parcel: 35073.2505, located at 1015 W Montgomery Avenue, SW of N Monroe Street and W Montgomery Avenue in the Emerson/Garfield neighborhood.

**LEGAL DESCRIPTION**: Legal descriptions of the subject property is available by contacting the City of Spokane. Located in 7-25-43 SW.

**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 October 12, 2021 if they are intended to alter the DNS.

**********

**Responsible Official:** Louis Meuler

**Position/Title:** Interim Director, Planning Services **Phone:** (509) 625-6300

**Address:** 808 W. Spokane Falls Blvd., Spokane, WA 99201

**Date Issued:** September 28, 2021 **Signature:** Louis Meuler (Sep 16, 2021 14:20 PDT)

**********

**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 October 19, 2021 (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.

**********

2020/2021 Comprehensive Plan Amendments

# PLAN COMMISSION FINDINGS OF FACT, CONCLUSIONS, AND RECOMMENDATIONS ON COMPREHENSIVE PLAN AMENDMENT

# FILE Z20-207COMP

**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 "General Commercial" for a 0.16-acre area located at 1015 W Montgomery. The implementing zoning designation recommended is "Centers and Corridors Type 2, District Center (CC2-DC)".**

**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 Z20-207COMP (the "Application") was submitted in a timely manner for review during the City's 2020/2021 amendment cycle.

D. The Application seeks to amend the land use plan map designation for a 0.16-acre area located at 1015 W Montgomery (the "Property") from "Residential 4-10" to "General Commercial" with a corresponding change in zoning from "Residential Single Family (RSF)" to "Centers and Corridors Type 2, District Center (CC2-DC)".

E. The owner of the Property also owns an interest in the parcels immediately to the east and southeast of the property.

F. Annual amendment applications were subject to a threshold review process to determine whether the applications will be included in the City's Annual Comprehensive Plan Amendment Work Program.

G. On February 17, 2021, an Ad Hoc City Council Committee reviewed the applications that had been timely submitted and forwarded its recommendation to City Council regarding the applications.

H. On April 26, 2021, the City Council adopted Resolution RES 2021-0023 establishing the 2021 Comprehensive Plan Amendment Work Program and included the Application in the Work Program.

I. Thereafter, on May 19, 2021, staff requested comments from agencies, departments, and neighborhood councils. The City received one comment letter regarding the Application from the City Engineering Department noting that site-specific comments would be issued at the building permit review stage.

J. On May 20, 2021, the Land Use Subcommittee of the Community Assembly received a presentation regarding the 2020 Comprehensive Plan Amendment Work Program, including the Application.

K. A Notice of Application was published on June 21, 2021 in the Spokesman Review and was mailed to all properties and owners within a 400-foot radius of the subject Properties and any adjacent properties with the same ownership. Signs were also placed on the subject Properties in plain view of the public. The Notice of Application initiated a 60-day public comment period from June 21 to August 20, 2021, during which no comments were received.

L. On June 23, 2021, the Spokane City Plan Commission held a workshop to study the Application.

M. On August 5, 2021, the Community Assembly received a presentation regarding the 2021 Comprehensive Plan Amendment Work Program and the Application and was provided with information regarding the dates of Plan Commission workshops and hearings.

N. On September 20, 2021, 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.

O. On September 26 and October 6, 2021, notice was published in the Spokesman Review providing notice of a SEPA Determination of Non-Significance and notice of the Plan Commission Public Hearing.

P. On September 28, 2021, staff published 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 29, 2021, a State Environmental Policy Act (SEPA) Checklist and Determination of Non-Significance were issued for the Application. The deadline to appeal the SEPA determination was September 14, 2020. No comments on the SEPA determination were received.

    1. Notice of the SEPA Determination for the Application was published in the Official Gazette on September 29 and October 6, 2021.

R. On September 29, 2021, 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 Properties.

S. On October 13, 2021, the Plan Commission held a public hearing on the Application, including the taking of verbal testimony, closed the verbal record, closed the written record as of Monday, October 25, and postponing deliberations until the following hearing date.

    1. No public testimony was provided at the hearing, save for a presentation by the applicant.

T. On October 27, 2021, the Plan Commission conducted its deliberations on this application and voted to recommend the City Council approve this application.

U. 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 do so.

V. 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").

W. The Plan Commission finds that the proposal meets the intent and requirements of the Comprehensive Plan, most specifically the policies under Goal LU 3, Centers and Corridors, concerning the establishment of Center-Type land uses in the City.

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 application File No. Z20-207COMP, 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 2021 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 as it pertains to the Comprehensive Plan, as described in SMC 17G.020.030.E.

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 2021 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.

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 Z20-207COMP, a request by Dwight Hume of Land Use Solutions and Entitlement on behalf of the Ten Talents LLC to change the land use plan designation on 0.16 acres of land from "Residential 4-10" to "General Commercial" with a corresponding change of the implementing zoning to "Centers and Corridors Type 2, District Center" (CC2-DC), based upon the above listed findings and conclusions, by a vote of **8 to 0**, the Spokane Plan Commission recommends City Council **APPROVE** 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 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 application.

**Todd Beyreuther, President**
Spokane Plan Commission
November 08, 2021

# Findings and Conclusions - Z20-207COMP Document 2 of 6

Final Audit Report 2021-11-08

| | |
|---|---|
| Created: | 2021-11-05 |
| By: | Jackie Churchill (jchurchill@spokanecity.org) |
| Status: | Signed |
| Transaction ID: | CBJCHBCAABAAgV0KdMCXqNgEjijAALzwYdhDq_ujy8tl |

## "Findings and Conclusions - Z20-207COMP Document 2 of 6" History

Document created by Jackie Churchill (jchurchill@spokanecity.org)
2021-11-05 - 2:13:28 AM GMT- IP address: 73.83.158.109

Document emailed to Todd Beyreuther (tbeyreuther@spokanecity.org) for signature
2021-11-05 - 2:14:53 AM GMT

Email viewed by Todd Beyreuther (tbeyreuther@spokanecity.org)
2021-11-08 - 8:16:32 PM GMT- IP address: 73.11.187.178

Document e-signed by Todd Beyreuther (tbeyreuther@spokanecity.org)
Signature Date: 2021-11-08 - 8:16:55 PM GMT - Time Source: server- IP address: 73.11.187.178

Agreement completed.
2021-11-08 - 8:16:55 PM GMT

Adobe Sign

## Freibott, Kevin

**From:** Johnson, Erik D.
**Sent:** Wednesday, June 2, 2021 9:44 AM
**To:** Freibott, Kevin
**Subject:** FW: RFC for Comp Plan Map Amendment Proposal - 1015 W Montgomery Ave
**Attachments:** RFC - 1015 W Montgomery - Z20-207COMP.pdf; RFC - 155 E Cleveland - Z20-206COMP.pdf; RFC - 120 N Magnolia - Z20-194COMP.pdf

Kevin,

I took a look at these Comp Plan Land Use Map Amendments and have no Engineering concerns. Comments relating to access, the design of water, sewer, street improvements, and stormwater will be addressed as part of building permit review.

Thanks,

**Erik Johnson** | City of Spokane | Engineering Technician IV
☎ *Office* 509.625.6445 | *Cell* 509.995.0870 | edjohnson@spokanecity.org

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# Comprehensive Plan or Land Use Code Amendment Pre-Application

Rev.20180102

W 1022 & 1028 Sinto Map Amendment

## DESCRIPTION OF THE PROPOSED AMENDMENT:

*(Please check the appropriate box(es)*

☐ Comprehensive Plan Text Change
☐ Regulatory Code Text Change
☒ 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 R 10-20 and RTF zone to R 15+ and an RHD zone within the North Monroe Street Corridor.*

b. Why do you feel this change is needed?
*The existing residential structures were first constructed in 1891 and 1910 and are both functionally obsolete. Moreover, the City designated the subject properties within a Corridor that is intended to accommodate much higher densities than the current RTF zone allows. With Spokane's current shortage of housing, it is appropriate to accommodate some of that housing demand with the intended higher density zones.*

c. In what way(s) is your proposal similar to or different from the fundamental concepts contained in the comprehensive plan?
*As stated above, this is the recently updated North Monroe Corridor and pursuant to LU 3-2, Corridors are areas of mixed use that extend no more than two blocks in either direction from the center of the transportation corridor (Monroe). Within a Corridor, there is a greater intensity of development. Housing is up to 44 units per acre next to the transportation corridor with a density transition to 22 units per acre at the outer edge. This proposal is therefore consistent with the policy provisions of the comprehensive plan due to the location within the Corridor at a mid-point of that allowed density transition.*

d. For text amendments: What goals, policies, regulations or other documents might be changed by your proposal? *Not Applicable*

e. For map amendments:
   1. What is the current Land Use designation and zoning for each affected parcel? *R 10-20 and RTF*
   2. What is the requested Land Use designation and zoning for each affected parcel? *R 15+ and RHD*
   3. Describe the land uses surrounding the proposed amendment site(s); e.g. land use type, vacant/occupied, etc.
      *Subject: Existing S/F and 8-plex*
      *West: Residential S/F*
      *North/NE: Residential S/F*
      *South: vacant, garage, s/f and duplex*
      *East: S/F and Retail*

Memo

# Additional Comments Received: Comp Plan Amendments

Department of Planning Services

**Date**: November 8, 2021

**From**: Kevin Freibott, Assistant Planner II

**To**: Spokane City Council

Since the publication of the Staff Reports for the various proposed Comprehensive Plan Amendments, the City has received numerous additional written comments. These are not included in the Staff Reports and, thus, I have included them here for your review and consideration. The attached comments concern application **File Z20-207COMP**, Montgomery Avenue.

## Freibott, Kevin

**From:** E.J. Iannelli <ej.iannelli@gmail.com>
**Sent:** Friday, October 8, 2021 10:16 AM
**To:** Freibott, Kevin
**Subject:** NPAC / Z20-207COMP

**Follow Up Flag:** Follow up
**Flag Status:** Flagged

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Kevin,

Just left you a voicemail but wanted to follow up via e-mail as well. There were two queries:

One is the NPAC. I'm supposed to be applying to succeed Megan Kennedy on that, but I haven't been alerted to any application process. We'd corresponded via Karen Stratton on this back in late April, and I just want to make sure I haven't missed any important deadlines.

The second issue—of equal importance—concerns Z20-207COMP. This is Mark Agee's business Ten Talents LLC applying for a rezone. On paper this looks fairly straightforward, but the situation on the ground has become considerably more fraught. Ten Talents also owns and operates The Lloyd, which has become a major trouble spot in the neighborhood, and some candid conversations with housing leaders have suggested that mismanagement is a root cause.

The small group of neighbors who are aware of the links between the drug/theft/vandalism/violence problems, The Lloyd and the planning request are starting to grow very, very concerned that the rezone is the first step in having not one but two under-supervised, under-equipped, under-maintained transitional housing facilities concentrated on a single block. The litany of problems we're already facing is immense, and approval of what seems to be a benign zone change will almost certainly send this area into an unrecoverable downward spiral.

What I'd like to know is, what steps can one take to table approval of the rezone request until the problems at The Lloyd have been permanently addressed?

Looking forward to hearing from you. If it's more convenient to call, I'm on (509) 720-7350.

Best,

— E.J.

## Freibott, Kevin

**From:** Freibott, Kevin
**Sent:** Wednesday, October 13, 2021 9:49 AM
**To:** ej.iannelli@gmail.com
**Cc:** Stratton, Karen; Kinnear, Lori; Meuler, Louis; Richman, James; Black, Tirrell
**Subject:** Re: The Lloyd/Z20-207COMP

Good morning, EJ. I just wanted to expand a bit on our conversation on the phone after you submitted your comments and follow up on your concerns with safety/operations at the Lloyd apartments and the site of file Z20-207COMP (1015 W Montgomery Ave). As I mentioned on the phone earlier this week, the only application we have from Ten Talents at this point is for the Comprehensive Plan Amendment and the rezone. No development has been proposed or applied for on the properties north of the Lloyd. If the applicant is successful with their comprehensive plan amendment request, they would still have to apply for a demo permit and building permit before any physical changes would occur to the site.

I thought you might like to review the Staff Report for the Comp Plan Amendment/Rezone on Montgomery. You can find the **Staff Report via this link**. In the staff report you'll find our analysis of the various criteria against which any such amendment is considered, found in the Municipal Code in **SMC 17G.020.030**. These are the guidelines the City uses when considering Comp Plan Amendments for adoption.

As I mentioned before, I'll make sure to forward your original email to me to the Plan Commission and City Council prior to their hearings on the proposal as part of the public record for this application. In the meantime, if you have any additional questions please don't hesitate to contact me. Thanks and have a good day!

Kevin

**Kevin Freibott |** Planner II | City of Spokane - Planning and Development Services
509.625-6184 | mailto:kfreibott@spokanecity.org | spokanecity.org | spokaneplanning.org

**From:** Mark Agee
**To:** Freibott, Kevin; Dwight Hume
**Subject:** DeLorzier Letter
**Date:** Friday, October 15, 2021 4:23:25 PM

---

**[CAUTION - EXTERNAL EMAIL - Verify Sender]**

Kevin,
I totally understand the neighborhood concerns and share them myself. The issue in not that I don't care and haven't started dealing with the problems or poor tenants, drugs, and other illegal acts in the building and area,, but rather the problems have had no good solutions due to changes in our STATE LAWS. Not only have my hands and Volunteers of America ( our majority tenant) been tied, but as I'm sure you are aware, the police can no longer act on many of these issues. We have evicted problematic folks as fast as legally possible and have increased our security in the building and properties to try to keep the problem folks out.
Our desire is to clean up our part of the block and bring it back to the family neighborhood it once was, and could again be.
We have NO PLANS to move ahead on a new project until the current building is made whole, safe and family friendly. Any new project would target working families in need of affordable housing, which is where the LLoyd is heading.
Thank you for your time and consideration.

--
Mark L Agee

509-951-1033

**From:** Dwight Hume
**To:** Freibott, Kevin
**Cc:** Mark Agee
**Subject:** Z20-207COMP Lloyd Apt Concerns
**Date:** Monday, October 18, 2021 2:30:14 PM

---

**[CAUTION - EXTERNAL EMAIL - Verify Sender]**

Kevin: I would remind the Planning Commission that this unfortunate social concern is not relevant to land use planning and this request does two things; 1) it enables reuse of the subject site on Montgomery with new compliant construction and 2) it provides for the integration of the parcel into the currently vacant parcel at Montgomery and Monroe for more efficient site planning.

Respectfully Submitted

*Dwight J Hume*
Land Use Solutions and Entitlement
9101 N Mt. View Lane
Spokane WA 99218
509-435-3108

| | | | |
|---|---|---|---|
| **Agenda Sheet for City Council Meeting of:** 11/22/2021 | | **Date Rec'd** | 11/8/2021 |
| | | **Clerk's File #** | ORD C36142 |
| | | **Renews #** | |
| **Submitting Dept** | PLANNING & ECONOMIC DEVELOPMENT | **Cross Ref #** | |
| **Contact Name/Phone** | KEVIN FREIBOTT 625-6184 | **Project #** | Z20-208COMP |
| **Contact E-Mail** | KFREIBOTT@SPOKANECITY.ORG | **Bid #** | |
| **Agenda Item Type** | First Reading Ordinance | **Requisition #** | |
| **Agenda Item Name** | 0650 - COMPREHENSIVE PLAN AMENDMENT – SINTO AVENUE | | |

**Agenda Wording**

An Ordinance relating to application Z20-208COMP, by Ten Talents LLC, amending the Comprehensive Plan Land Use Plan Map from Residential 10-20 to Residential 15+ for 1.31 acres and a change to the Zoning Map to Residential High Density, 55-ft Max Ht.

**Summary (Background)**

The proposal concerns 1014, 1022, 1028 W Sinto Ave and 1011, 1017, 1023, 1027 W Maxwell Ave, parcels 35182.2401 thru 35182.2407 & 35182.2409.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 October 27 to consider this amendment and has recommended approval of the amendment.

Lease? YES Grant related? NO Public Works? NO

| **Fiscal Impact** | | **Budget Account** |
|---|---|---|
| Neutral | **$** | **#** |
| Select | **$** | **#** |
| Select | **$** | **#** |
| Select | **$** | **#** |

| **Approvals** | | **Council Notifications** | |
|---|---|---|---|
| **Dept Head** | BLACK, TIRRELL | **Study Session\Other** | Study Session - 10/28 |
| **Division Director** | MACDONALD, STEVEN | **Council Sponsor** | Lori Kinnear |
| **Finance** | ORLOB, KIMBERLY | **Distribution List** | |
| **Legal** | RICHMAN, JAMES | kfreibott@spokanecity.org | |
| **For the Mayor** | ORMSBY, MICHAEL | tblack@spokanecity.org | |
| **Additional Approvals** | | kmoweryfrashefski@spokanecity.org | |
| **Purchasing** | | jrichman@spokanecity.org | |
| | | dhume@spokanecity.org | |
| | | marklagee@spokanecity.org | |
| | | sbishop@spokanecity.org | |

Ordinance No. C36142

AN ORDINANCE RELATING TO APPLICATION FILE Z20-208COMP AND AMENDING MAP LU 1, LAND USE PLAN MAP, OF THE CITY'S COMPREHENSIVE PLAN FROM "RESIDENTIAL 10-20" TO "RESIDENTIAL 15+" FOR APPROXIMATELY 1.31 ACRES LOCATED AT 1014, 1022, 1028 W SINTO AVE and 1011, 1017, 1023, 1027 W MAXWELL AVE (PARCELS 35182.2401 THRU 35182.2407 & 35182.2409) AND AMENDING THE ZONING MAP FROM "RESIDENTIAL TWO FAMILY (RTF)" TO "RESIDENTIAL HIGH DENSITY, 55-FOOT MAX HEIGHT (RHD-55)".

WHEREAS, pursuant to Resolution 2021-0023, the City Council included land use amendment application Z20-208COMP (the "Application") in the City's 2021 Annual Comprehensive Plan Work Program; and

WHEREAS, the Application seeks to amend the Land Use Plan Map of the City's Comprehensive Plan for 1.31 acres from "Residential 10-20" to "Residential 15+"; if approved, the implementing zoning destination requested is "Residential High Density, 55-Foot Max Height (RHD-55)"; and

WHEREAS, following extensive public notice and participation, on October 13, 2021, the Spokane Plan Commission held a public hearing on the Application; and

WHEREAS, at the close of the hearing, after considering the public testimony, public comments, and the staff report, the Spokane Plan Commission concluded that the Application is consistent with and implements the Comprehensive Plan, and that it is consistent with the review criteria for Comprehensive Plan Amendments set forth in Spokane Municipal Code 17G.020.030; and

WHEREAS, the Spokane Plan Commission voted 8 to 0 to recommend approval of the Application; and

WHEREAS**,** by virtue of the public process outlined in the Plan Commission Findings of Fact, Conclusions, and Recommendation (Exhibit F), the public has had extensive opportunities to participate throughout the 2021 Annual Comprehensive Plan Work Program and all persons desiring to comment on the Application were given a full and complete opportunity to be heard; 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 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 Z20-208COMP is approved.

2. Amendment of the Land Use Map. The Spokane Comprehensive Plan Map LU 1, Land Use Plan Map, is amended from "Residential 10-20" to "Residential 15+" for 1.31 acres, as shown in Exhibits A and B.

3. Amendment of the Zoning Map. The City of Spokane Zoning Map is amended from "Residential Two Family" to "Residential High Density, 55-Foot Max Height (RHD-55)," as shown in Exhibits C and D.

PASSED BY THE CITY COUNCIL ON _____, 2021.

_____
Council President

Attest:

_____
City Clerk

_____
Mayor

Approved as to form:

_____
Assistant City Attorney

_____
Date

_____
Effective Date

# Z20-208COMP (1022 & 1028 W Sinto)

Concerning parcel(s) in the West Central Neighborhood of Spokane

2020/2021 Comprehensive Plan Amendment Proposals

Drawn: 4/27/2021

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

## EXHIBIT A: Existing Land Use Plan Map

Subject Parcel

Parcels

City Boundary

**Current Land Use Designation**

General Commercial

Institutional

Office

Res 10-20

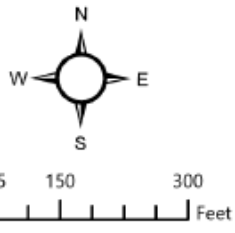
Res 15+

* City Council has expanded the application to include these additional six properties. These properties are to be considered concurrently as a city-sponsored proposal.

## EXHIBIT B: Proposed Land Use Plan Map

**Parcel(s):** 35102.2401 thru 35182.2407, 35182.2409

**Approximate Area:** 1.31 acres




**PROJECT LOCATION**

Neighborhood and Planning Services
Drawn By: Kevin Freibott

Path: C:\Users\kfreibott\Documents\ArcGIS\Projects\2021 Comp Plan Amendments\2021 Comp Plan Amendments.aprx

# Z20-208COMP (1022 & 1028 W Sinto)

**Concerning parcel(s) in the West Central Neighborhood of Spokane**

2020/2021 Comprehensive Plan Amendment Proposals

Drawn: 4/27/2021

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

Subject Parcel

Parcels

City Boundary

**Current Zoning**

- Center and Corridor Type 2
- Community Business
- Light Industrial
- Office Retail
- Residential High Density
- Residential Two-Family

* City Council has expanded the application to include these additional six properties. These properties are to be considered concurrently as a city-sponsored proposal.

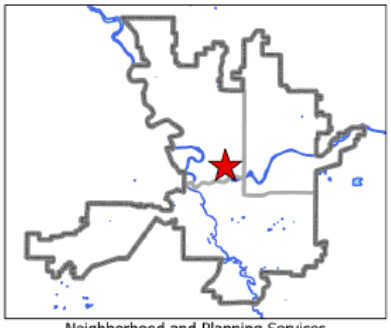
**Parcel(s):** 35182.2401 thru 35182.2407, 35182.2409

**Approximate Area:** 1.31 acres

N W E S

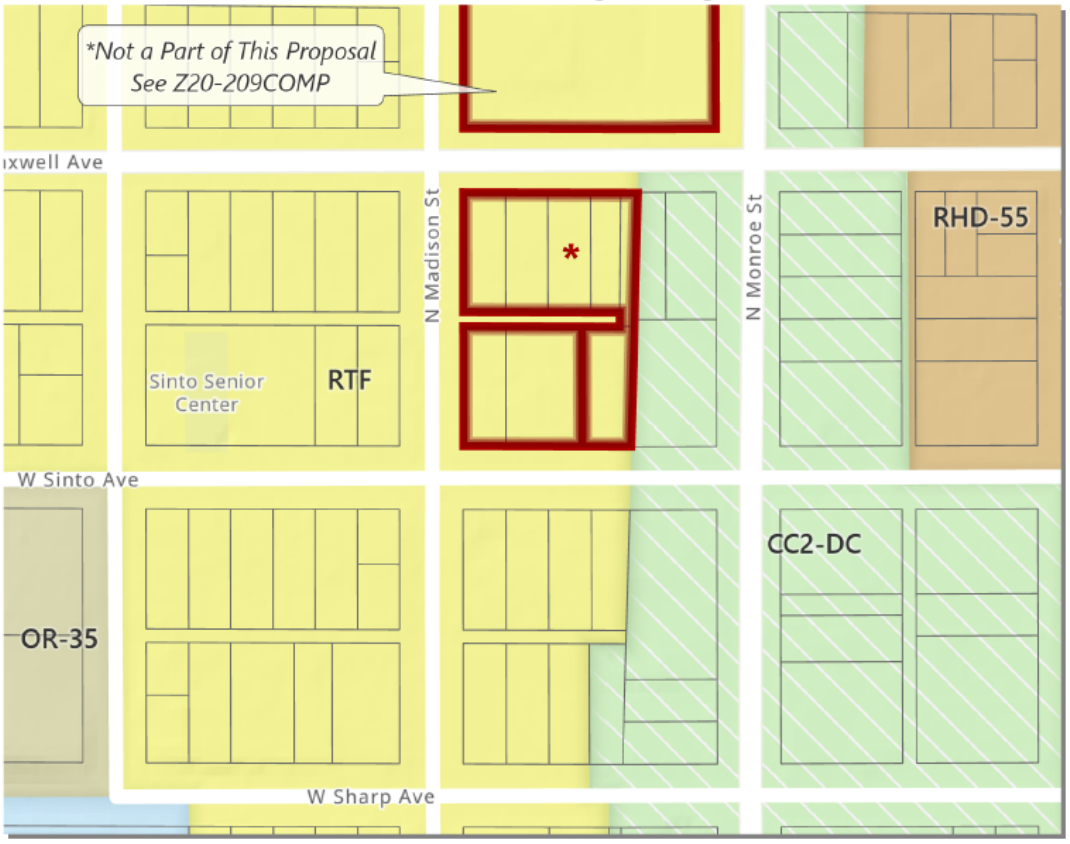
0 75 150 300 Feet

**PROJECT LOCATION**



Neighborhood and Planning Services
Drawn By: Kevin Freibott

## EXHIBIT C: Existing Zoning




## EXHIBIT D: Proposed Zoning

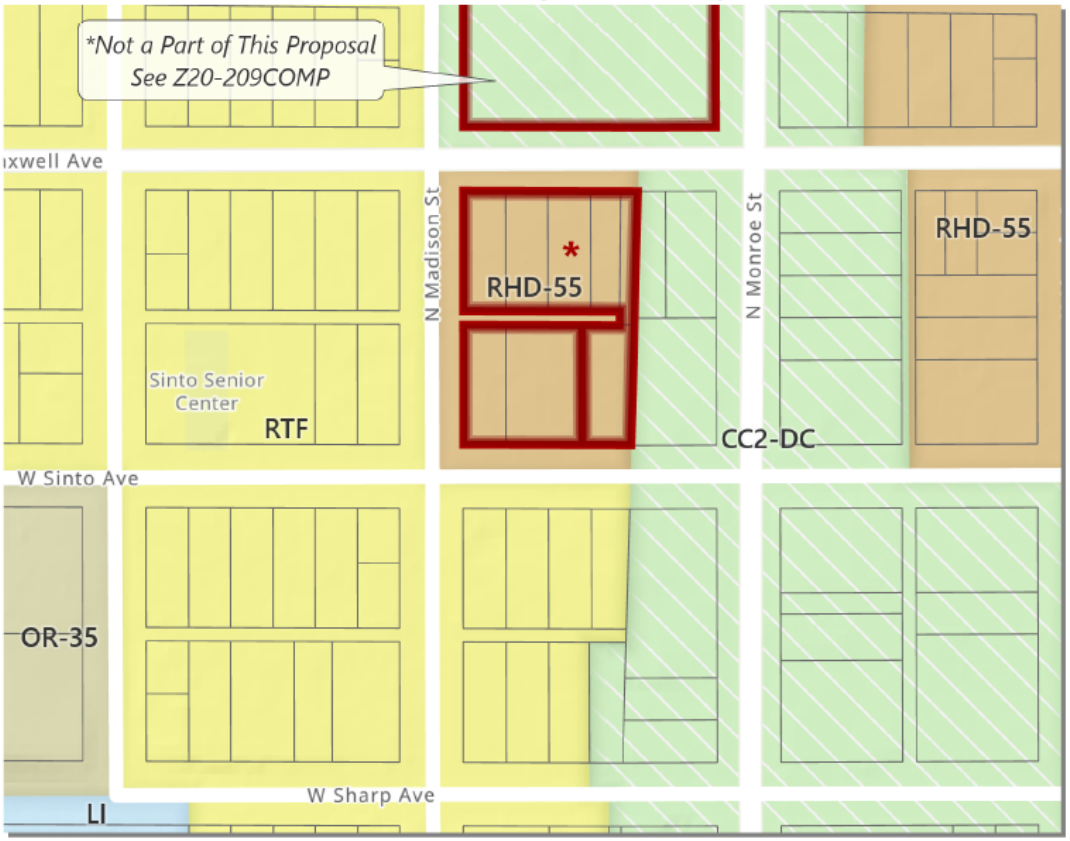



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**Exhibit E: Legal Description**

BINGAMANS ADDITION, LOTS 1-8, BLOCK 8; S142FT OF TR L YG BET B8 BINGAMANS &B31 STRATTONS; ALSO N158FT OF TR LYG BET B8 BINGAMANS &B31 STRATTONS SUBJ TO ESMT OVER S16FT DESC IN DOC 1395 11C

**2020/2021 Comprehensive Plan Amendments**

# STAFF REPORT FOR FILE Z20-208COMP (W SINTO AVE)

Department of Neighborhood and Planning Services

*The following staff report concerns a proposed amendment to the City's current Comprehensive Plan. The proposal is to amend the land use plan map designation and zoning of one or more parcels in the City of Spokane. Amendments to the Comprehensive Plan are enabled by Spokane Municipal Code (SMC) 17G.020 and Revised Code of Washington (RCW) 36.70A.130.*

## I. PROPERTY SUMMARY

| | |
|---|---|
| **Parcel(s):** | 35182.2401 thru 35182.2407 & 35182.2409 |
| **Address(es):** | 1014, 1022, and 1028 W Sinto Ave & 1011, 1017, 1023, and 1027 W Maxwell Ave |
| **Property Size:** | 1.31 acres |
| **Legal Description:** | BINGAMANS ADDITION, LOTS 1-8, BLOCK 8;<br>S142FT OF TR L YG BET B8 BINGAMANS &B31 STRATTONS; ALSO<br>N158FT OF TR LYG BET B8 BINGAMANS &B31 STRATTONS SUBJ TO ESMT OVER S16FT DESC IN DOC 1395 11C |
| **General Location:** | Western 2/3 of the block bounded by N Maxwell Ave, N Addison St, W Sinto Ave, and N Monroe St |
| **Current Use:** | Multi-Family and Single-Family Homes |

## II. APPLICANT SUMMARY

*This application has two applicants—a private applicant and the City of Spokane itself. The following information regards the original private applicant:*

| | |
|---|---|
| **Agent:** | Dwight Hume, Land Use Solutions and Entitlement |
| **Applicant:** | Ten Talents LLC |
| **Property Owner:** | Ten Talents LLC (Parcels 35182.2405 and 35182.2406) |

*The following information regards the two properties applied for by the City:*

| | |
|---|---|
| **Representative:** | Kevin Freibott, Planning Services |
| **Applicant:** | City of Spokane |
| **Property Owners:** | Scott & Glenda Hanes (Parcel 35182.2401)<br>Adrian Simionoiu (Parcel 35182.2402)<br>William Reeser (Parcel 35182.2403)<br>Theodore Davis & J.S. Witham (Parcel 35182.2404)<br>Robert & Michelle Tweedy (Parcel 35182.2407)<br>King Building LLC (Parcel 35182.2409) |

## III. PROPOSAL SUMMARY

| | |
|---|---|
| **Current Land Use Designation:** | Residential 10-20 (R 10-20) |
| **Proposed Land Use Designation:** | Residential 15+ (R 15+) |
| **Current Zoning:** | Residential Two Family (RTF) |
| **Proposed Zoning:** | Residential High Density, 55-foot Max Height (RHD-55) |
| **SEPA Status:** | A SEPA threshold Determination of Non-Significance (DNS) was made on September 28, 2021. The appeal deadline is 5:00 PM on October 12, 2021. |
| **Plan Commission Hearing Date:** | October 13, 2021 |
| **Staff Contact:** | Kevin Freibott, Assistant Planner II, kfreibott@spokanecity.org |
| **Staff Recommendation:** | **Approve** |

## IV. BACKGROUND INFORMATION

1. **General Proposal Description**: Pursuant to the procedures established by SMC 17G.060, enabled by RCW 36.70A.130, the applicant asks the City of Spokane to amend the land use plan map designation (Map LU-1 of the Comprehensive Plan) from "Residential 10-20" to "Residential 15+" and zoning designation (Official Zoning Map of the City of Spokane) from "Residential Two Family (RTF)" to "Residential High-Density, 55 Foot Max Height (RHD-55)" for two properties located in the West Central Neighborhood. The stated intent of the applicant is to potentially redevelop parcel 35182.2405 (the south-westernmost property) with multi-family uses. The applicant has not stated any intent to redevelop the adjacent property to the east at this time.

   During the threshold review process, the City Council added six additional properties to the proposal, comprising the remaining parcels on the block with the same land use plan map designation and zoning as the original applicant proposal. No new development is proposed or expected for the additional properties.

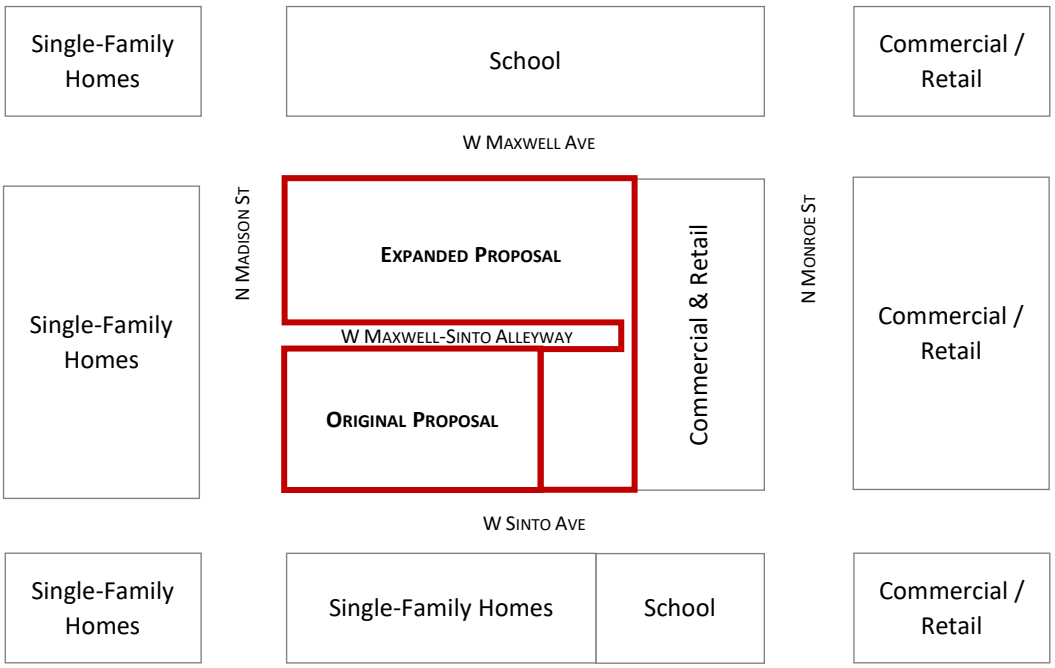
2. **Site Description and Physical Conditions**: The site general flat containing multiple single- and multifamily residences. An existing City alleyway extends through the site from the midpoint of N Madison Street eastward for approximately 180 feet, terminating before it reaches the eastern limit of the proposal.

3. **Property Ownership**: The two parcels in the original applicant proposal are both owned by Ten Talents LLC, a registered WA State Limited Liability Company based in Spokane, WA. The six additional parcels added to the proposal by the Spokane City Council are owned by the following individuals/entities:

   - Scott & Glenda Hanes (Parcel 35182.2401)
   - Adrian Simionoiu (Parcel 35182.2402)
   - William Reeser (Parcel 35182.2403)

- Theodore Davis & J.S. Witham (Parcel 35182.2404)
- Robert & Michelle Tweedy (Parcel 35182.2407)
- King Building LLC (Parcel 35182.2409)

4. **Adjacent Property Improvements and Uses**: The proposal is surrounded by existing development of the following nature:




5. **Street Class Designations**: N Monroe Street and W Maxwell Ave are classified as a Major Arterials. All remaining streets are either local streets or alleyways.

6. **Current Land Use Designation and History**: As shown in **Exhibit A**, the current land use plan map designation of the properties is "Residential 10–20 Dwellings per Acre (R 10-20)." The subject properties have been designated as such since the City's adoption of the Growth Management Act (GMA) compliant Comprehensive Plan in 2001.

7. **Proposed Land Use Designation**: As shown in **Exhibit B**, the proposal is to amend the land use plan map designation to "Residential 15+ Dwellings per Acre."

8. **Current Zoning and History**: As shown in **Exhibit C,** the current zoning of the subject properties is "Residential Two-Family (RTF)." The zoning has been the same since the current zoning map was adopted in 2006. The historical zoning is shown in the following table:

| Year | Zone | Description |
|---|---|---|
| **1958** | Class II Residential | *A medium density residential zone.* |
| **1975** | R3 Multi-Family Residence | *A medium density residential zone.* |

| Year | Zone | Description |
|---|---|---|
| **After 1975, Prior to 2006** | R2 Two-Family Residence | *Similar zoning to today.* |

**9. Proposed Zoning**: As shown in **Exhibit D**, the proposal seeks to amend the zoning to "Residential High-Density, 55-foot Max Height (RHD-55)."

## V. APPLICATION PROCESS AND PUBLIC COMMENT

**1. Key Steps**: The application is being processed according to SMC 17G.060, including the following steps:

Application Submitted ..... October 26, 2020
Threshold Application Certified Complete ..... January 12, 2021
Council Threshold Subcommittee Established[1] ..... January 11, 2021
Council Threshold Subcommittee Met ..... February 17, 2021
Annual Work Program Set[2] ..... April 26, 2021
Agency/Department Comment Period Ended ..... June 2, 2021
Notice of Application Posted ..... June 21, 2021
Plan Commission Workshop ..... July 28, 2021
60-Day Public Comment Period Ended ..... August 20, 2021
SEPA Determination Issued ..... September 28, 2021
Notice of Public Hearing Posted ..... September 29, 2021
Plan Commission Hearing Date (Scheduled) ..... October 13, 2021

**2. Comments Received**: A request for comments was issued to City departments, local agencies, and departments, along with pertinent application details on May 19, 2021. By the close of agency comment on June 2, 2021, no agency/department comments were received.

Following the agency/department comment period, a Notice of Application was issued on June 21, 2021 by mail to all properties and owners within a 400-foot radius of the subject properties, including within 400-feet of any adjacent properties with the same ownership. Notice was also posted on the subject properties and in the Spokesman Review. City staff emailed notice to the neighborhood council as well and to any nearby neighborhood councils.

A single comment was received on this proposal from Ms. Linda Carroll, who objected to any change to the property at 1022 W Sharp (see **Exhibit L**). She cited the historic nature of the building design and the need to retain structures of this type and character in the City. While the building Ms. Carroll cites was constructed in 1910, it is not listed in either the Spokane or National Historic Registers.

[1] Spokane City Council Resolution 2021-0003
[2] Spokane City Council Resolution 2021-0023

Regardless, the applicant included it in their proposal to bring the land use plan map designation and zoning into compliance with the existing building, not to redevelop the site or remove the existing structure. The property to the west of this existing apartment building may be redeveloped in the near future if the applicant so wishes, but they have not expressed any interest in redeveloping the multi-family building at 1022 W. Sharp at this time.

3. **Public Workshop**: A public workshop with the Spokane Plan Commission was held on July 28, 2021, during which the particulars of the proposal were presented to the Plan Commission for their consideration and discussion. The applicant was provided an opportunity to speak during the workshop, but no public comment was taken.

## VI. Application Review and Analysis

1. **Guiding Principles**: SMC 17G.020.010 provides the following guiding principles for the annual comprehensive plan amendment process:

   **A.** Keep the comprehensive plan alive and responsive to the community.

   **B.** 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.

   **C.** Make map adjustments based on a foundation in policy language, consistently applying those concepts citywide.

   **D.** Honor the community's long-term investment in the comprehensive plan, through public participation and neighborhood planning processes, by not making changes lightly.

   **E.** 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.

   **F.** Amendments to the comprehensive plan must result in a net benefit to the general public.

2. **Review Criteria**: SMC 17G.020.030 provides a list of considerations that are to be used, as appropriate, by the applicant in developing an amendment proposal, by planning staff in analyzing a proposal, by the plan commission making a recommendation on a proposal, and by the city council in making a decision on the proposal. Following each of the considerations is staff's analysis relative to the proposed amendment.

   **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 satisfies 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 satisfies 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 or City Department comment request or require a traffic impact analysis for the proposal. The subject properties are already served by water, sewer, nearby transit service, and adjacent existing City streets. Furthermore, under State and local laws, any subsequent development of the site will be subject to a concurrency determination pursuant to SMC 17D.010.020.

The proposal satisfies 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: No evidence of a potential funding shortfall from this proposal exists.

The proposal satisfies 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:

*Development Regulations.* 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.

*Capital Facilities Program.* 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 West Central neighborhood completed the "West Central Neighborhood Action Plan" (the WCNAP) in 2013 which was subsequently adopted by the City Council[3] on February 11, 2013. The WCNAP is extensive and covers multiple topics of neighborhood revitalization and benefit. Multiple maps in the WCNAP highlight the presence of the N Monroe Corridor (in which the subject properties lie). Regarding land use, the WCNAP divides the neighborhood into several study areas. The proposal is located in the northern part of Area 6. For Area 6, the WCNAP states "residential high density two to three story should be allowed as well as residential multi-family."[4] The WCNAP also states, under Issue Rank 2, the following:

> "West Central should capitalize on the current growth in the neighborhood to increase revitalization and private investment in the neighborhood. This means returning more structures in the neighborhood's housing stock to owner-occupied residences and providing other opportunities for low-income and subsidized apartment residences." [5]

There are no apparent features of the proposal that would conflict with the WCNAP. Increased residential density in this location seems supportive of the strategies and actions called for in the neighborhood plan.

*Miscellaneous Comprehensive Plan Goals and Policies.* Staff have compiled a list of Comprehensive Plan Goals and Policies which bear on the proposal in Exhibit H of this report. Further discussion of these policies is provided under section K.2 below.

The proposal satisfies this criterion.

**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

[3] See Spokane City Council Resolution RES 2013-0012.
[4] WCNAP, pp. 21-22.
[5] Ibid., p. 9.

criteria in this report. Therefore, no amendment to policy wording is necessary and this criterion does not apply to the subject proposal.

The proposal satisfies this criterion.

**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 area within an existing urbanized area, with no foreseeable implications to regional or inter-jurisdictional 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 satisfies 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 five other applications for Comprehensive Plan amendments as part of an annual plan amendment cycle. All six applications are for map amendments, five for changes to the land use plan map (LU-1) and one for changes to the Bicycle Facilities Map (TR-5). When considered together, these various applications do not interact, nor do they augment or detract from each other. Thus, the cumulative effects of these various applications are minor.

   This proposal satisfies this criterion.

**H. SEPA:** *SEPA[6] 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.*

[6] State Environmental Protection Act

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 September 28, 2021.

   The proposal satisfies 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 a previously developed area served by public facilities and services described in CFU 2.1. The proposed change in land-use designations affects a relatively small area 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.

The proposal satisfies 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 proposal does not include an expansion to the UGA, thus this criteria does not apply.

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. The need for this type of adjustment might be supported by findings from feedback instruments related to monitoring and evaluating the implementation of the comprehensive plan.*

   Staff Analysis: The proposal does not include a policy adjustment, thus this criterion 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: Because the proposal seeks to designate the property for a "Residential 15+" land use plan map designation, conformance with Policy LU 1.4, Higher Density Residential Uses, is the primary consideration for this criterion. LU 1.4 states that higher density residential, like that proposed in this application, should be directed to "Centers and Corridors designated on the Land Use Plan Map." The proposal concerns several properties that are located within or in very close proximity to the North Monroe Corridor. A subarea planning process has not yet been completed, pursuant to Policy LU 3.4, Planning for Centers and Corridors. However, Policy 1.4 does not require that a Center or Corridor have undergone a subarea planning process, only that the Center or Corridor be designated on the Land Use Plan Map. The North Monroe Corridor is so designated. Accordingly, the proposal appears consistent with applicable location criteria in the Comprehensive Plan.

   **b.** *The map amendment or site is suitable for the proposed designation.*

   Staff Analysis: The site is adequately served by all utilities and by a major arterial street, bus service is nearby on E Sprague Avenue, and the site is generally level and devoid of critical areas. There exist no physical features of the site or its surroundings that would preclude mixed-use development on the site, save for the Combined Sewer Overflow facility on-site. The property owner and City are fully aware of this feature. Future development of the site, regardless of whether the comprehensive plan amendment is approved, would have to avoid this area as a matter of course.

   **c.** *The map amendment implements applicable comprehensive plan policies and subarea plans better than the current map designation*.

   Staff Analysis: See discussion under topic 'a' above. Comprehensive Plan Policy calls for increased residential density in Centers and Corridors. As such, the proposal would help to implement the development strategy laid out in the Comprehensive Plan policies, especially those concerning Centers and Corridors (see **Exhibit H**).

   The proposal satisfies this criterion.

3. **Rezones, Land Use Plan 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 concurrently from Residential Two Family (RTF) to Residential High Density, 55-foot Max Height (RHD-55)

The proposal satisfies this criterion.

## VII. CONCLUSION

The proposal has been processed and considered according to the requirements of the Spokane Municipal Code. According to the information provided above and the whole of the administrative record, and provided Plan Commission or City Council make the recommended change to the project, the proposal appears to meet the criteria for a comprehensive plan amendment as provided in SMC 17G.020.030.

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.

## VIII. STAFF RECOMMENDATION

Staff recommends the Plan Commission and City Council **approve** the original applicant-submitted proposal; and

Staff recommends the Plan Commission and City Council **approve** the proposal for the expanded properties.

## IX. LIST OF EXHIBITS

A. Existing Land Use Plan Map
B. Proposed Land Use Plan Map
C. Existing Zoning Map
D. Proposed Zoning Map
E. Application Notification Area
F. Detail Aerial
G. Wide-Area Aerial
H. List of Relevant Comp Plan Policies
I. Application Materials
J. SEPA Checklist
K. SEPA Determination of Non-Significance
L. Public Comments

# Z20-208COMP (1022 & 1028 W Sinto)

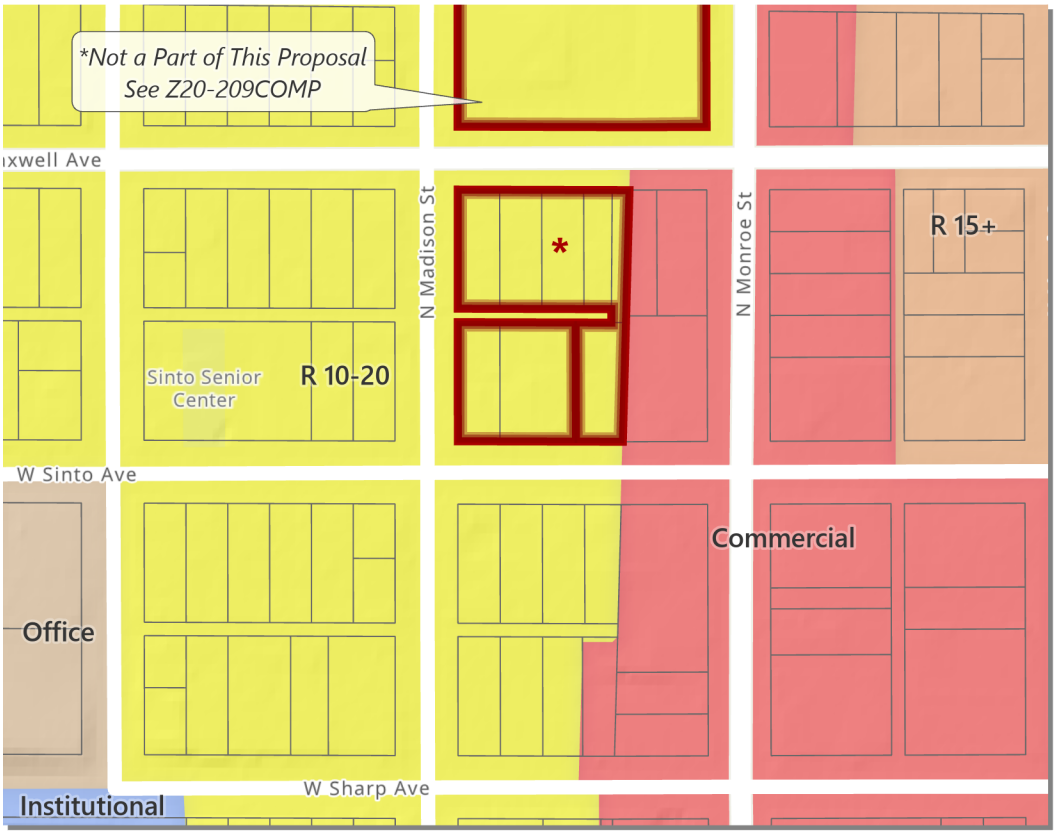
**Concerning parcel(s) in the West Central Neighborhood of Spokane**

2020/2021 Comprehensive Plan Amendment Proposals

Drawn: 4/27/2021

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

## EXHIBIT A: Existing Land Use Plan Map




Subject Parcel

Parcels

City Boundary

**Current Land Use Designation**

General Commercial

Institutional

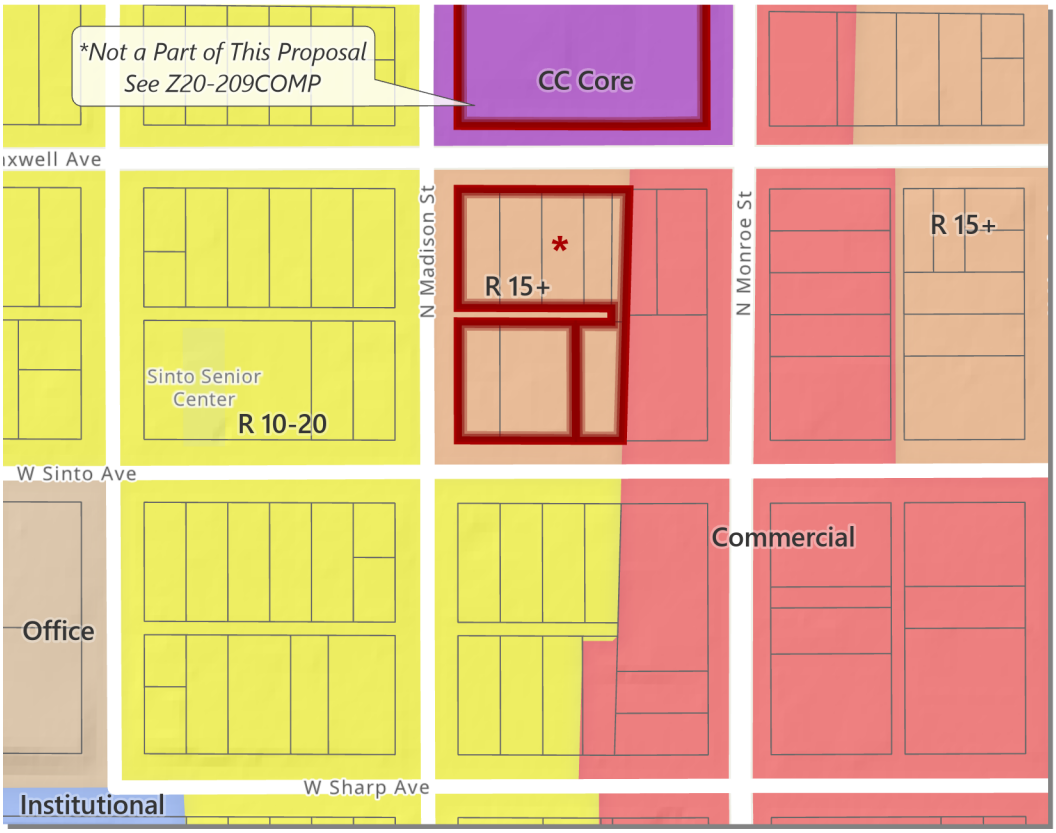
Office

Res 10-20

Res 15+

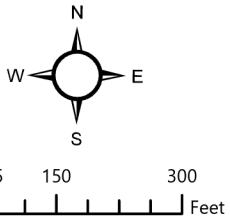
* City Council has expanded the application to include these additional six properties. These properties are to be considered concurrently as a city-sponsored proposal.

## EXHIBIT B: Proposed Land Use Plan Map

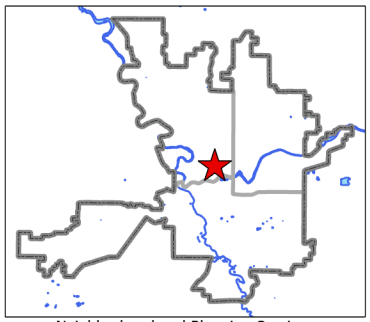



**Parcel(s):** 35182.2401 thru 35182.2407, 35182.2409

**Approximate Area:** 1.31 acres




**PROJECT LOCATION**



Neighborhood and Planning Services
Drawn By: Kevin Freibott

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# Z20-208COMP (1022 & 1028 W Sinto)

**Concerning parcel(s) in the West Central Neighborhood of Spokane**

2020/2021 Comprehensive Plan Amendment Proposals

Drawn: 4/27/2021

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Subject Parcel

Parcels

City Boundary

**Current Zoning**

- Center and Corridor Type 2
- Community Business
- Light Industrial
- Office Retail
- Residential High Density
- Residential Two-Family

* City Council has expanded the application to include these additional six properties. These properties are to be considered concurrently as a city-sponsored proposal.

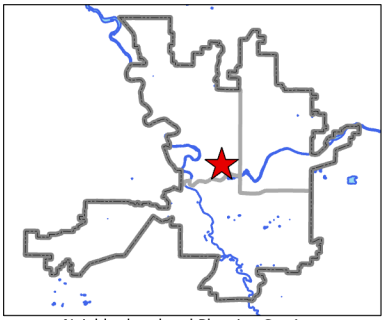
**Parcel(s):** 35182.2401 thru 35182.2407, 35182.2409

**Approximate Area:** 1.31 acres

N W E S

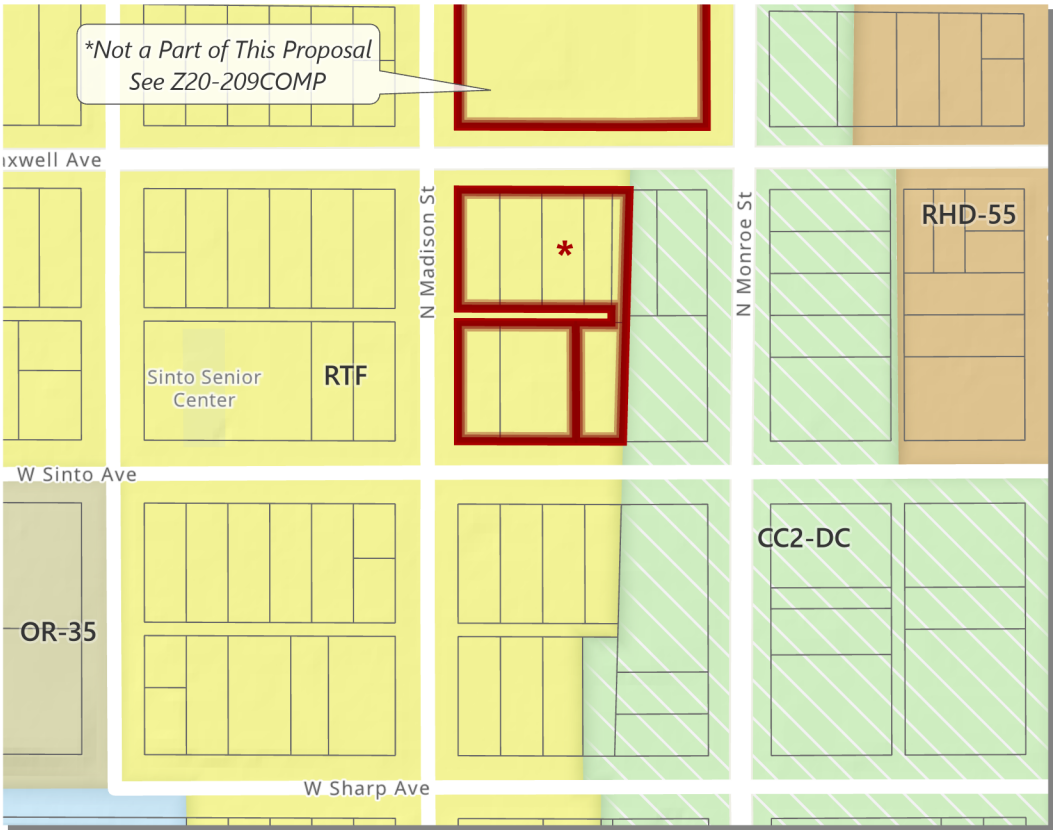
0 75 150 300 Feet

**PROJECT LOCATION**

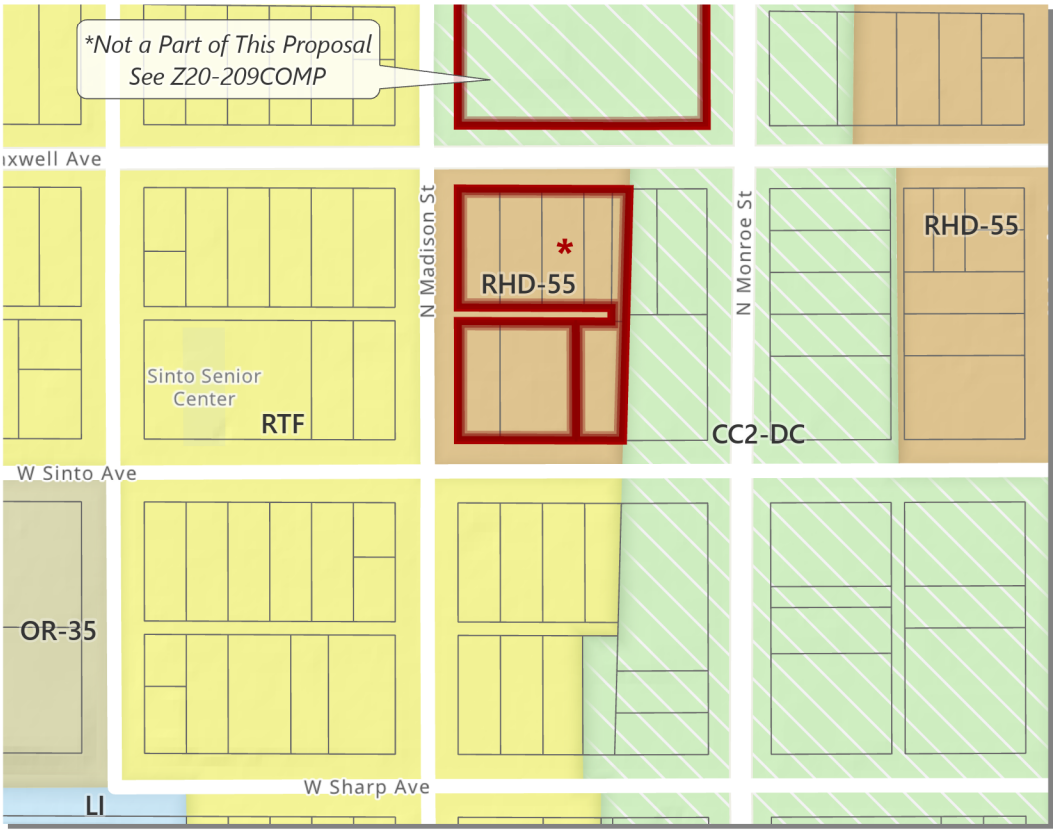


Neighborhood and Planning Services
Drawn By: Kevin Freibott

## EXHIBIT C: Existing Zoning




## EXHIBIT D: Proposed Zoning



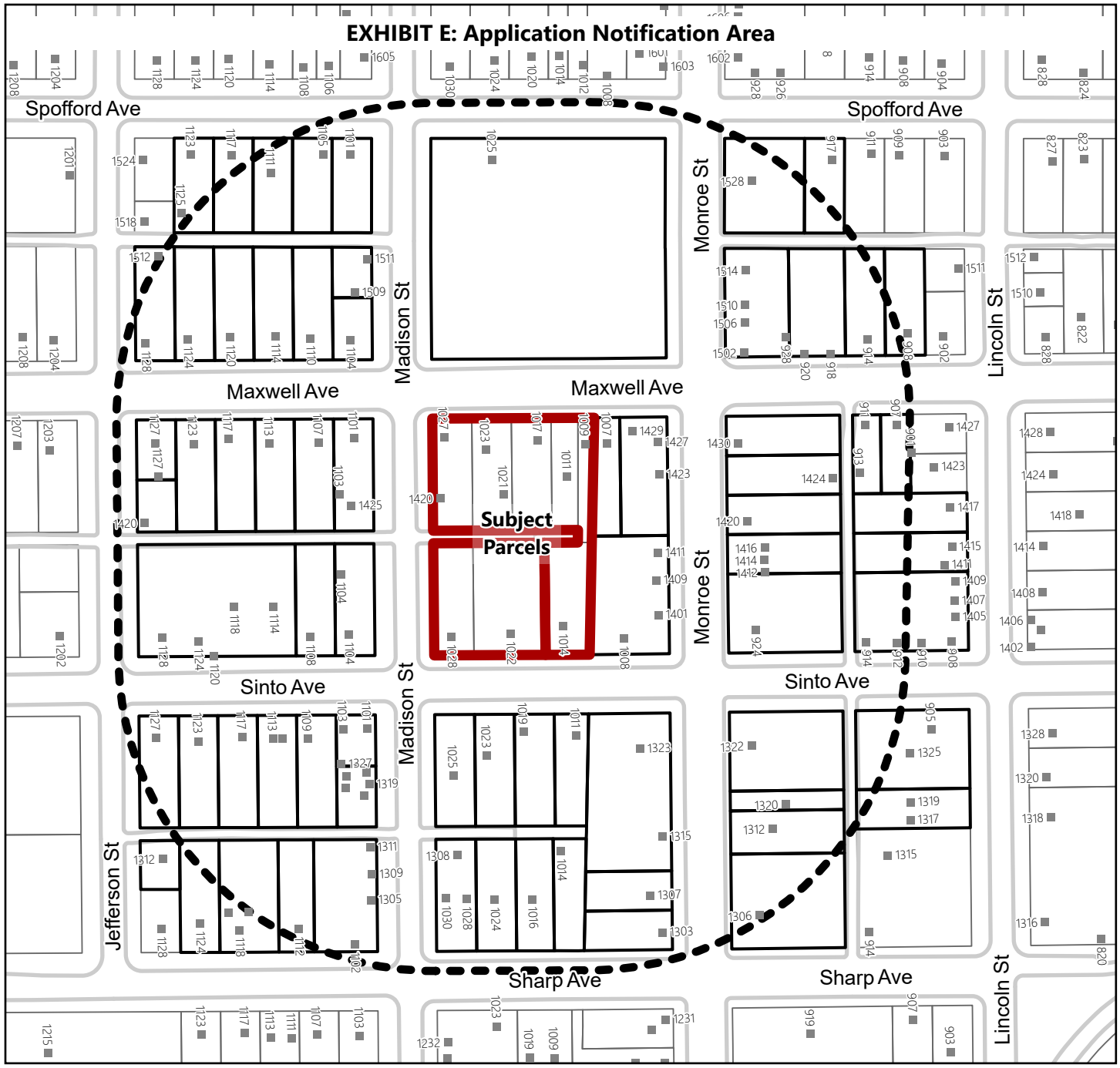

Path: C:\Users\kfreibott\Documents\ArcGIS\Projects\2021 Comp Plan Amendments\2021 Comp Plan Amendments.aprx

# Z20-208COMP

## (1022/1028 W Sinto Avenue - West Central Neighborhood)

2020/2021 Comprehensive Plan Amendment Proposals

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




**Legend**

- Parcel
- Curb Line
- Address Point

**Area Type**

- Subject Parcels
- Notification_Boundary
- Notification_Parcels

**Application Proposes To:**

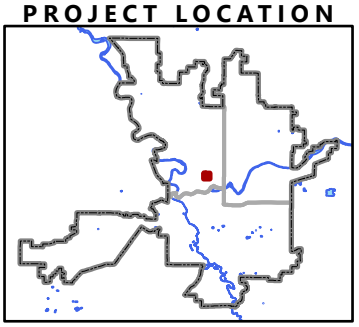
Change Land Use Designation from "Residential 10-20" to "Residential 15+"

N W E S

Project Size: 1.3 Acres (Approximate)
Drawing Date: 6/1/2021 Drawing Scale: 1:2,250

0 75 150 300
Feet

**PROJECT LOCATION**



Neighborhood and Planning Services
Drawn By: Kevin Freibott

Path: C:\Users\kfreibott\Documents\ArcGIS\Projects\2021 Comp Plan Amendments\2021 Comp Plan Amendments.aprx

# Z20-208COMP (1022 & 1028 W Sinto)

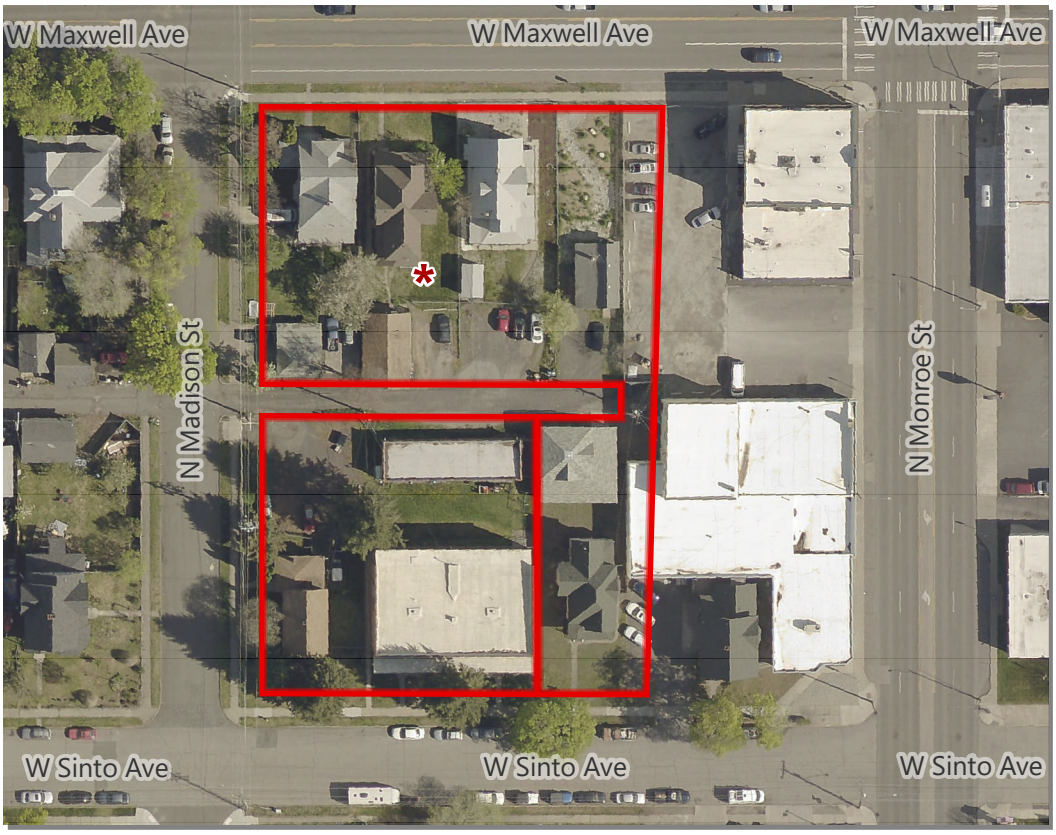
**Concerning parcel(s) in the West Central Neighborhood of Spokane**

2020/2021 Comprehensive Plan Amendment Proposals

Drawn: 9/15/2021

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

## EXHIBIT F: Detail Aerial




Subject Parcels

Adjacent Ownership

* City Council has expanded the application to include these additional six properties. These properties are to be considered concurrently as a city-sponsored proposal.

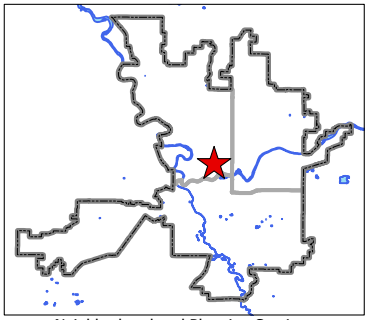
## EXHIBIT G: Wide Area Aerial

**Parcel(s):** 35182.2401 thru 35182.2407, 35182.2409

**Approximate Area:** 1.31 acres

N
W E
S

**PROJECT LOCATION**



Neighborhood and Planning Services
Drawn By: Kevin Freibott

Path: C:\Users\kfreibott\Documents\ArcGIS\Projects\2021 Comp Plan Amendments\2021 Comp Plan Amendments.aprx

# EXHIBIT H: Z20-208COMP

Department of Neighborhood and Planning Services

The following policies of the Comprehensive Plan relate to application Z20-208COMP. The full text of the Comprehensive Plan can be found at www.shapingspokane.org.

**Chapter 3—Land Use**

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 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.

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: …* 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.

…

LU 3.3 Designating Centers and Corridors

Designate new Centers or Corridors in appropriate locations on the Land Use Plan Map through a city-approved planning process.

*Discussion:* The Comprehensive Plan recognizes that Centers and Corridors are the most appropriate location for commercial and higher density residential uses. In some areas of the city, there may be a need to designate a new Center or Corridor. The exact location, boundaries, size, and mix of land uses in a Center or Corridor should be determined through a city-approved sub-area planning process that is inclusive of all interested stakeholders, including business and property owners, and the affected neighborhood(s). This process may be initiated by the city, or at the request of a neighborhood or private interest.

LU 3.4 Planning for Centers and Corridors

Conduct a city-approved subarea planning process to determine the location, size, mix of land uses, and underlying zoning within designated Centers and Corridors. Prohibit any change to land use or zoning within suggested Centers or Corridors until a subarea planning process is completed.

*Discussion*: Suggested Centers and Corridors are those that have been newly designated and do not have any underlying Center and Corridor land use or zoning. Land use and zoning, as well as the size, location and intensity of the land use for all Centers and Corridors should be determined through a sub-area planning process that is inclusive of all stakeholders. Any such process shall include

consultation and coordination with property owners and the neighborhood in which the Center or Corridor is located. This process may be initiated by the city, or at the request of a neighborhood or private interest. Center and Corridor planning should consider the following factors:

- existing and planned commercial and residential densities and development conditions;
- amount of commercial land needed to serve the neighborhood;
- public facilities, available utilities and infrastructure, and service capacity for residential and commercial development;
- capital facility investments and access to public transit; and
- other characteristics of a Center as provided in this plan, or as further refined.

The subarea planning process should result in a determination of the boundaries of the designated Center or Corridor, the land use mix and intensities of use, and the identification of any changes to the Land Use Map within the designated Center or Corridor.

LU 3.5 Mix of Uses in Centers

Achieve a proportion of uses in Centers that will stimulate pedestrian activity and create mutually reinforcing land uses.

*Discussion*: Neighborhood, District, and Employment Centers are designated on the Land Use Plan Map in areas that are substantially developed. New uses in Centers should complement existing on-site and surrounding uses, yet seek to achieve a proportion of uses that will stimulate pedestrian activity and create mutually reinforcing land use patterns. Uses that will accomplish this include public, core commercial/office and residential uses.

All Centers are mixed-use areas. Some existing uses in designated Centers may fit with the Center concept; others may not. Planning for Centers should first identify the uses that do not fit and identify sites for new uses that are missing from the existing land use pattern. Ultimately, the mix of uses in a Center should seek to achieve the following minimum requirements:

**Table LU 1 – Mix of Uses in Centers**

| Land Use | Neighborhood Center | District and Employment Center |
|---|---|---|
| Public | 10 percent | 10 percent |
| Commercial/Office | 20 percent | 30 percent |
| Higher-Density Housing | 40 percent | 20 percent |

*Note: All percentage ranges are based on site area, rather than square footage of building area.*

This recommended proportion of uses is based on site area and does not preclude additional upper floors with different uses. The ultimate mix of land uses and appropriate densities should be clarified in a site-specific planning process in order to address site-related issues such as community context, topography, infrastructure capacities, transit service frequency, and arterial street accessibility. Special care should be taken to respect the context of the site and the character of surrounding existing neighborhoods. The 10 percent public use component is considered a goal and should include land devoted to parks, plazas, open space, and public facilities.

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.

LU 4.2 Land Uses That Support Travel Options and Active Transportation

Provide a compatible mix of housing and commercial uses in Neighborhood Centers, District Centers, Employment Centers, and Corridors.

*Discussion*: This provides opportunities for people to use active forms of transportation to get to work and shopping, enables less reliance on automobiles, reduces commuting times and distances, makes mass transit more viable, and provides greater convenience for area residents while supporting physical activity.

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 highperformance 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.

LU 5.3 Off-Site Impacts

Ensure that off-street parking, access, and loading facilities do not adversely impact the surrounding area.

*Discussion*: Off-street parking, access, and loading facilities are usually associated with the development of higher density residential, office, and commercial uses. These features often have major impacts on single-family residential areas. The impacts are most significant when these

facilities are next to or intrude between homes. When these facilities are accessory to a higher density residential or nonresidential use, they should be developed according to the same policies and zoning regulations as govern the primary use. New parking lots should also have the same zoning classification as the primary use. In addition, these facilities should be developed to minimize adverse impacts to adjacent properties. All parking lots should be paved. Parking lots and loading areas should have appropriate buffers to fully screen them from adjacent, less intensive uses. Access to business and higher density residential sites should be controlled to avoid impacts on adjacent uses, pedestrian movement, and street functions.

LU 5.5 Compatible Development

Ensure that infill and redevelopment projects are well-designed and compatible with surrounding uses and building types.

**Chapter 6 – Housing**

H 1.11 Access to Transportation

Encourage housing that provides easy access to public transit and other efficient modes of transportation.

*Discussion*: Transportation is the second largest expenditure after housing and can range from 10 to 25 percent of household expenditures. Examining where housing is located and the associated transportation costs may provide a more realistic evaluation of housing affordability in the future.

H 1.18 Distribution of Housing Options

Promote a wide range of housing types and housing diversity to meet the needs of the diverse population and ensure that this housing is available throughout the community for people of all income levels and special needs.

*Discussion*: A variety of housing types should be available in each neighborhood. Diversity includes styles, types, size, and cost of housing. Many different housing forms can exist in an area and still exhibit an aesthetic continuity. Development of a diversity of housing must take into account the context of the area and should result in an improvement to the existing surrounding neighborhood.

H 2.4 Linking Housing with Other Uses

Ensure that plans provide increased physical connection between housing, employment, transportation, recreation, daily-needs services, and educational uses.

*Discussion*: The location of housing in relation to other land uses is a part of what determines the quality of housing. The desirability and viability of housing changes for different segments of the community, based on an area's mix of land uses. As complementary land uses become spread further apart, transportation options decrease while transportation costs increase. These added transportation costs reduce the amount of household income available for housing and other household needs. This affects lower-income households first. In urban areas, basic services, such as grocery stores, public transportation, and public parks, should be available within a mile walk of all housing

**Chapter 7 – Economic Development**

ED 2.4 Mixed Use

Support mixed-use development that brings employment, shopping, and residential activities into shared locations that stimulate opportunities for economic activity.

**Chapter 8 – Urban Design and Historic Preservation**

DP 1.2 New Development in Established Neighborhoods

Encourage new development that is of a type, scale, orientation, and design that maintains or improves the character, aesthetic quality, and livability of the neighborhood.

*Discussion*: New development should be compatible with the context of the area and result in an improvement to the surrounding neighborhood.

DP 2.12 Infill Development

Encourage infill construction and area redevelopment that complement and reinforce positive commercial and residential character.

*Discussion*: Infill construction can benefit the community when done in a manner that improves and does not detract from the livability of the neighborhood and the desirable design character of the area.

**Chapter 11—Neighborhoods**

N 2.1 Neighborhood Quality of Life

Ensure that neighborhoods continue to offer residents transportation and living options, safe streets, quality schools, public services, and cultural, social, and recreational opportunities in order to sustain and enhance the vitality, diversity, and quality of life within neighborhoods.

*Discussion*: Spokane enjoys a rich variety of living opportunities within its individual neighborhoods, each with its unique character. Maintaining and enhancing our neighborhood assets is key to providing stability within neighborhoods and Spokane citizens with a prolonged sense of pride.

N 8.4 Consistency of Plans

Maintain consistency between neighborhood planning documents and the comprehensive plan.

*Discussion*: Neighborhood planning shall be conducted within the framework of the comprehensive plan, and further, the Growth Management Act requires that these plans be consistent with the comprehensive plan.

City of Spokane

**Planning Services Department**

# General Application

**DESCRIPTION OF PROPOSAL:**

Map Amendment from R 10-20 to R 15+ and a corresponding zone change from RTF to RHD

**ADDRESS OF SITE OF PROPOSAL:** (if not assigned yet, obtain address from Public Works before submitting application)

W 1022 and 1028 Sinto Avenue

**APPLICANT:**

| | | | |
|---|---|---|---|
| **Name:** | Ten Talents LLC C/O Mark Agee | | |
| **Address:** | P O Box 1199 Veradale WA 99037 | | |
| **Phone (home):** | | **Phone (work):** | 509-951-1033 |
| **Email address:** | marklagee@gmail.com | | |

**-PROPERTY OWNER:**

| | | | |
|---|---|---|---|
| **Name:** | Same as above | | |
| **Address:** | | | |
| **Phone (home):** | | **Phone (work):** | |
| **Email address:** | | | |

**AGENT:**

| | | | |
|---|---|---|---|
| **Name:** | Land Use Solutions and Entitlement c/o Dwight Hume | | |
| **Address:** | 9101 N Mt. View Lane Spokane WA 99218 | | |
| **Phone (home):** | | **Phone (work):** | 435-3108 |
| **Email address:** | dhume@spokane-landuse.com | | |

**ASSESSOR'S PARCEL NUMBERS:**

35182.2405 and 35182.2406

**LEGAL DESCRIPTION OF SITE:**

Bingamans Addn. Lot 5 Block 8 (W 1028 Sinto)
Bingamans Addn. Lot 6 and the West 40 ft. of Lot 7 (W 1022 Sinto)

**SIZE OF PROPERTY:**

1028 Sinto (7100 sf) 1022 Sinto (12780 sf) Total:19889 sf (.46 acres)

**LIST SPECIFIC PERMITS REQUESTED IN THIS APPLICATION:**

Map Amendment and Zone Change

**SUBMITTED BY:**

Dwight Hume

☐ Applicant Property Owner ☐ Property Purchaser **X** 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, Ten Talents LLC Mark L Agee, Manager, owner of the above-described property do hereby authorize Dwight Hume to represent us and our interests in all matters regarding this application.

**ACKNOWLEDGMENT:**

STATE OF WASHINGTON )
) ss.
COUNTY OF SPOKANE )

see file for notary

On this _____ day of _____, 20___, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____, 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.

_____

Notary Public in and for the State of Washington,
residing at _____

f. Do you know of any existing studies, plans or other documents that specifically relate to or supportyour proposal? *No plans*

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 is no purpose or budget for a neighborhood study. Furthermore, the area has been designated a Corridor since the original adoption of the comprehensive plan with policy provisions for density increases at the inner corridor but no changes in zoning to accommodate the intended growth. Accordingly, this is the only opportunity to amend the plan, as a private sector amendment.*

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
my.spokanecity.org | Phone: 509.625.6300 | Fax: 509.625.6822

# W 1022 and 1028 Sinto Threshold Supplement

1. Describe how the proposed amendment is appropriately addressed as a Comprehensive Plan Amendment.

   *The request is for a map change to the adopted Comprehensive Plan Map, hence the Comprehensive Plan 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.

   *The subject site is located well within a designated Corridor (mid-point in the west half of the Corridor. LU 3.2 calls for a density transition from the Transportation Corridor (Monroe Street) from 44 du/ac to 22 du/ac on the westerly edge of the Corridor. At this mid-point location, the requested density is between these ranges and no other sub-area plan effort would conclude otherwise. Accordingly, no sub-area plan is needed to accomplish this amendment.*

3. The proposed amendment can be reasonably reviewed within the resources and time frame of the Annual Comprehensive Plan Amendment Work Program.

   *No special studies are expected to be generated by this amendment request; accordingly, this can be processed within the normal timeframe of an annual amendment.*

4. In the case of a private application for a land use map change, nearby properties may also seem to be candidates for amendment. At the time of docketing or during plan commission review, expansion of the geographic scope of an amendment proposal may be considered, shared characteristics with nearby, similarly situated property may be identified and the expansion is the minimum necessary to include properties with those shared characteristics. Has the applicant had any outreach to surrounding property owners whose property may be so situated?

   *There are only two owners within this block from Monroe to Madison; the applicant, (Ten Talents LLC) has the west half of the block and Robert Tweedy owns the east half of the block. While Tweedy has not been contacted, his remaining residential RTF lot would be a logical inclusion as it completes the change of designation and then adjoins the CC-2 DC corner.*

5. 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.

   a) *This proposal is within an adopted designated Corridor. As stated above, LU 3.2 discusses Corridor land use as no more than 2 blocks deep from the transportation Corridor, (Monroe Street). This then, enables the future development of higher density land use with a density transition from 44 du/ac near Monroe to 22 du/ac at*

*the west edge of the Corridor. The subject properties are a mid-point and therefore should allow upwards of 30+ units/acres. Hence the request to change to R-15-30 Note too that the properties along Sinto east of Monroe are already designated HDR-55.*

*Moreover, as part of an existing designated Corridor within an adopted plan, it is therefore consistent with County Planning policies, the GMA and the WAC.*

*In summary, the amendment request further implements the intent of the area within a designated Corridor as having the appropriate zone for higher density residential use and offers a reasonable density transition that should not prejudice future sub-area plan updates to this Corridor.*

6. 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.

   *No previous applications have been considered.*

7. If this change is directed by state law or a decision of a court or administrative agency, please describe. *N/A*

8. Please provide copy of agenda or other documentation of outreach to neighborhood council made prior to application.

   *The applicant will reach out to both the Emerson Garfield NC and West Central to inform them of this intended change to the land use and zone maps.*

End of Threshold Supplement

Map Spokane
City of Spokane Washington
Find address or place
R 10-20
RTF
CC2-DC
R15-H
HDR-55'
R-10-20
N Madison St
MONROE
S INTO
PROPOSED COMP PLAN
(W 1022 & 1028 S INTO)
60ft
-117.427 47.670 Degrees

EXISTING COMP PLAN
(W 1022 & 1028 SINTO)

Evaluation for
Agency Use Only

# State Environmental Policy Act (SEPA)
# ENVIRONMENTAL CHECKLIST

**File No. Z20-208COMP**

## 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.

Evaluation for
Agency Use Only

## A. BACKGROUND

1. **Name of proposed project**:

2. **Applicant**: *Ten Talents C/O Mark Agee*
   Address: P O Box 1199
   City/State/Zip: *Veradale WA 99037* Phone: *(509) 951.1033*

3. **Agent or Primary Contact**: Dwight Hume
   Address: *9101 N Mt. View Lane*
   City/State/Zip: *Spokane WA 99218* Phone: *(509) 435-3108*

4. **Location of Project**:
   Address: *1022 and 1028 W Sinto Ave*
   Section: *18* Quarter: *NW* Township: *25N* Range: *42E*
   Tax Parcel Number(s): *35182.2405 and 35182.2406*

5. Date checklist prepared: *May 9, 2021*

6. Agency requesting checklist: *City of Spokane, Washington*

7. Proposed timing or schedule (including phasing, if applicable):
   *Unknown*

8. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain:
   *This is a non-project action to approve a comprehensive plan and zone change. If successful, a project application for apartments will be submitted for review and approval.*

   b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain:
   *Yes, the above addresses are adjacent to each other.*

9. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal:
   *Unknown*

10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain:

*No actions are pending other than this request.*

11. List any government approvals or permits that will be needed for your proposal, if known:
*Land Use Plan and zone change; demo permits and building permits.*

12. 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.
*A .46 acre site consisting of one single family residence and an 8-plex within 3+ platted lots.*

13. 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 sites are located along the north side of Sinto beginning at the NE corner of Sinto and Madison and are addressed as W 1022 and 1028 Sinto.*

14. Does the proposed action lie within the Aquifer Sensitive Area (ASA)? ☒Yes ☐No
The General Sewer Service Area? ☒Yes ☐No
The Priority Sewer Service Area? ☒Yes ☐No
The City of Spokane? ☒Yes ☐No

15. 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).
*This is a non-project action and site specific use will be evaluated at building permit submittal.*

(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?

*This is a non-project action and site specific use will be evaluated at building permit submittal.*

(3) What protective measures will be taken to ensure 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.

*To be determined at building permit submission.*

(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?

*To be determined at building permit submission.*

b. Stormwater

(1) What are the depths on the site to groundwater and to bedrock (if known)?

*Unknown*

(2) Will stormwater be discharged into the ground? If so, describe any potential impacts.

*To be determined at building permit submission.*

## B. ENVIRONMENTAL ELEMENTS

### 1. Earth

a. General description of the site (check one):

☒ Flat ☐ Rolling ☐ Hilly ☐ Steep slopes ☐ Mountainous

Other:

b. What is the steepest slope on the site (approximate percent slope)?

*The site is generally flat*

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.

*The soil type is GgA, Garrison gravel loam. None of this is used for agricultural purposes.*

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.

*Unknown*

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

*No*

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt, or buildings)?

*To be determined at time of building permit submission and review.*

h. Proposed measures to reduce or control erosion or other impacts to the earth, if any:

*Compliance with applicable on-site storm drainage control.*

**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.

*If approved, construction activities will generate dust. No emissions will be generated with proposed apartment use.*

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:

*If approved, dust abatement during construction.*

**3. Water**

a. SURFACE WATER: Not Applicable

(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.

*None*

(4) Will the proposal require surface water withdrawals or diversions? If yes, give general description, purpose, and approximate quantities if known.

*No*

(5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

*No*

(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.

*No*

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.

*The property is served with public utilities. Groundwater will not be extracted.*

(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.

*To be determined at time of building permit*

(2) Could waste materials enter ground or surface waters? If so, generally describe.

*To be determined at time of building permit*

(3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

*To be determined at time of building permit*

d. PROPOSED MEASURES to reduce or control surface, ground, and runoff water, and drainage patter impacts, if any.

*To be determined at time of building permit*

**4. Plants**

a. Check the type(s) of vegetation found on the site:

Deciduous trees: ☐ alder ☒ maple ☐ aspen

Other:

Evergreen trees: ☐ fir ☐ cedar ☒ pine

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:

Any other types of vegetation:

b. What kind and amount of vegetation will be removed or altered?

*To be determined at time of building permit*

c. List threatened and 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:

*To be determined at time of building permit*

e. List all noxious weeds and invasive species known to be on or near the site:

*Unknown*

**5. Animals**

a. Check *and* List 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:

Mammals: ☐ deer ☐ bear ☐ elk ☐ beaver

Other:

Fish: ☐ bass ☐ salmon ☐ trout ☐ herring ☐ shellfish

Other:

Any other animals (*not* listed in above categories): *Answer*

b. List any threatened or endangered animal species known to be on or near the site.
*This is an urban area approved for intense urban activities. No endangered species are known to reside in this vicinity.*

c. Is the site part of a migration route? If so, explain.
*No*

d. Proposed measures to preserve or enhance wildlife, if any:
*None*

e. List any invasive animal species known to be on or near the site.
*See "b" above*

**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.
*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:

*To be determined at time of building permit*

**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.
*No*

(1) Describe any known or possible contamination at the site from present or past uses.

*Unknown*

(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.

*Unknown*

*(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. *If approved, new hazardous materials would be addressed at the time of building permit review and controlled for storage, spills or use.*

(4) Describe special emergency services that might be required.
*If approved, none are anticipated.*

(5) Proposed measures to reduce or control environmental health hazards, if any:
*See 4 above.*

b. NOISE:

(1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
*None will affect the use of the property*

(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.
*Construction activity . No other noise impacts before or after as a residential use.*

(3) Proposed measure to reduce or control noise impacts, if any:
*Compliance with applicable noise regulations*

**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.
*Existing site: Single family and 8 plex; West: Residential; North/NE: residential; South, vacant, single-family and duplex; East: residential and retail*

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?
*No*

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:
*N/A*

c. Describe any structures on the site.
*Single-family and 8-plex*

d. Will any structures be demolished? If so, which?
*If approved all structures will be relaced with ne HDR apartments.*

e. What is the current zoning classification of the site?
*RTF*

f. What is the current comprehensive plan designation of the site?
*R 10-20*

g. If applicable, what is the current shoreline master program designation of the site?
*N/A*

h. Has any part of the site been classified as a critical area by the city or the county? If so, specify.
*No*

i. Approximately how many people would reside or work in the completed project?
*To be determined at project review.*

j. Approximately how many people would the completed project displace?
*If approved, 10-15 residents, depending upon then current occupancy.*

k. Proposed measures to avoid or reduce displacement impacts, if any:
*Replace with more residential units than currently is provided.*

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
*Compliance with applicable development codes.*

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:
*N/A*

**9. Housing**

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
*To be determined at time of building permit review and limited to a maximum of 55 ft.*

b. Approximately how many units, if any, would be eliminated? Indicate whether high-, middle- or low-income housing.
*If approved, 9 units would be eliminated*

c. Proposed measures to reduce or control housing impacts, if any:
*No impacts due to increase of DU's from existing count*

**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?
*To be determined*

b. What views in the immediate vicinity would be altered or obstructed?
*None*

c. Proposed measures to reduce or control aesthetic impacts, if any:
*None*

**11. Light and Glare**

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
*To be determined at time of building permit review*

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?

*No off site light or glare affects this site*

d. Proposed measures to reduce or control light and glare impacts, if any:

*Indirect outdoor lighting, if installed.*

**12. Recreation**

a. What designated and informal recreational opportunities are in the immediate vicinity?

*None*

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. 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*

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 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.

*Reliance upon public records and review*

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.

*To be determined at time of building permit review.*

**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.
*Monroe Street to Sinto and Madison.*

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, STA Route 4 serves the vicinity at Monroe one block east of subject.*

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?
*To be determined at time of building permit reveiew*

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).
*To be determined at building permit review*

e. Will the project or proposal 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 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? (Note: to assist in review and if known, indicate vehicle trips during PM peak, AM Peak, and Weekday (24 hours).
*To be determined at building permit reveiw*

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**

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.

*To be determined at building permit review*

b. Proposed measures to reduce or control direct impacts on public services, if any:

*To be determined at building permit review*

**16. Utilities**

a. Check utilities currently available at the site:

☒ electricity ☒ natural gas ☒ water ☒ refuse service

☒ telephone ☒ sanitary sewer ☐ septic system

Other: *Answer*

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:

*All of the above serve the site.*

## 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: *May 9, 2021* Signature: _____

***Please Print or Type:***

PROJECT PROPONENT:

Name: *Ten Talents C/O Mark Agee* Address: *P O Box 1199*

Phone: *(509) 951-1033* *Veradale WA 99037*

CHECKLIST PERPARER (If different from proponent):

Name: *Dwight Hume* Address: *9101 N Mt. View Lane*

Phone: *(509) 435-3108* *Spokane WA 99218*

**FOR STAFF USE ONLY**

Staff member(s) reviewing checklist: Kevin Freibott

Based on this staff review of the environmental checklist and other pertinent information, 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.

Evaluation for
Agency Use Only

## 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 use would only increase the density from 10-20 per acre to 15+ and replace 9 du's with a new higher density residential project. No impacts of this nature are expected.*

   Proposed measures to avoid or reduce such increases are:

   *None*

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

   *The site is urban and proposed for intensification with increased residential density. The natural environment will be urbanized with landscaping pursuant to applicable development standards.*

   Proposed measures to protect or conserve plants, animals, fish, or marine life are:

   *See above statement*

3. How would the proposal be likely to deplete energy or natural resources?

   *None, adequate services are available to the site.*

   Proposed measures to protect or conserve energy and natural resources are:

   *Development to current energy standards whereas the existing buildings were built in 1891 and 1910.*

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 subject site is not within designated environmentally sensitive areas.*

   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?

*Unlikely to affect land use since it is an area intended for maximum residential density to compliment CC-Core uses nearby along the Monroe Street Corridor*

Proposed measures to avoid or reduce shoreline and land use impacts are:

*Development to applicable codes.*

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

*If approved, the prosed use would increase traffic and demand for public services. Such impacts will be determined at time of building permit review.*

Proposed measures to reduce or respond to such demand(s) are:

*Compliance with local service provider requirements.*

7. Identify, if possible, whether the proposal may conflict with local, state or federal laws or requirements for the protection of the environment.

*The site does not conflict with local, state or federal laws or requirements because the site is currently within an approved Centers and Corridors area adopted by the Spokane City Council and if approved, will comply with applicable development standards as approved by the City of Spokane.*

## 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: *May 9, 2021* Signature:

***Please Print or Type:***

PROJECT PROPONENT:

Name: *Ten Talens LLC C/O Mark Agee* Address: *P O Box 1199*

Phone: *(509) 951-1033* *Veradale WA 99037*

CHECKLIST PERPARER (If different from proponent):

Name: *Dwight Hume* Address: *9101 N Mt. View Lane*

Phone: *(509) 435-3108* *Spokane WA 99218*

**FOR STAFF USE ONLY**

Staff member(s) reviewing checklist: Kevin Freibott

Based on this staff review of the environmental checklist and other pertinent information, 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.

## NONPROJECT DETERMINATION OF NONSIGNIFICANCE

**FILE NO(S):** Z20-208COMP

**PROPONENT**: Ten Talents LLC (Agent: Dwight Hume, Land Use Solutions and Entitlement); City of Spokane

**DESCRIPTION OF PROPOSAL**: Amendment of the Land Use Plan Map designation for eight parcels totaling 1.3 acres from "**Residential 10-20**" to "**Residential 15+**" and a concurrent change of zoning from "**Residential Two-Family (RTF)**" to "**Residential High Density (RHD-55)**." No specific development proposal is being approved at this time.

**LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY**: The proposal concerns eight parcels: 35182.2405 & 35182.2406 (private application); and 35182.2401 thru 35182.2407 & 35182.2409 (City-sponsored application). These parcels are located at 1022 & 1028 W Sinto Ave (private application); 1011, 1017, 1023, & 1027 W Maxwell Ave and 1014 W Sinto Ave (City-sponsored application). All parcels are NE of N Madison Street and W Sinto Avenue in the West Central neighborhood.

**LEGAL DESCRIPTION**: BINGAMANS ADDITION, LOTS 1-8, BLOCK 8; S142FT OF TR L YG BET B8 BINGAMANS &B31 STRATTONS; ALSO N158FT OF TR LYG BET B8 BINGAMANS &B31 STRATTONS SUBJ TO ESMT OVER S16FT DESC IN DOC 1395 11C. Located in 18-25-43 NW.

**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 October 12, 2021 if they are intended to alter the DNS.

**********

**Responsible Official:** Louis Meuler

**Position/Title:** Interim Director, Planning Services **Phone:** (509) 625-6300

**Address:** 808 W. Spokane Falls Blvd., Spokane, WA 99201

**Date Issued:** September 28, 2021 **Signature:** Louis Meuler (Sep 16, 2021 14:20 PDT)

**********

**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 October 19, 2021 (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.

**********

2020/2021 Comprehensive Plan Amendments

# PLAN COMMISSION FINDINGS OF FACT, CONCLUSIONS, AND RECOMMENDATIONS ON COMPREHENSIVE PLAN AMENDMENT

# FILE Z20-208COMP

**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 10-20" to "Residential 15+" for a 1.31-acre area located at 1014, 1022, 1028 W Sinto Avenue, and 1011, 1017, 1023, 1027 W Maxwell Avenue. The implementing zoning designation recommended is "Residential High Density, 55-Foot Max Height (RHD-55)".**

**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 Z20-208COMP (the "Application") was submitted in a timely manner for review during the City's 2020/2021 amendment cycle.

D. The Application seeks to amend the land use plan map designation for a 1.31-acre area located at 1014, 1022, 1028 W Sinto Avenue, and 1011, 1017, 1023, 1027 W Maxwell Avenue (the "Properties") from "Residential 10-20" to "Residential 15+" with a corresponding change in zoning from "Residential Two Family (RTF)" to "Residential High Density, 55-Foot Max Height (RHD-55)".

E. The original private application was made for Land Use Plan Map changes to two properties located at 1022 and 1028 W Sinto Avenue; the application was expanded to include an additional 6 parcels by the Spokane City Council during the threshold review process (see G).

F. Annual amendment applications were subject to a threshold review process to determine whether the applications will be included in the City's Annual Comprehensive Plan Amendment Work Program.

G. On February 17, 2021, an Ad Hoc City Council Committee reviewed the applications that had been timely submitted and forwarded its recommendation to City Council regarding the applications; the original application was expanded to include six additional parcels with the same proposed land use plan map designation and zoning as the original applicant proposal.

    1. The six additional parcels added to the proposal by the Spokane City Council are not owned by the original applicant; each held by separate private owners.

H. On April 26, 2021, the City Council adopted Resolution RES 2021-0023 establishing the 2021 Comprehensive Plan Amendment Work Program and included the Application in the Work Program.

I. Thereafter, on May 19, 2021, staff requested comments from agencies, departments, and neighborhood councils. No agency/department/council comments were received.

J. On May 20, 2021, the Land Use Subcommittee of the Community Assembly received a presentation regarding the 2020 Comprehensive Plan Amendment Work Program, including the Application.

K. A Notice of Application was published on June 21, 2021 in the Spokesman Review and was mailed to all properties and owners within a 400-foot radius of the subject Properties and any adjacent properties with the same ownership. Signs were also placed on the subject Properties in plain view of the public. The Notice of Application initiated a 60-day public comment period from June 21 to August 20, 2021.

    1. One public comment letter was received.

L. On July 28, 2021, the Spokane City Plan Commission held a workshop to study the Application.

M. On August 5, 2021, the Community Assembly received a presentation regarding the 2021 Comprehensive Plan Amendment Work Program and the Application and was provided with information regarding the dates of Plan Commission workshops and hearings.

N. On September 29, 2021, a State Environmental Policy Act (SEPA) Checklist and Determination of Non-Significance were issued for the Application. The deadline to appeal the SEPA determination was September 14, 2020. No comments on the SEPA determination were received.

    1. Notice of the SEPA Determination for the Application was published in the Official Gazette on September 29 and October 6, 2021.

O. On September 20, 2021, 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.

P. On September 26 and October 6, 2021, notice was published in the Spokesman Review providing notice of a SEPA Determination of Non-Significance and notice of the Plan Commission Public Hearing.

Q. On September 27, 2021, staff published 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.

R. On September 29, 2021, a State Environmental Policy Act (SEPA) Checklist and Determination of Non-Significance were issued for the Application. The deadline to appeal the SEPA determination was September 14, 2020. No comments on the SEPA determination were received.

    1. Notice of the SEPA Determination for the Application was published in the Official Gazette on September 29 and October 6, 2021.

S. On September 29, 2021, Notice of Public Hearing and SEPA Determination was posted on the Properties 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 Properties.

T. On October 13, 2021, the Plan Commission held a public hearing on the Application, including the taking of verbal testimony, closed the verbal record, closed the written record as of Monday, October 25, and postponing deliberations until the following hearing date.

    1. No public testimony was provided at the hearing, save for a presentation by the applicant.

U. On October 27, 2021, the Plan Commission conducted its deliberations on this application and voted to recommend the City Council approve this application.

V. 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 do so.

W. 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").

X. The Plan Commission finds that the proposal meets the intent and requirements of the Comprehensive Plan, most specifically the policies under Goal LU 3, Centers and Corridors, concerning the establishment of Center-Type land uses in the City.

Y. 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 application File No. Z20-208COMP, 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 2021 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 as it pertains to the Comprehensive Plan, as described in SMC 17G.020.030.E.

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 2021 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.
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 Z20-208COMP, a request by Dwight Hume of Land Use Solutions and Entitlement on behalf of the Ten Talents LLC, which was further expanded by the City during the docketing process, to change the land use plan designation on 1.31 acres of land from "Residential 10-20" to "Residential 15+" with a corresponding change of the implementing zoning to "Residential High Density, 55-foot Max Height (RHD-55)", based upon the above listed findings and conclusions, by a vote of **8 to 0**, the Spokane Plan Commission recommends City Council **APPROVE** 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 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 application.

_____

**Todd Beyreuther, President**
Spokane Plan Commission
November 08, 2021

# Findings and Conclusions - Z20-208COMP Doc. 3 of 6

Final Audit Report 2021-11-08

| | |
|---|---|
| Created: | 2021-11-05 |
| By: | Jackie Churchill (jchurchill@spokanecity.org) |
| Status: | Signed |
| Transaction ID: | CBJCHBCAABAAJyJ7ty83DXwdUJAk2v4cjSILqqHdGIAw |

## "Findings and Conclusions - Z20-208COMP Doc. 3 of 6" History

Document created by Jackie Churchill (jchurchill@spokanecity.org)
2021-11-05 - 2:17:31 AM GMT- IP address: 73.83.158.109

Document emailed to Todd Beyreuther (tbeyreuther@spokanecity.org) for signature
2021-11-05 - 2:18:52 AM GMT

Email viewed by Todd Beyreuther (tbeyreuther@spokanecity.org)
2021-11-08 - 8:15:41 PM GMT- IP address: 73.11.187.178

Document e-signed by Todd Beyreuther (tbeyreuther@spokanecity.org)
Signature Date: 2021-11-08 - 8:16:26 PM GMT - Time Source: server- IP address: 73.11.187.178

Agreement completed.
2021-11-08 - 8:16:26 PM GMT

Adobe Sign

| | |
|---|---|
| **From:** | Linda Carroll |
| **To:** | Freibott, Kevin |
| **Subject:** | Sinto Avenue Comprehensive Plan Amendment - City of Spokane, Washington |
| **Date:** | Wednesday, May 26, 2021 10:09:44 PM |

[CAUTION - EXTERNAL EMAIL - Verify Sender]

To Kevin Freibott,
As a voting member of the Emerson-Garfield Neighborhood Council, I received for comment the information on the several zoning changes requested in our neighborhood. I recently went to view all of the listed properties and, while in most cases the proposed zoning change and projected new use seem to me neutral or beneficial, I have strong objections to this one. While the single-family home at 1028 W Sinto is of no particular distinction, the brick multi-family townhouse at 1022 W Sinto is a distinguished example of the turn-of-the-20th-century townhouses that are a special feature of the near north side (originally coordinated with the streetcar lines). Instead of being destroyed and replaced by a featureless contemporary structure, the townhouse should be preserved as an architecturally articulated, multi-family dwelling that exemplifies neighborhood-building warmth. As it happens, I lived for some years in a similar townhouse in the W 600 block of Augusta and appreciate how historic dwellings of this structure enhance the life of those living there both as individuals and as members of a small community.
The townhouse currently has 8 units, so demolishing it and replacing it with an apartment building would not increase the number of units that much. Preserving it would preserve an important piece of Spokane history and architecture. An increase in units could be achieved through the demolition of the single-family home (1028 W Sinto) and the replacing of it with an apartment building.
I urge the city to either reject this proposal or to allow only 1028 to be demolished.
Linda Carroll
215 West Waverly Place
Spokane, WA 99205

https://my.spokanecity.org/projects/2020-2021-proposed-comprehensive-plan-amendments/sinto-avenue/

Sent from my iPhone

| Agenda Sheet for City Council Meeting of: 11/22/2021 | | Date Rec'd | 11/8/2021 |
|---|---|---|---|
| | | Clerk's File # | ORD C36143 |
| | | Renews # | |
| Submitting Dept | PLANNING & ECONOMIC | Cross Ref # | |
| Contact Name/Phone | KEVIN 625-6184 | Project # | Z20-209COMP |
| Contact E-Mail | KFREIBOTT@SPOKANECITY.ORG | Bid # | |
| Agenda Item Type | First Reading Ordinance | Requisition # | |
| Agenda Item Name | 0650 – COMPREHENSIVE PLAN AMENDMENT – SPOFFORD AVE | | |

**Agenda Wording**

An Ordinance relating to application Z20-209COMP,by Integrus Architecture, amending the Comprehensive Plan Land Use Plan Map from Residential 10-20 to Centers & Corridors Core for 1.9 acres and a change to the Zoning Map to Centers & Corridors Type 1 District Center.

**Summary (Background)**

The proposal concerns 1025 W Spofford Ave, parcel 35076.3915. 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 October 27 to consider this amendment and has recommended approval of the amendment with a recommended zoning of CC1-DC.

Lease? YES Grant related? NO Public Works? NO

| Fiscal Impact | | Budget Account |
|---|---|---|
| Neutral | $ | # |
| Select | $ | # |
| Select | $ | # |
| Select | $ | # |

| Approvals | | Council Notifications | |
|---|---|---|---|
| Dept Head | BLACK, TIRRELL | Study Session\Other | Study Session - 10/28 |
| Division Director | MACDONALD, STEVEN | Council Sponsor | Lori Kinnear |
| Finance | ORLOB, KIMBERLY | Distribution List | |
| Legal | RICHMAN, JAMES | kfreibott@spokanecity.org | |
| For the Mayor | ORMSBY, MICHAEL | tblack@spokanecity.org | |
| Additional Approvals | | kmoweryfrashefski@spokanecity.org | |
| Purchasing | | jrichman@spokanecity.org | |
| | | klarsen@integrusarch.com | |
| | | sbishop@spokanecity.org | |
| | | | |

Ordinance No. C36143

AN ORDINANCE RELATING TO APPLICATION FILE Z20-209COMP AND AMENDING MAP LU 1, LAND USE PLAN MAP, OF THE CITY'S COMPREHENSIVE PLAN FROM "RESIDENTIAL 10-20" TO "CENTERS AND CORRIDORS CORE" FOR APPROXIMATELY 1.9 ACRES LOCATED AT 1025 W SPOFFORD AVE (PARCEL 35076.3915) AND AMENDING THE ZONING MAP FROM "RESIDENTIAL TWO FAMILY (RTF)" TO "CENTERS AND CORRIDORS TYPE 1, DISTRICT CENTER (CC1-DC)".

WHEREAS, pursuant to Resolution 2021-0023, the City Council included land use amendment application Z20-209COMP (the "Application") in the City's 2021 Annual Comprehensive Plan Work Program; and

WHEREAS, the Application seeks to amend the Land Use Plan Map of the City's Comprehensive Plan for 1.9 acres from "Residential 10-20" to "Centers and Corridors Core"; if approved, the implementing zoning destination requested is "Centers and Corridors Type 2, District Center (CC2-DC)"; and

WHEREAS, following extensive public notice and participation, on October 13, 2021, the Spokane Plan Commission held a public hearing on the Application; and

WHEREAS, at the close of the hearing, after considering the public testimony, public comments, and the staff report, the Spokane Plan Commission concluded that the Application is consistent with and implements the Comprehensive Plan, and that it is consistent with the review criteria for Comprehensive Plan Amendments set forth in Spokane Municipal Code 17G.020.030; and

WHEREAS, the Spokane Plan Commission voted 8 to 0 to recommend approval of the Application; and

WHEREAS**,** by virtue of the public process outlined in the Plan Commission Findings of Fact, Conclusions, and Recommendation (Exhibit F), the public has had extensive opportunities to participate throughout the 2021 Annual Comprehensive Plan Work Program and all persons desiring to comment on the Application were given a full and complete opportunity to be heard; 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 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 Z20-209COMP is approved.

2. Amendment of the Land Use Map. The Spokane Comprehensive Plan Map LU 1, Land Use Plan Map, is amended from "Residential 10-20" to "Centers and Corridors Core" for 1.9 acres, as shown in Exhibits A and B.

3. Amendment of the Zoning Map. The City of Spokane Zoning Map is amended from "Residential Two Family" to "Centers and Corridors Type 1, District Center (CC2-DC)," as shown in Exhibits C and D.

PASSED BY THE CITY COUNCIL ON _____, 2021.

_____
Council President

Attest:

_____
City Clerk

_____
Mayor

Approved as to form:

_____
Assistant City Attorney

_____
Date

_____
Effective Date

# Z20-209COMP (1025 W Spofford)

Concerning parcel(s) in the West Central Neighborhood of Spokane

2020/2021 Comprehensive Plan Amendment Proposals

Drawn: 9/20/2021

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

## EXHIBIT A: Existing Land Use Plan Map

Subject Parcels

Parcels

City Boundary

**Current Land Use Designation**

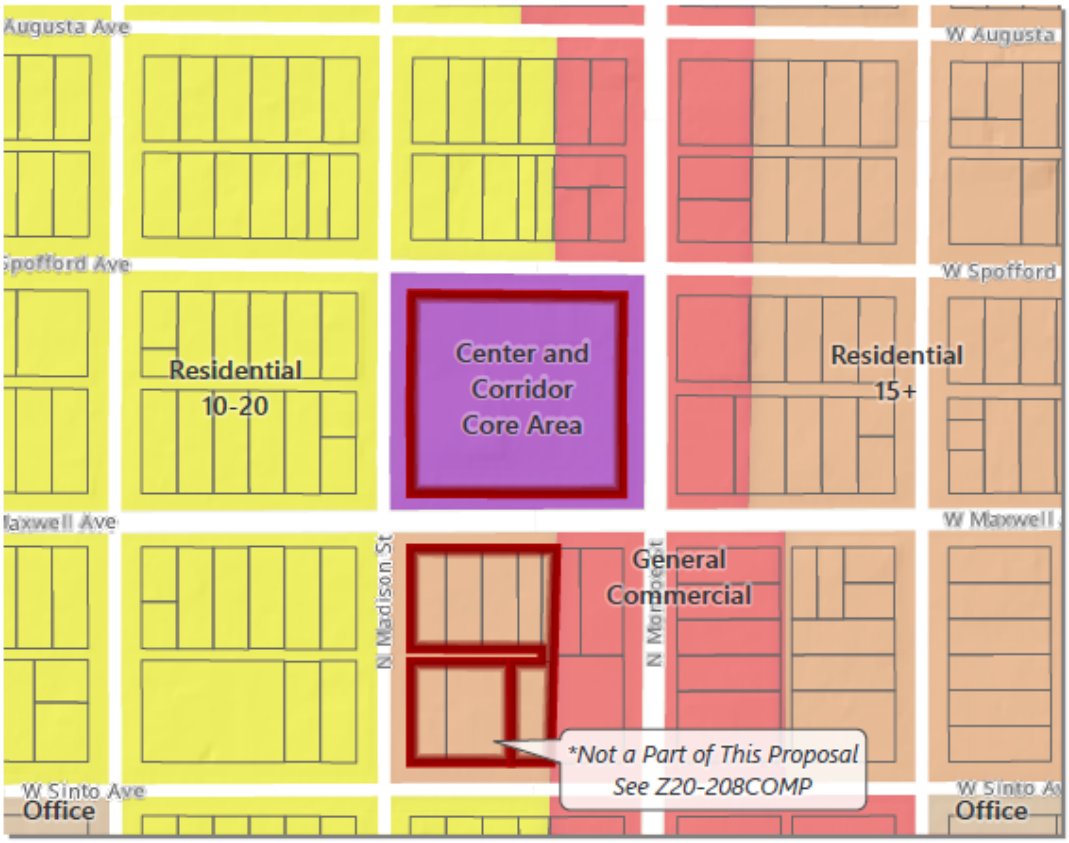
General Commercial

Office

Res 10-20

Res 15+

## EXHIBIT B: Proposed Land Use Plan Map




**Parcel(s):** 35076.3915

**Approximate Area:** 1.9 acres

N

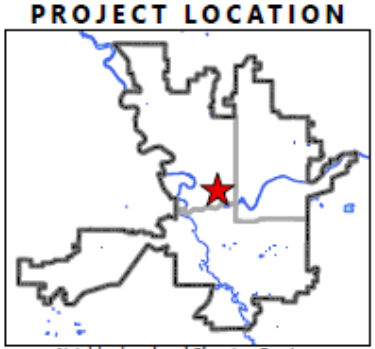
W E

S

0 75 150 300

Feet

**PROJECT LOCATION**



Neighborhood and Planning Services
Drawn By: Kevin Freibott

Path: C:\Users\kfreibott\Documents\ArcGIS\Projects\2021 Comp Plan Amendments\2021 Comp Plan Amendments.aprx

# Z20-209COMP (1025 W Spofford)

Concerning parcel(s) in the West Central Neighborhood of Spokane

2020/2021 Comprehensive Plan Amendment Proposals

Drawn: 11/8/2021

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

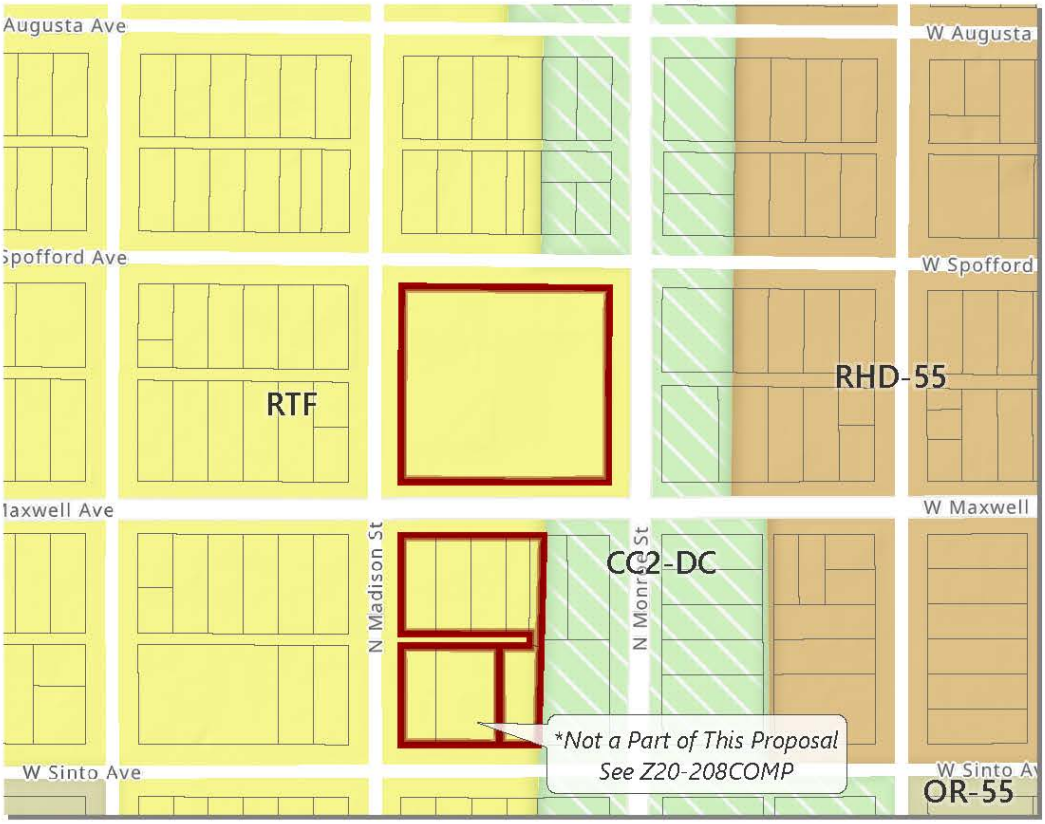
Parcels

City Boundary

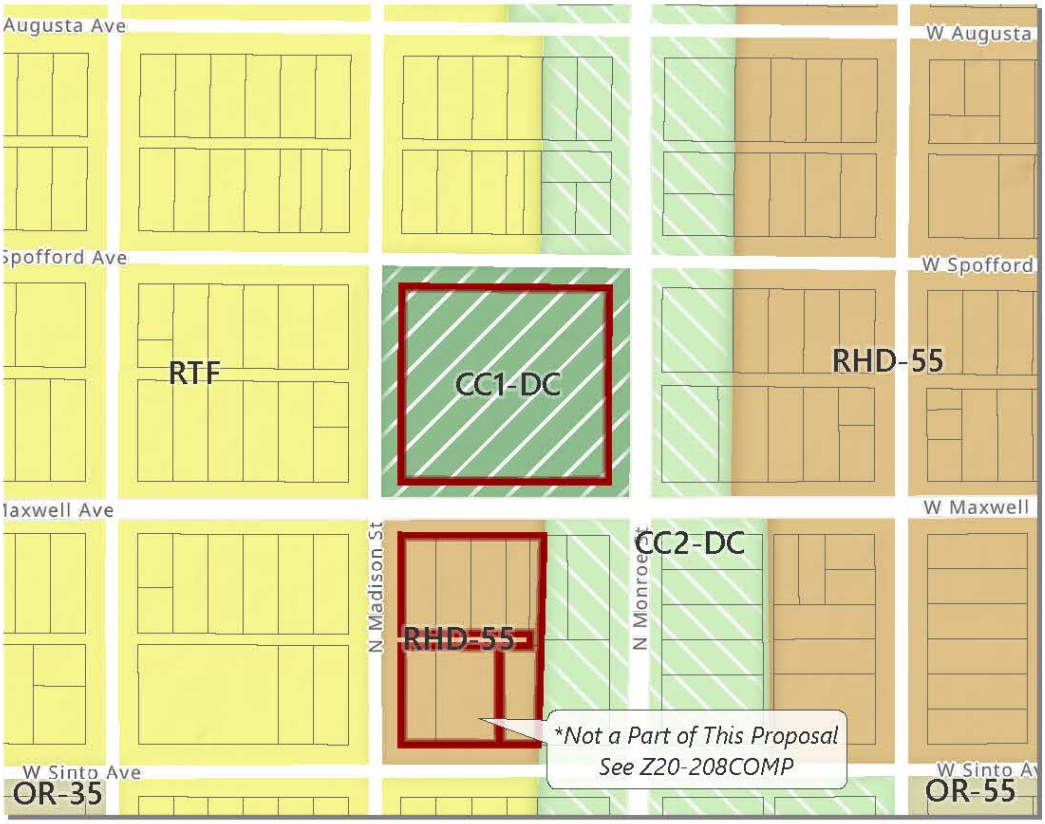
**Proposed Zoning**

- Center and Corridor Type 1
- Center and Corridor Type 2
- Office Retail
- Residential High Density
- Residential Two-Family

## EXHIBIT C: Existing Zoning




## EXHIBIT D: Proposed Zoning



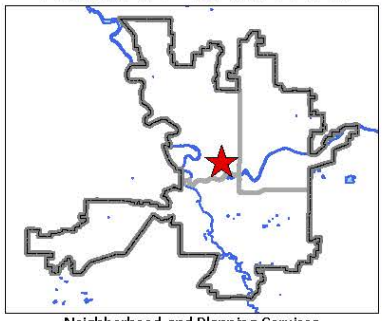

**Parcel(s):** 35076.3915

**Approximate Area:** 1.90 acres

N
W E
S

0 75 150 300
Feet

**PROJECT LOCATION**



Neighborhood and Planning Services
Drawn By: Kevin Freibott

Path: C:\Users\kfreibott\Documents\ArcGIS\Projects\2021 Comp Plan Amendments\2021 Comp Plan Amendments.aprx

**Exhibit E: Legal Description**

07/18-25-43: All of B4, Mountain View Addition, according to plat recorded in Vol. "A" of Plats, Page 36; together with the vacated alley adjoining said block on the south; And all of B1, Bingaman's Addition, according to plat recorded in Volume "A" of Plats, Page 27; together with the unplatted tract lying east of and adjoining said B1 and lying west of and adjoining B30, Stratton's Addition, according to the plat recorded in Volume "A" of Plats, Page 24, lying within the NW'A of 18-25-43; And all of B30 Stratton's Addition, according to plat recorded in Volume "A" of Plats, Page 24;Situate in the City of Spokane, Spokane County, Washington

**2020/2021 Comprehensive Plan Amendments**

# STAFF REPORT FOR FILE Z20-209COMP (1025 W SPOFFORD AVE)

Department of Neighborhood and Planning Services

*The following staff report concerns a proposed amendment to the City's current Comprehensive Plan. The proposal is to amend the land use plan map designation and zoning of one or more parcels in the City of Spokane. Amendments to the Comprehensive Plan are enabled by Spokane Municipal Code (SMC) 17G.020 and Revised Code of Washington (RCW) 36.70A.130.*

## I. PROPERTY SUMMARY

| | |
|---|---|
| **Parcel(s):** | 35076.3915 |
| **Address(es):** | 1025 W Spofford Ave |
| **Property Size:** | 1.9 acres |
| **Legal Description:** | 07/18-25-43: All of B4, Mountain View Addition, according to plat recorded in Vol. "A" of Plats, Page 36; together with the vacated alley adjoining said block on the south; And all of B1, Bingaman's Addition, according to plat recorded in Volume "A" of Plats, Page 27; together with the unplatted tract lying east of and adjoining said B1 and lying west of and adjoining B30, Stratton's Addition, according to the plat recorded in Volume "A" of Plats, Page 24, lying within the NW'A of 18-25-43; And all of B30 Stratton's Addition, according to plat recorded in Volume "A" of Plats, Page 24;Situate in the City of Spokane, Spokane County, Washington |
| **General Location:** | The entire block bounded by W Spofford Ave, N Madison St, W Maxwell Ave, and N Monroe St. |
| **Current Use:** | School |

## II. APPLICANT SUMMARY

| | |
|---|---|
| **Agent:** | Kandis Larsen, Integrus Architecture |
| **Applicant:** | School District 81 (Spokane Public Schools) |
| **Property Owner:** | School District 81 (Spokane Public Schools) |

## III. PROPOSAL SUMMARY

| | |
|---|---|
| **Current Land Use Designation:** | Residential 10-20 (R 10-20) |
| **Proposed Land Use Designation:** | Centers and Corridors Core (CC Core) |
| **Current Zoning:** | Residential Two Family (RTF) |
| **Proposed Zoning:** | Centers and Corridors Core Type 2, District Center (CC2-DC) |

| | |
|---|---|
| **SEPA Status:** | A SEPA threshold Determination of Non-Significance (DNS) was made on September 28, 2021. The appeal deadline is 5:00 PM on October 12, 2021. |
| **Plan Commission Hearing Date:** | October 13, 2021 |
| **Staff Contact:** | Kevin Freibott, Assistant Planner II, kfreibott@spokanecity.org |
| **Staff Recommendation:** | **Approve** |

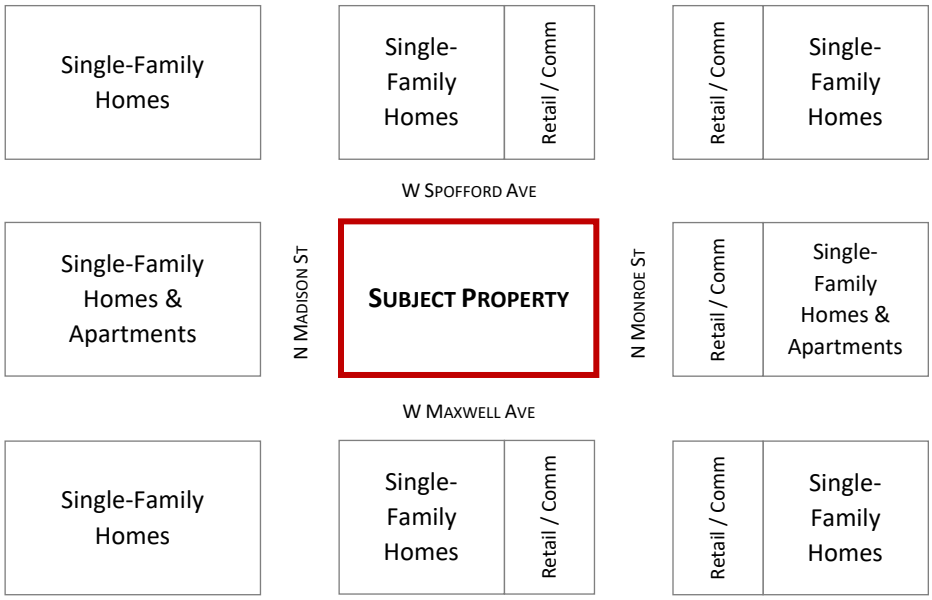
## IV. BACKGROUND INFORMATION

1. **General Proposal Description**: Pursuant to the procedures established by SMC 17G.060, enabled by RCW 36.70A.130, the applicant asks the City of Spokane to amend the land use designation (Map LU-1 of the Comprehensive Plan) and zoning designation (Official Zoning Map of the City of Spokane) for one property located in the West Central Neighborhood. The stated intent of the applicant is to potentially redevelop the school into a new school facility.

2. **Site Description and Physical Conditions**: The site is generally flat containing an existing school facility. Originally known as the Bancroft School, a school has been located on this site since at least 1886. The school structure has been redeveloped multiple times since that date[1].

3. **Property Ownership**: The subject property is owned by School District 81, also known as Spokane Public Schools.

4. **Adjacent Property Improvements and Uses**: The proposal is surrounded by existing development of the following nature:




[1] "First Class for 100 Years" Spokane Public Schools, https://www.spokaneschools.org/cms/lib/WA50000187/Centricity/Domain/8/SPS_First_100_Years.pdf

5. **Street Class Designations**: N Monroe Street and W Maxwell Ave are classified as a Major Arterials. All remaining streets are either local streets or alleyways.

6. **Current Land Use Designation and History**: As shown in **Exhibit A**, the current land use plan map designation of the property is "Residential 10–20 Dwellings per Acre (R 10-20)." The subject property has been designated as such since the City's adoption of the Growth Management Act (GMA) compliant Comprehensive Plan in 2001.

7. **Proposed Land Use Designation**: As shown in **Exhibit B**, the proposal is to amend the land use plan map designation to "Centers and Corridors Core (CC Core)."

8. **Current Zoning and History**: As shown in **Exhibit C**, the current zoning of the subject property is "Residential Two-Family (RTF)." The zoning has been the same since the current zoning map was adopted in 2006. The historical zoning is shown in the following table:

| Year | Zone | Description |
|---|---|---|
| **1958** | Class II Residential | *A medium density residential zone.* |
| **1975** | R3 Multi-Family Residence | *A medium density residential zone.* |
| **After 1975, Prior to 2006** | R2 Two-Family Residence | *Similar zoning to today.* |

9. **Proposed Zoning**: As shown in **Exhibit D**, the proposal seeks to amend the zoning to "Centers and Corridors Type 2, District Center (CC2-DC)."

## V. APPLICATION PROCESS AND PUBLIC COMMENT

1. **Key Steps**: The application is being processed according to SMC 17G.060, including the following steps:

Application Submitted ..... October 22, 2020
Threshold Application Certified Complete ..... January 12, 2021
Council Threshold Subcommittee Established[2] ..... January 11, 2021
Council Threshold Subcommittee Met ..... February 17, 2021
Annual Work Program Set[3] ..... April 26, 2021
Agency/Department Comment Period Ended ..... June 2, 2021
Notice of Application Posted ..... June 21, 2021
Plan Commission Workshop ..... July 14, 2021
60-Day Public Comment Period Ended ..... August 20, 2021
SEPA Determination Issued ..... September 28, 2021

[2] Spokane City Council Resolution 2021-0003
[3] Spokane City Council Resolution 2021-0023

Notice of Public Hearing Posted ..... September 29, 2021

Plan Commission Hearing Date (Scheduled) .....October 13, 2021

2. **Comments Received**: A request for comments was issued to City departments, local agencies, and departments, along with pertinent application details on May 19, 2021. By the close of agency comment on June 2, 2021, no comments were received.

   Following the agency/department comment period, a Notice of Application was issued on June 21, 2021 by mail to all properties and owners within a 400-foot radius of the subject property, including within 400-feet of any adjacent properties with the same ownership. Notice was also posted on the subject property and in the Spokesman Review. City staff emailed notice to the neighborhood council as well and to any nearby neighborhood councils. No public comments were received.

3. **Public Workshop**: A public workshop with the Spokane Plan Commission was held on July 14, 2021, during which the particulars of the proposal were presented to the Plan Commission for their consideration and discussion. The applicant was provided an opportunity to speak during the workshop, but no public comment was taken.

## VI. APPLICATION REVIEW AND ANALYSIS

1. **Guiding Principles**: SMC 17G.020.010 provides the following guiding principles for the annual comprehensive plan amendment process:

   **A.** Keep the comprehensive plan alive and responsive to the community.

   **B.** 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.

   **C.** Make map adjustments based on a foundation in policy language, consistently applying those concepts citywide.

   **D.** Honor the community's long-term investment in the comprehensive plan, through public participation and neighborhood planning processes, by not making changes lightly.

   **E.** 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.

   **F.** Amendments to the comprehensive plan must result in a net benefit to the general public.

2. **Review Criteria**: SMC 17G.020.030 provides a list of considerations that are to be used, as appropriate, by the applicant in developing an amendment proposal, by planning staff in analyzing a proposal, by the plan commission making a recommendation on a proposal, and by the city council in making a decision on the proposal. Following each of the considerations is staff's analysis relative to the proposed amendment.

   **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 satisfies 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 satisfies 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 or City Department comment request or require a traffic impact analysis for the proposal. The subject property is already served by water, sewer, nearby transit service, and adjacent existing City streets. Furthermore, under State and local laws, any subsequent development of the site will be subject to a concurrency determination pursuant to SMC 17D.010.020.

The proposal satisfies 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: No evidence of a potential funding shortfall from this proposal exists.

The proposal satisfies 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:

*Development Regulations.* 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.

*Capital Facilities Program.* 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 West Central neighborhood completed the "West Central Neighborhood Action Plan" (the WCNAP) in 2013 which was subsequently adopted by the City Council[4] on February 11, 2013. The WCNAP is extensive and covers multiple topics of neighborhood revitalization and benefit. Multiple maps in the WCNAP highlight the presence of the N Monroe Corridor (in which the subject property lies). Furthermore, multiple maps in the WCNAP identify the "Bancroft School" (the prior name for the subject school).

Under Issue Rank 1, the plan states that the neighborhood need to "develop a safe and nurturing community that provides a diversity of social, recreational, education, and cultural opportunities for all ages."[5] Issue Rank 3 goes on to highlight the need to update schools in the neighborhood. Under the action items for Issue Rank 3, the plan states the following:

> "Work with the School District to accelerate the rebuild schedule for Holmes Elementary, Bryant, and Bancroft. Build state of the art schools with potential for future population growth."[6]

Considering the multiple references to the Bancroft School (now known as the Community School, located on the subject property), and calls for updates to the school in the WCNAP, as well as the stated need of the applicant to update the land use plan map designation and zoning to accommodate redevelopment of the school[7], it appears that the proposal not only conforms to the adopted neighborhood plan but that the plan itself calls for this action.

[4] See Spokane City Council Resolution RES 2013-0012.
[5] WCNAP, p. 8.
[6] Ibid., p. 34
[7] See Exhibit I, Application Materials.

*Miscellaneous Comprehensive Plan Goals and Policies.* Staff have compiled a list of Comprehensive Plan Goals and Policies which bear on the proposal in Exhibit H of this report. Further discussion of these policies is provided under section K.2 below.

The proposal satisfies this criterion.

**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.

The proposal satisfies this criterion.

**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 area within an existing urbanized area, with no foreseeable implications to regional or inter-jurisdictional 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 satisfies 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 five other applications for Comprehensive Plan amendments as part of an annual plan amendment cycle. All six applications are for map amendments, five for changes to the land use plan map (LU-1) and one for changes to the Bicycle Facilities Map (TR-5). When considered together, these various applications do not interact, nor do they augment or detract from each other. Thus, the cumulative effects of these various applications are minor.

This proposal satisfies this criterion.

**H. SEPA:** *SEPA[8] 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 September 28, 2021.

   The proposal satisfies 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 a previously developed area served by public facilities and services described in CFU 2.1. The proposed change in land-use designations affects a relatively small area 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.

The proposal satisfies 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 proposal does not include an expansion to the UGA; thus, this criterion does not apply.

[8] State Environmental Protection Act

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. The need for this type of adjustment might be supported by findings from feedback instruments related to monitoring and evaluating the implementation of the comprehensive plan.*

   Staff Analysis: The proposal does not include a policy adjustment; thus, this criterion 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: Because the proposal seeks to designate the property for a "Centers and Corridors Core" land use plan map designation, conformance with Goal LU 3, Efficient Land Use, and its attendant policies are the primary policies affecting this proposal. Under Policy LU 3.4, Planning for Centers and Corridors, Centers and Corridors should be planned using a "City-approved subarea planning process" to determine the location of the center and the land use plan map designations within it.

   The Corridor in which the proposal lies is known as the "North Monroe Corridor". Portions of the North Monroe Corridor were subjected to a subarea planning process, but not the portion south of W Indiana Ave where the subject property is located. While subarea planning process, per LU 3.4, has yet to be undertaken by the City for this Corridor, a private applicant may undertake to amend the comprehensive plan to ensure consideration of this change in a timely manner. While none of the parcels facing Monroe Street in the vicinity of this proposal are designated on the land use plan map for "CC Core", other parcels facing Monroe *are* all currently zoned CC2-DC. Amending the land use plan map designation and zoning to Centers and Corridors for this site as proposed would apply the same design and development standards to this parcel that are required of adjoining properties in the Corridor.

   According to Policy LU 3.2, a Corridor is a linear feature that extends "no more than two blocks in either direction from the center of a transportation corridor." As this proposal is only a single block from the centerline of Monroe Street, this parcel is certainly within that limitation.

   **b.** *The map amendment or site is suitable for the proposed designation.*

Staff Analysis: The site is adequately served by all utilities and by a major arterial street, bus service is nearby on Monroe Street, and the site is generally level and devoid of critical areas.

**c.** *The map amendment implements applicable comprehensive plan policies and subarea plans better than the current map designation*.

Staff Analysis: See discussion under topic 'a' above. Comprehensive Plan Policy calls for increased residential density in Centers and Corridors. As such, the proposal would help to implement the development strategy laid out in the Comprehensive Plan policies, especially those concerning Centers and Corridors (see **Exhibit H**).

The proposal satisfies this criterion.

**3. Rezones, Land Use Plan 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: There are two zones available that would implement a land use plan map designation of CC Core, "Centers and Corridors Type 1 (CC1)" and "Centers and Corridors Type 2 (CC2)." The applicant has proposed a zoning of CC2 to match the zoning of adjacent parcels on Monroe Street. However, as this portion of the Corridor has not undergone a subarea planning process, it is not clear which CC zoning is most appropriate.

Generally, the SMC describes CC1 as promoting the "greatest pedestrian orientation" of such zoning while CC2 is described as promoting pedestrian oriented development "while accommodating the automobile." Essentially, more auto-accommodating features like drive-throughs and auto shops are allowed in CC2, while they are prohibited in CC1. Either zone can implement the proposed land use plan map, asking the question as to which should be applied here. Because this site is (and will likely continue to be) a school, and because schools have a generally higher need for pedestrian amenities, a zoning of CC1 could be more appropriate. Additionally, this site is adjacent to the crossing of two arterials and contains a junction between multiple transit routes, some of which qualify as high-performance transit routes. Considering these factors, staff recommends that the Plan Commission recommend CC1 zoning for this proposal.

The proposal satisfies this criterion.

## VII. CONCLUSION

The proposal has been processed and considered according to the requirements of the Spokane Municipal Code. According to the information provided above and the whole of the administrative record, and

provided Plan Commission or City Council make the recommended change to the project, it is unclear if the proposal meets criteria for a comprehensive plan amendment as provided in SMC 17G.020.030.

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.

## VIII. STAFF RECOMMENDATION

Staff recommends the Plan Commission and City Council **approve** the proposal **with a recommended zoning designation of "Centers and Corridors Type 1, District Center (CC1-DC).**"

## IX. LIST OF EXHIBITS

A. Existing Land Use Plan Map
B. Proposed Land Use Plan Map
C. Existing Zoning Map
D. Proposed Zoning Map
E. Application Notification Area
F. Detail Aerial
G. Wide-Area Aerial
H. List of Relevant Comp Plan Policies
I. Application Materials
J. SEPA Checklist
K. SEPA Determination of Non-Significance

# Z20-209COMP (1025 W Spofford)

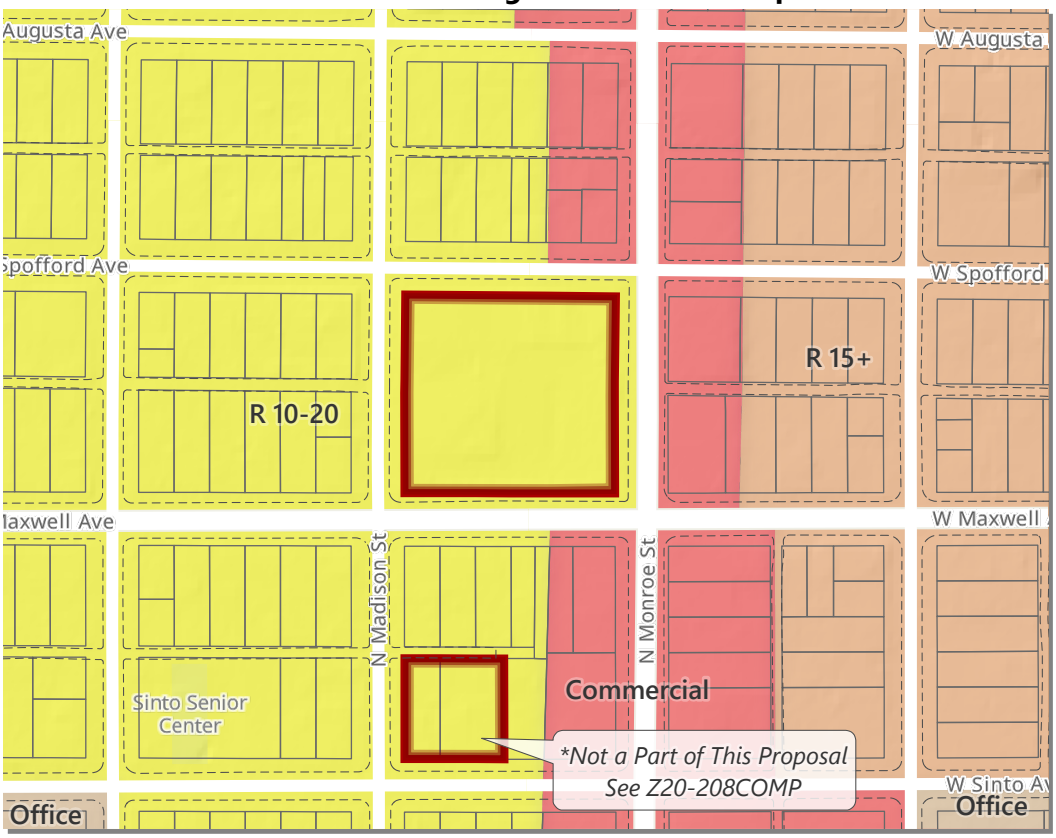
**Concerning parcel(s) in the West Central Neighborhood of Spokane**

2020/2021 Comprehensive Plan Amendment Proposals

Drawn: 1/18/2021

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

## EXHIBIT A: Existing Land Use Plan Map

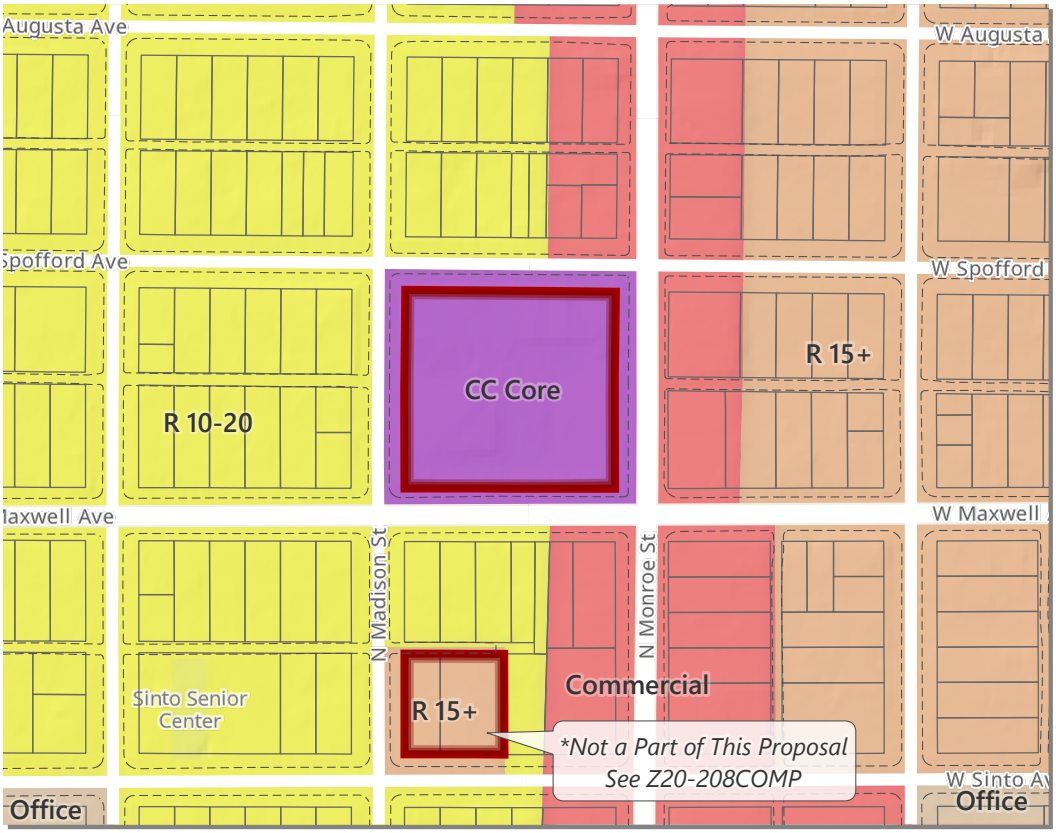



- Subject Parcel
- Parcels
- City Boundary
- Curb Line

**Current Land Use Designation**

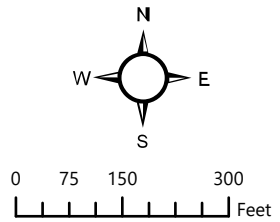
- General Commercial
- Office
- Res 10-20
- Res 15+

## EXHIBIT B: Proposed Land Use Plan Map

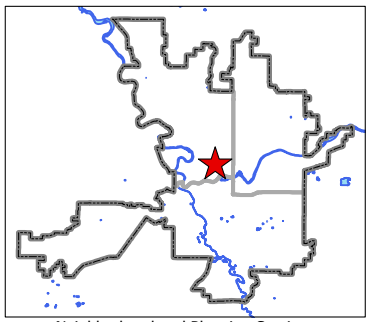



**Parcel(s):** 35076.3915

**Approximate Area:** 1.9 acres




**PROJECT LOCATION**



Neighborhood and Planning Services
Drawn By: Kevin Freibott

Path: C:\Users\kfreibott\Documents\ArcGIS\Projects\2021 Comp Plan Amendments\2021 Comp Plan Amendments.aprx

# Z20-209COMP (1025 W Spofford)

**Concerning parcel(s) in the West Central Neighborhood of Spokane**

2020/2021 Comprehensive Plan Amendment Proposals

Drawn: 1/18/2021

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Subject Parcel

Parcels

City Boundary

Curb Line

**Current Zoning**

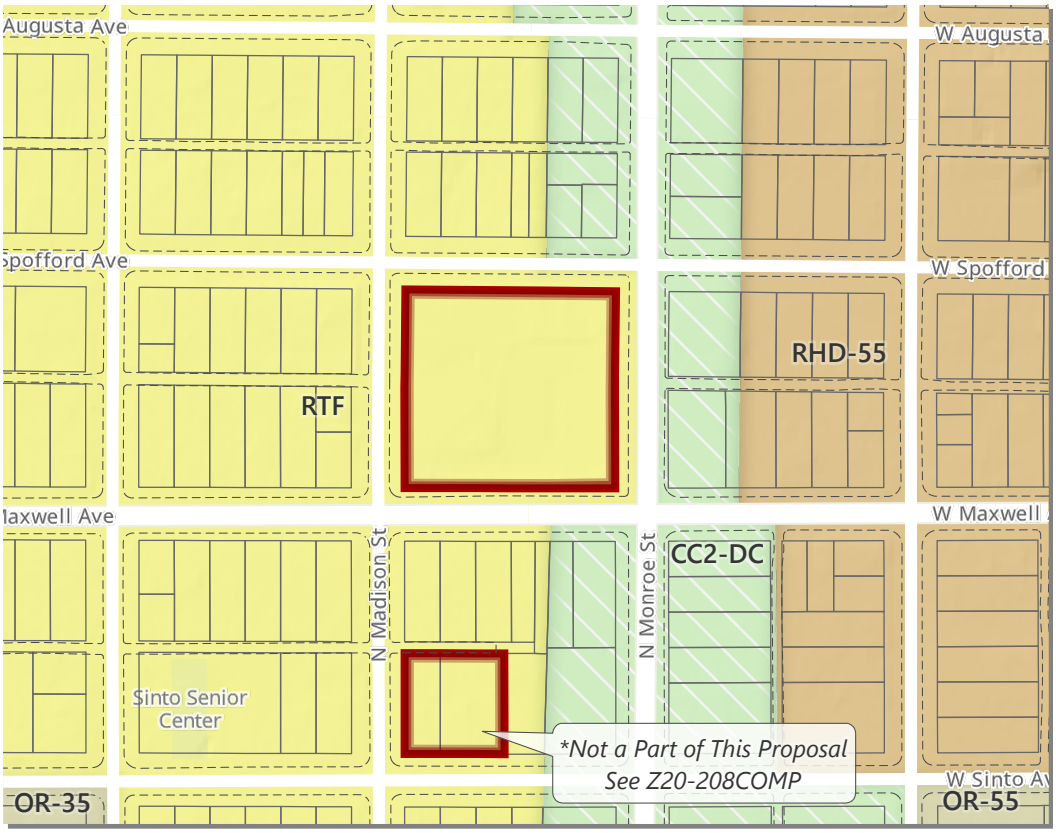
Center and Corridor Type 2

Office Retail

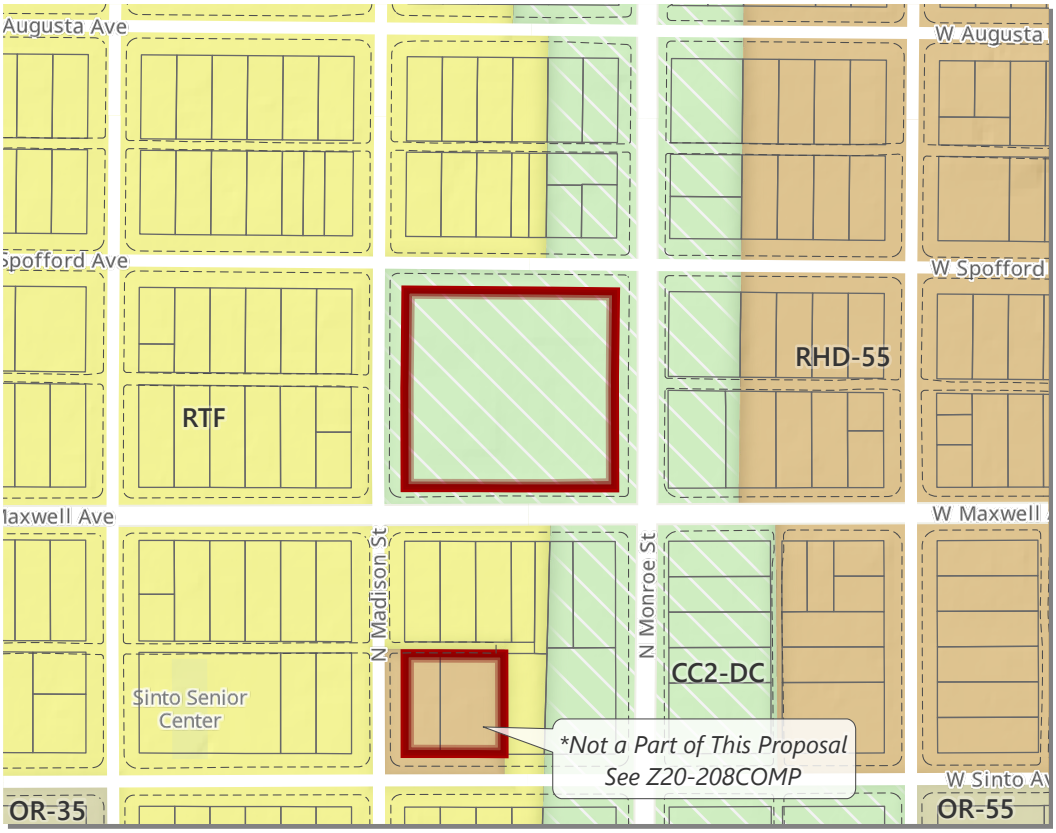
Residential High Density

Residential Two-Family

## EXHIBIT C: Existing Zoning




## EXHIBIT D: Proposed Zoning



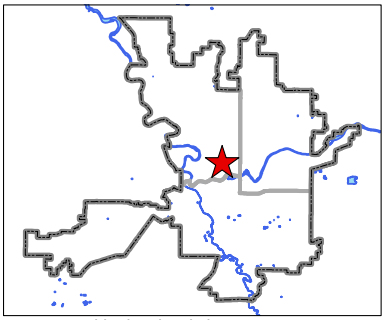

**Parcel(s):** 35076.3915

**Approximate Area:** 1.90 acres

N
W E
S

0 75 150 300
Feet

**PROJECT LOCATION**



Neighborhood and Planning Services
Drawn By: Kevin Freibott

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# Z20-209COMP

## (1025 W Spofford - West Central Neighborhood)

2020/2021 Comprehensive Plan Amendment Proposals

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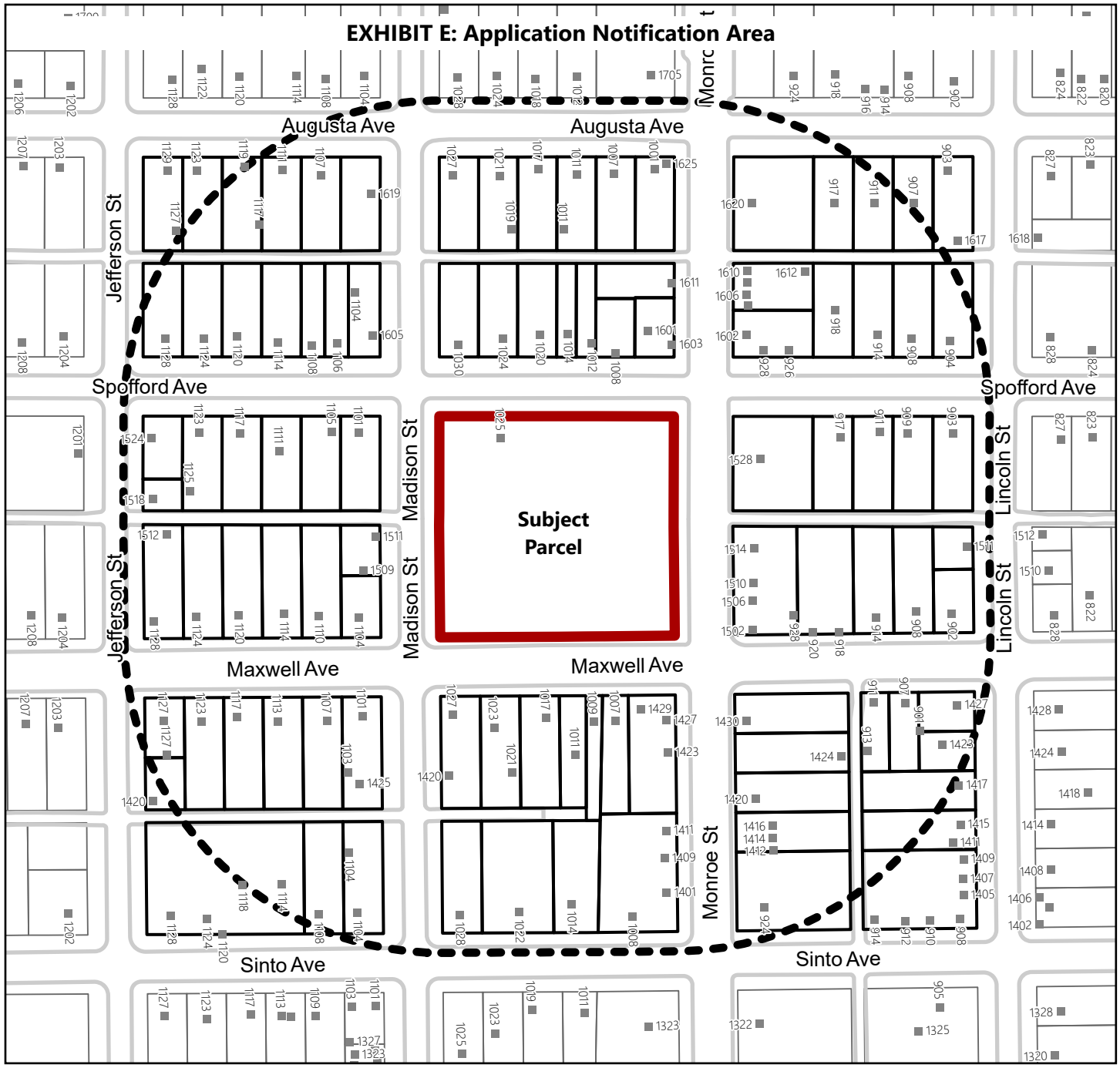



**Legend**

- Parcel
- Curb Line
- Address Point

**Area Type**

- Subject Parcels
- Notification_Boundary
- Notification_Parcels

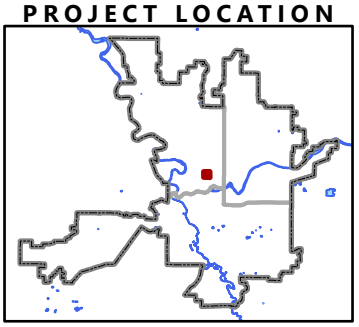
**Application Proposes To:**

Change Land Use Designation from
"Residential 10-20" to "Centers and Corridors Core"

Project Size: 1.9 Acres (Approximate)
Drawing Date: 6/1/2021 Drawing Scale: 1:2,250

0 75 150 300
Feet

**PROJECT LOCATION**



Neighborhood and Planning Services
Drawn By: Kevin Freibott

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# Z20-209COMP (1025 W Spofford)

**Concerning parcel(s) in the West Central Neighborhood of Spokane**

2020/2021 Comprehensive Plan Amendment Proposals

Drawn: 9/15/2021

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## EXHIBIT F: Detail Aerial

Subject Parcels

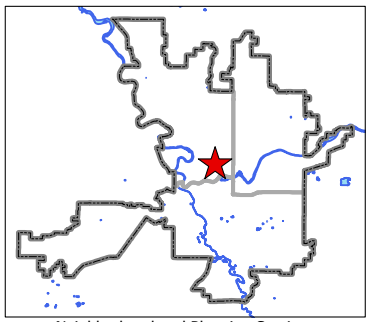
## EXHIBIT G: Wide Area Aerial

**Parcel(s):** 35076.3915

**Approximate Area:** 1.9 acres

N
W E
S

**PROJECT LOCATION**



Neighborhood and Planning Services
Drawn By: Kevin Freibott

Path: C:\Users\kfreibott\Documents\ArcGIS\Projects\2021 Comp Plan Amendments\2021 Comp Plan Amendments.aprx

The following policies of the Comprehensive Plan relate to application Z20-209COMP. The full text of the Comprehensive Plan can be found at www.shapingspokane.org.

**Chapter 3—Land Use**

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.

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: …* 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.

…

LU 3.3 Designating Centers and Corridors

Designate new Centers or Corridors in appropriate locations on the Land Use Plan Map through a city-approved planning process.

*Discussion:* The Comprehensive Plan recognizes that Centers and Corridors are the most appropriate location for commercial and higher density residential uses. In some areas of the city, there may be a need to designate a new Center or Corridor. The exact location, boundaries, size, and mix of land uses in a Center or Corridor should be determined through a city-approved sub-area planning process that is inclusive of all interested stakeholders, including business and property owners, and the affected neighborhood(s). This process may be initiated by the city, or at the request of a neighborhood or private interest.

LU 3.4 Planning for Centers and Corridors

Conduct a city-approved subarea planning process to determine the location, size, mix of land uses, and underlying zoning within designated Centers and Corridors. Prohibit any change to land use or zoning within suggested Centers or Corridors until a subarea planning process is completed.

*Discussion*: Suggested Centers and Corridors are those that have been newly designated and do not have any underlying Center and Corridor land use or zoning. Land use and zoning, as well as the size, location and intensity of the land use for all Centers and Corridors should be determined through a sub-area planning process that is inclusive of all stakeholders. Any such process shall include consultation and coordination with property owners and the neighborhood in which the Center or Corridor is located. This process may be initiated by the city, or at the request of a neighborhood or private interest. Center and Corridor planning should consider the following factors:

- existing and planned commercial and residential densities and development conditions;
- amount of commercial land needed to serve the neighborhood;
- public facilities, available utilities and infrastructure, and service capacity for residential and commercial development;
- capital facility investments and access to public transit; and
- other characteristics of a Center as provided in this plan, or as further refined.

The subarea planning process should result in a determination of the boundaries of the designated Center or Corridor, the land use mix and intensities of use, and the identification of any changes to the Land Use Map within the designated Center or Corridor.

LU 3.5 Mix of Uses in Centers

Achieve a proportion of uses in Centers that will stimulate pedestrian activity and create mutually reinforcing land uses.

*Discussion*: Neighborhood, District, and Employment Centers are designated on the Land Use Plan Map in areas that are substantially developed. New uses in Centers should complement existing on-site and surrounding uses, yet seek to achieve a proportion of uses that will stimulate pedestrian activity and create mutually reinforcing land use patterns. Uses that will accomplish this include public, core commercial/office and residential uses.

All Centers are mixed-use areas. Some existing uses in designated Centers may fit with the Center concept; others may not. Planning for Centers should first identify the uses that do not fit and identify sites for new uses that are missing from the existing land use pattern. Ultimately, the mix of uses in a Center should seek to achieve the following minimum requirements:

**Table LU 1 – Mix of Uses in Centers**

| Land Use | Neighborhood Center | District and Employment Center |
|---|---|---|
| Public | 10 percent | 10 percent |
| Commercial/Office | 20 percent | 30 percent |
| Higher-Density Housing | 40 percent | 20 percent |

*Note: All percentage ranges are based on site area, rather than square footage of building area.*

This recommended proportion of uses is based on site area and does not preclude additional upper floors with different uses. The ultimate mix of land uses and appropriate densities should be clarified in a site-specific planning process in order to address site-related issues such as community context, topography, infrastructure capacities, transit service frequency, and arterial street accessibility. Special care should be taken to respect the context of the site and the character of surrounding existing neighborhoods. The 10 percent public use component is considered a goal and should include land devoted to parks, plazas, open space, and public facilities.

LU 4.2 Land Uses That Support Travel Options and Active Transportation

Provide a compatible mix of housing and commercial uses in Neighborhood Centers, District Centers, Employment Centers, and Corridors.

*Discussion*: This provides opportunities for people to use active forms of transportation to get to work and shopping, enables less reliance on automobiles, reduces commuting times and distances, makes mass transit more viable, and provides greater convenience for area residents while supporting physical activity.

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 highperformance 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.

LU 5.3 Off-Site Impacts

Ensure that off-street parking, access, and loading facilities do not adversely impact the surrounding area.

*Discussion*: Off-street parking, access, and loading facilities are usually associated with the development of higher density residential, office, and commercial uses. These features often have major impacts on single-family residential areas. The impacts are most significant when these facilities are next to or intrude between homes. When these facilities are accessory to a higher density residential or nonresidential use, they should be developed according to the same policies and zoning regulations as govern the primary use. New parking lots should also have the same zoning classification as the primary use. In addition, these facilities should be developed to minimize adverse impacts to adjacent properties. All parking lots should be paved. Parking lots and loading areas should have appropriate buffers to fully screen them from adjacent, less intensive uses. Access to business and higher density residential sites should be controlled to avoid impacts on adjacent uses, pedestrian movement, and street functions.

LU 5.5 Compatible Development

Ensure that infill and redevelopment projects are well-designed and compatible with surrounding uses and building types.

LU 6.3 School Locations

Work with the local school districts to identify school sites that are located to serve the service area and that are readily accessible for pedestrians and bicyclists.

*Discussion*: Schools are among the most important public facilities society provides for its citizens. Not only are they the centers of learning for children, but they serve as important focal points for all kinds of neighborhood activities. Their libraries and auditoriums often serve as neighborhood meeting places. The health and vitality of a neighborhood school is invariably a clear indicator of the health and vitality of the neighborhood itself.

An elementary or middle school should be centrally located within its service area to allow children to walk to school. The school should be located within or close to a designated center.

A high school should be centrally located within its service area so as to be easily accessible to vehicular and pedestrian traffic. High schools tend to generate high levels of traffic from student drivers, school personnel, and interscholastic events. To accommodate the higher levels of traffic, high schools should be located on an arterial street. They should also be located within or close to a designated Center.

Most of Spokane is served by School District 81. Mead School District 354 serves an area within the northern city limits, and Cheney School District 360 covers an area within the city limits in the southwest. The Mead, Cheney and Nine Mile School Districts also serve citizens within the Urban Growth Area.

LU 6.4 City and School Cooperation

Continue the cooperative relationship between the city and school officials.

*Discussion*: The city has a modest role to play in school planning. Public schools are operated by local school districts and governed by state and federal laws and regulations. State funds provide the bulk of school finances. Some funds come from the federal government. School districts raise the rest from local property taxes. State laws set standards for service levels and facility development, such as site size and enrollment. They also specify funding methods. These laws thus perform much of the role of a functional plan for schools. School districts complete the remaining tasks of planning.

Nevertheless, there are important things the city can do. Through good planning, the city can ensure that the environments around existing and future school sites are conducive to their needs. The safety needs of school children and the need for school buildings to be appropriately accessible to their service areas should be considered. The city can certainly continue to work closely with school officials and neighborhoods to serve citizens.

In addition, the Growth Management Act requires cities and school districts to cooperate in capital facility planning. Future school sites are among the types of "lands needed for public purposes," which must be identified in a city's comprehensive plan. If a school district is to collect impact fees for new schools, the school facilities must be reflected in the city's Capital Facility Program (CFP).

Consideration should also be given to joint planning, which could include prioritization of sites for future school construction and preservation of historic sites.

LU 6.5 Schools as a Neighborhood Focus

Encourage school officials to retain existing neighborhood school sites and structures because of the importance of the school in maintaining a strong, healthy neighborhood.

LU 6.9 Facility Compatibility with Neighborhood

Ensure the utilization of architectural and site designs of essential public facilities that are compatible with the surrounding area.

*Discussion*: It is important that essential public facilities enhance or improve the environment in which they are proposed. Cost considerations should be balanced with attempts to construct buildings and site features that are compatible with their surroundings.

**Chapter 7 – Economic Development**

ED 2.4 Mixed Use

Support mixed-use development that brings employment, shopping, and residential activities into shared locations that stimulate opportunities for economic activity.

ED 5.1 K-12 Education

Work cooperatively with local schools to help maintain and enhance the quality of K-12 education in the city's schools.

**Chapter 8 – Urban Design and Historic Preservation**

DP 1.1 Landmark Structures, Buildings, Sites

Recognize and preserve unique or outstanding landmark structures, buildings, and sites.

> *Discussion*: Landmarks are structures or sites that provide focal points of historic or cultural interest. Preservation of them, even when not located within historic districts, celebrates the uniqueness of the particular area. Development that is compatible with and respects these landmarks enhances the richness and diversity of the built and natural environments while reinforcing the landmark structures and sites.

DP 1.2 New Development in Established Neighborhoods

Encourage new development that is of a type, scale, orientation, and design that maintains or improves the character, aesthetic quality, and livability of the neighborhood.

> *Discussion*: New development should be compatible with the context of the area and result in an improvement to the surrounding neighborhood.

DP 2.12 Infill Development

Encourage infill construction and area redevelopment that complement and reinforce positive commercial and residential character.

> *Discussion*: Infill construction can benefit the community when done in a manner that improves and does not detract from the livability of the neighborhood and the desirable design character of the area.

**Chapter 11—Neighborhoods**

N 2.1 Neighborhood Quality of Life

Ensure that neighborhoods continue to offer residents transportation and living options, safe streets, quality schools, public services, and cultural, social, and recreational opportunities in order to sustain and enhance the vitality, diversity, and quality of life within neighborhoods.

> *Discussion*: Spokane enjoys a rich variety of living opportunities within its individual neighborhoods, each with its unique character. Maintaining and enhancing our neighborhood assets is key to providing stability within neighborhoods and Spokane citizens with a prolonged sense of pride.

N 3.2 Major Facilities

Use the siting process outlined under "Adequate Public Lands and Facilities" (LU 6) as a guide when evaluating potential locations for facilities within city neighborhoods, working with neighborhood councils and/or interestspecific committees to explore mitigation measures, public amenity enhancements, and alternative locations.

*Discussion*: Traffic and noise are just two negative impacts of locating a major facility within a neighborhood. The city needs to examine the benefits of centralizing these large facilities so that neighborhoods are not negatively impacted. The city can look to mitigation measures or a public amenity in exchange for major facility siting. In addition, the fact that property is city-owned is not a sufficient reason for choosing a site for a large facility, and alternative locations should be explored. The Land Use Policy 6.11, "Siting Essential Public Facilities," describes the siting process contained in the "Spokane County Regional Siting Process for Essential Public Facilities." This process should also be applied to siting decisions relative to essential public facilities of a local nature within neighborhoods, such as libraries, schools, and community centers.

N 8.4 Consistency of Plans

Maintain consistency between neighborhood planning documents and the comprehensive plan.

*Discussion*: Neighborhood planning shall be conducted within the framework of the comprehensive plan, and further, the Growth Management Act requires that these plans be consistent with the comprehensive plan.

# General Application

Rev.20180104

## DESCRIPTION OF PROPOSAL

Request to amend land-use designation and zoning of The Community School site for future redevelopment to meet the needs of the growing institution.

**Address of Site Proposal** *(if not yet assigned, obtain address from Public Works before submitting application)*:

1025 W Spofford Avenue
Spokane, WA 99205

## APPLICANT

Name: Integrus Architecture - Kandis Larsen

Address: 10 S Cedar Spokane, WA 99210

Phone: (509) 838-8681 Email: klarsen@integrusarch.com

## PROPERTY OWNER

Name: Spokane Public Schools - Gregory Forsyth

Address: 200 N Bernard Street Spokane, WA 99201

Phone: (509) 354-5900 Email: GregoryF@spokaneschools.org

## AGENT

Name: Integrus Architecture - Kandis Larsen

Address: 10 S Cedar Spokane, WA 99210

Phone: (509) 838-8681 Email: klarsen@integrusarch.com

Assessor's Parcel Numbers: 35076.3915

Legal Description of Site: See attached memo and drawing exhibit.

Size of Property: 1.9 acres (82,764 square feet)

List Specific Permits Requested in this Application:

Amend land use from Residential (R 10-20) to Center and Corridor Core (CC Core) and amend zoning from Residential Two-Family (RTF) to Center and Corridor, Type 2 (CC2). This amendment will better align with current nearby land use and allow the owner to redevelop the site to better meet their current and projected needs as an educational facility.

## SUBMITTED BY:

☐ Applicant ☐ 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, [signature], owner of the above-described property, do hereby authorize Integrus Architecture to represent me and my interests in all matters regarding this application.

## ACKNOWLEDGMENT

STATE OF WASHINGTON )
) ss.
COUNTY OF SPOKANE )

On this 22nd day of October, 2022, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Gregory Forsyth 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.

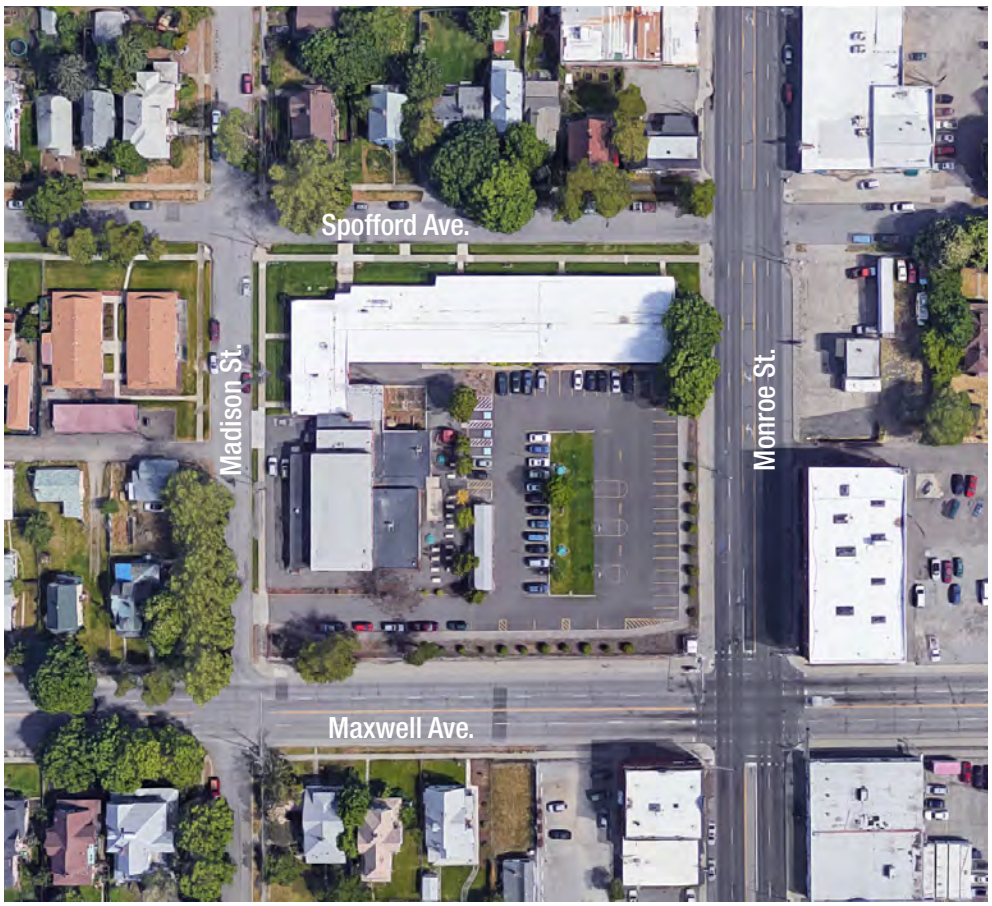
BARBARA CARSON NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES SEPTEMBER 25, 2023 96123

Barbara Carson

Notary Public in and for the State of Washington, residing at Spokane, WA

## Existing Site Analysis

| | |
|---|---|
| Site Address: | 1025 W Spofford Avenue<br>Spokane, WA 99205 |
| Lot Size: | 1.9 acres / 82,764 sf |
| Parcel No.: | 35076.3915 |
| Current Land Use: | Residential<br>(R 10-20) |
| Current Zoning: | Residential Two-Family<br>(RTF) |




*Site*

The Community School at Bancroft is a Spokane Public Schools owned building. The existing building was originally Bancroft Elementary and has had several different programs since the original school was built and it now houses The Community School. It is situated in the West Central Neighborhood between Monroe Street and Madison Street and is flanked on the north by Spofford Avenue and on the south by Maxwell Avenue. The current land use is Residential (R 10-20) and is zoned as Residential Two-Family (RTF) and the site is not part of a historic district.

The current school use has been permitted in this zone through the limited / conditional use process. However, Title 17C stipulates that in areas zoned RTF, all new buildings or additions larger that five thousand square feet will require a conditional use permit even if the building being replaced is the same use. The below residential development standards would govern over the project should the conditional use process be pursued.

| Design Parameter | Applicable Development Standards | Maximum Allowable |
|---|---|---|
| Maximum Building Coverage | 2,250 sf (35% beyond) | 30,429 sf |
| Maximum Roof Height | 35 ft | |
| Maximum Wall Height | 25 ft | |
| Floor Area Ratio (FAR) | 0.5 | 41,382 sf |
| Setbacks: | | |
| Front Setback | 15 ft | |
| Side Setback | 5 ft | |
| Rear Setback | 15 ft | |
| Parking | 1 - 2.5 per classroom | varies |

## Justification for Comprehensive Plan Amendment

The Community School has outgrown its existing structure and with future growth projected is looking to rebuild on the site. The site offers the choice-in student body access to a myriad of resources in close proximity. These resources include but are not limited to: ease of access to public transit with the majority of students non-driving, proximity to the Central Spokane YMCA for physical education and recreation, proximity to the Downtown Spokane Public Library, and more. This site is in a pivotal location to reach said body of students and as such a request for Comprehensive Plan Amendment is being made to allow for adequate redevelopment of the site.

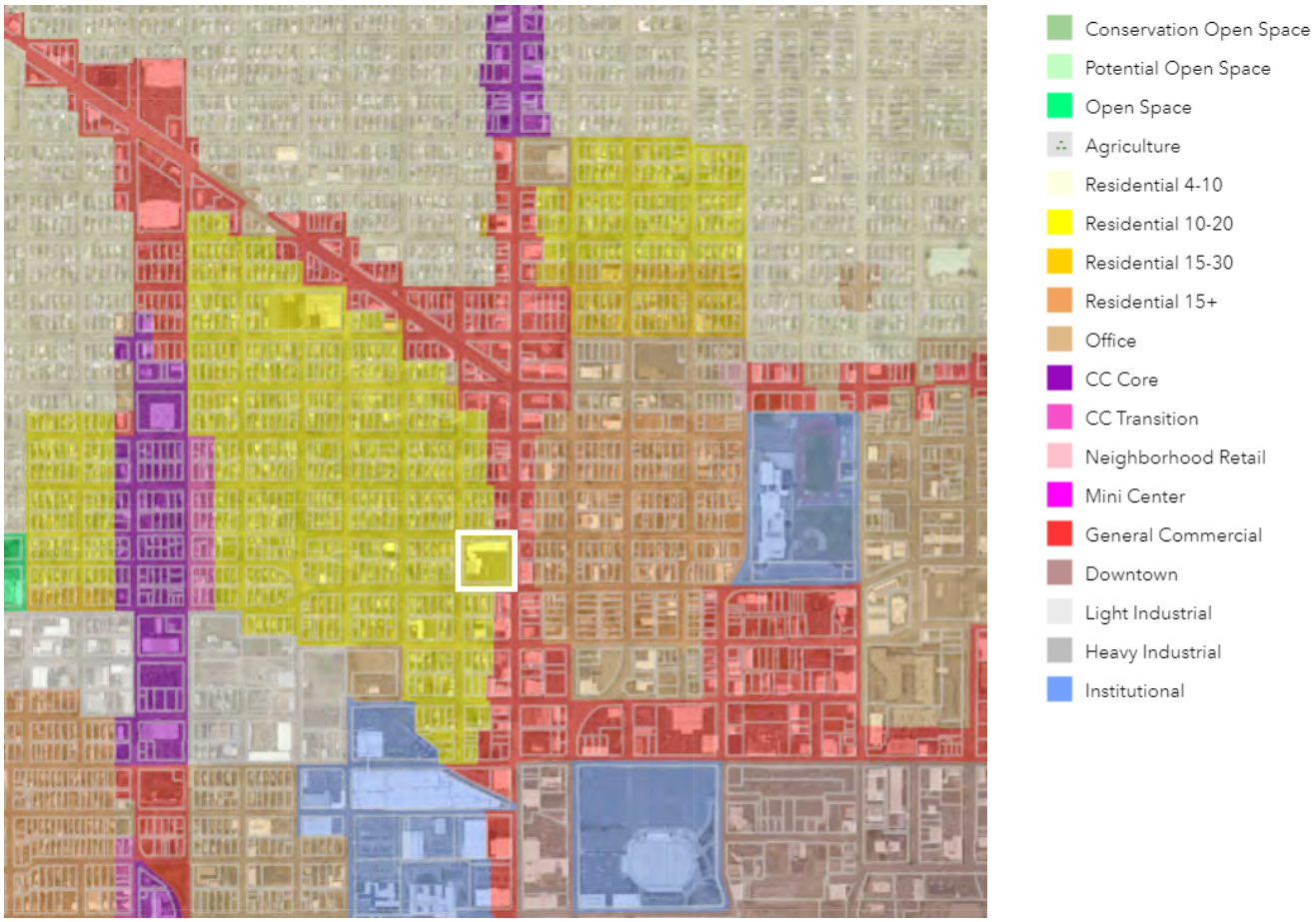
A preliminary programming effort was done to asses the projected growth and currently unmet spatial needs of The Community School. During this process the sizes and quantities of classrooms were challenged and modified to meet the needs of the modern classroom and growing student body. Spaces such as a Maker's Space and an adequate Multi-Use space were also identified as needing inclusion and/or enlargement. The programmatic study resulted in an approximate area of 60,000 gross square feet which exceeds the maximum allowable building area permitted through the conditional use process by nearly 20,000 square feet.

## Proposed Comprehensive Plan Amendment

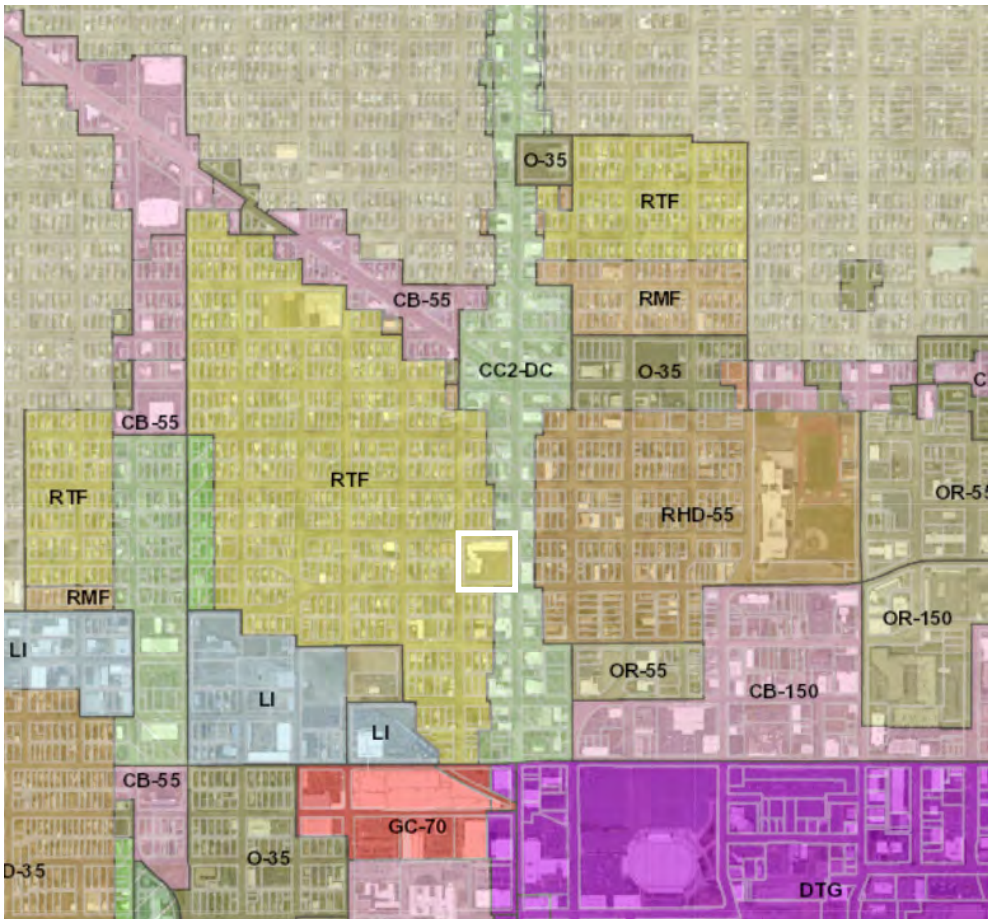
| | |
|---|---|
| Proposed Land Use: | Center and Corridor Core (CC Core) |
| Proposed Zoning: | Center and Corridor, Type 2 (CC2) |

Although the current land use and zoning for this site are residential, there is precedent set by all other properties along Monroe Street that suggest another land use designation and zoning would be logical. Monroe Street and the majority of the properties flanking each side of it have a designated land use of General Commercial and are zoned as Center and Corridor, Type 2 (CC2). Further north where Monroe Street has undergone more recent development we see a land use designation of CC Core and Center and Corridor Type 2 (CC2) zoning. The Community School site is effectively the last residentially designated property along the greater Monroe Street corridor.

A Comprehensive Plan Amendment would result in a designation that more closely reflects those already seen along the Monroe Street corridor and would allow Spokane Public Schools to tap into greater development of the site because the proposed zoning offers incentives that allow for a higher floor area ratio in exchange for the provision of greater public amenities along the street.




*Current Land Use Map*




*Current Land Use Map*

If the proposed amendment were approved, a school use is permitted in this core zone and would not require a conditional use permit. The below development standards would then govern over the project.

| Design Parameter | Applicable Development Standards | Maximum Allowable |
|---|---|---|
| Maximum Building Height | 55 ft | |
| Floor Area Ratio (FAR) - Basic | 0.2 | 16,552 sf |
| Floor Area Ration (FAR) - Maximum | 0.8 | 66,211 sf |
| Setbacks: | | |
| Street - Monroe Street | 0 ft | |
| Side & Rear - RTF Zone | 10 ft | |
| Front | 10 ft | |
| Parking | 1 - 4 per 1,000 gsf | 67 stalls |

In order to maximize the FAR for the site and achieve the desired building square footage for redevelopment, either three minor amenities or one major and one minor amenity would need to be incorporated into the project, per Spokane Municipal Code Section 17C.122.090.

The below listed amenities would be considered for inclusion in The Community School project to achieve the bonus FAR and square footage indicated in the above Evaluation of Re-zoning. This increase in square footage would make it possible for the school to expand to resolve the current spatial deficit and meet future projected needs.

*Minor Amenities:*

- Additional Streetscape Features
- Preferred Materials on Building
- Building to the Street.

*Major Amenities:*

- Public Art
- Through-block Pedestrian Connection

## Additional Threshold Review Criteria Comments

1. The proposal amendment is appropriately addressed by a Comprehensive Plan Amendment because conditional-use permit and other alternatives do not meet the redevelopment needs and a Comprehensive Plan Amendment not only meets those needs but the proposed amendment better aligns with the current land use and zoning of adjacent properties.
2. The proposed amendment does not raise policy or land use issues addressed by any ongoing work program that the applicant is aware of.
3. There is no reason to our knowledge that the proposed amendment could not be reviewed within the time frame of the Annual Comprehensive Plan Amendment Work Program.
4. All other nearby properties with similar characteristics that would make sense to be part of this amendment are already designated in the manner of this proposal.
5. The proposed amendment is consistent with current general policies in the comprehensive plan for site-specific amendment proposals.
6. The proposed amendment is not the same or substantially similar to a proposal that was considered in the previous year's threshold review process.
7. This change is not directed by state law or a decision of a court or administrative agency.
8. Initial contact to the chair and vice chair of the site's West Central neighborhood council and adjacent Emerson Garfield neighborhood council was made on September 28, 2020.

Evaluation for
Agency Use Only

**ZState Environmental Policy Act (SEPA)**
**ENVIRONMENTAL CHECKLIST**

**File No. Z20-209COMP**

**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**: Comprehensive Plan Change for The Community School

2. **Applicant**: Spokane School District No. 81 - Greg Forsyth, Director Capital Projects
   Address: 2815 E. Garland Avenue
   City/State/Zip: Spokane, WA 99207-5811 Phone: *(509) 354- 5900*
   Email: gregoryf@spokaneschools.org

3. **Agent or Primary Contact**: Jim Kolva Associates, LLC, SEPA consultant
   Address: 115 South Adams Street, Suite 1
   City/State/Zip: Spokane, WA 99201-4603 Phone: *(509) 458-5517*
   Email: jim@jimkolvaassociates.com

   **Architect:** Kandis Larsen, Integrus Architecutre
   Address: 10 S. Cedar Street
   City/State/Zip: Spokane, WA 99201 Phone: *(509) 838-8681*
   Email: klarsen@integrusarch.com

4. **Location of Project**:
   Address: 1025 West Spofford Avenue, 99205
   Section: *07 & 18* Quarter: *SW07 & NW18.* Township: *25N* Range: *43E*
   Tax Parcel Number(s): *35076.3915*

5. Date checklist prepared: *April 20, 2021*

6. Agency requesting checklist: *City of Spokane, Washington*

7. Proposed timing or schedule (including phasing, if applicable):
   *Comprehensive Plan change, 2021; construction project is not yet determined, pending bond issue in 2024.*

8. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain:
   *The project constitutes only a comprehensive plan land use map change and rezone. A future project may involve the demolition of the existing buildings, clearing of the site, and building a*

*new classroom building, size and capacity to be determined. At this time, no permits or approvals of that potential future redevelopment are being sought or considered.*

b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain:
*No*

9. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal:
*The following studies are likely to be completed at the time a construction project is proposed.*
*Survey for asbestos, lead, and other potentially hazardous substances prior to demolition of existing school building*
*Geotechnical Report*
*Noise Study*
*Traffic Report, pending coordination with city of Spokane*
*Schematic Design Report for new school building*
*Potential historic building inventory, submitted to WISAARD at DAHP*

10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain:
*None are pending at this time.*

11. List any government approvals or permits that will be needed for your proposal, if known:

*No additional approvals or permits are required for the comprehensive plan amendment. Eventual redevelopment of the site may require*:

*Conditional Use Permit (potential)*
*Demolition*
*Land Disturbance Permit (Grading and drainage)*
*Right of Way Permit – Street use*
*Driveway approach*
*Building*
*Electrical*
*Plumbing/mechanical*
*Occupancy*

12. 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 proposed project is a comprehensive plan and zone change for the existing block occupied by the Spokane School District Community School (originally Bancroft Elementary School). The property contains approximately 82,980 square feet (Spokane County Assessor) and is used as the campus for the school which includes classroom and multipurpose buildings, asphalt driveway and parking lot, and landscaping. The classroom building is one-story and the multi-purpose building is one-story with high walls.*

*The purpose of the comprehensive plan and zone change is to provide greater flexibility than provided by the current residential zone. Although the future school building has not yet been designed, a two-to-three story masonry building containing 16 classrooms (10 in existing school) and support spaces with a size of approximately 66,000 square feet is being contemplated.*

*Redevelopment of the site is not a part of this checklist, nor are permits for such an action being sought at this time.*

13. 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 proposed project site is in the northwest quadrant of the city of Spokane, within the West Central neighborhood, and along the Monroe Street corridor with a street address of 1025 West Spofford Avenue. The parcel number is 35076.3915, in sections 7SW and 18NW, township 25N, range 43E.*

*The property now houses Spokane School District Community School -- the former Bancroft Elementary School has occupied the since the 1880s. The campus occupies the entire block bounded by Spofford Avenue on the north, Monroe Street on the east, Maxwell Avenue on the south and Madison Street on the west.*

14. Does the proposed action lie within the Aquifer Sensitive Area (ASA)? ☒ Yes ☐ No
    The General Sewer Service Area? ☒ Yes ☐ No
    The Priority Sewer Service Area? ☒ Yes ☐ No

The City of Spokane? ☒Yes ☐No

15. 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, the school is connected to the City of Spokane sewer system, as would be any redeveloped uses in the future. Stormwater would be managed in accordance with the Spokane Storm Water Management guidelines.*

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?

*No*

(2) What protective measures will be taken to ensure 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.

*A management plan is in place for storage and proper handling of chemicals used for facilities and landscape maintenance. This also includes a spill management plan. The use of herbicides, pesticides, and fertilizers for grounds maintenance is managed in accordance with a District management plan.*

(3) 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?

*The District has a management plan for storage and proper handling of chemicals used for facilities and landscape maintenance. This also includes a spill management plan.*

*The use of herbicides, pesticides, and fertilizers for grounds maintenance is managed with a low possibility of spill and migration to ground or surface water.*

*The District will provide a Critical Materials List.*

b. Stormwater

(1) What are the depths on the site to groundwater and to bedrock (if known)?

*Not known specifically for this property, but generally greater than 100 feet.*

(2) Will stormwater be discharged into the ground? If so, describe any potential impacts.

*As a non-project action, no change to the current condition is expected as part of the current proposal. Future redevelopment of the site would include a drainage system designed in accordance with the Spokane Regional Stormwater Manual (April 2008), pursuant to Spokane Municipal Code (SMC) standards..*

## B. ENVIRONMENTAL ELEMENTS

### 1. Earth

a. General description of the site (check one):

☒ Flat ☐ Rolling ☐ Hilly ☐ Steep slopes ☐ Mountainous

Other: *n/a*

b. What is the steepest slope on the site (approximate percent slope)?

*The site is essentially flat.*

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.

*With the exception of the planting strip along the perimeter of the site, and the grass swale in the middle of the parking lot, the site is developed and covered by rooftops, concrete sidewalks, and asphalt driveways and parking lots. The site's soils have been totally disturbed as reflected in the NRCS soil survey. The soil comprising the site is classified by NRCS as Urban land, gravelly substratum, 0 to 15 percent slopes. Because of the soil disturbance, it is not rated in the survey. In the 1968 Soil Conservation Service Survey, the soils of the area are Garrison gravelly loam, 0 to 5 percent slopes (GgA). The deep gravelly soil is somewhat excessively drained and has moderately rapid permeability. Other than high permeability which allows*

*contaminants to potentially reach groundwater, the soil has few constraints for development. Regardless, prior to site planning and development a geotechnical survey and report that provides site preparation and building specifications will be prepared.*

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
*No*

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.
*The entire 82,930-square-foot site is developed with buildings, concrete sidewalks, asphalt driveways and parking lot, and landscaping. Although no development plan is yet developed, it is expected that the buildings and hard surfaces would be demolished and, the landscaping materials, will be removed. Depending on the design of the new building(s), soil may be excavated and removed from the site, but it is not expected that fill will be required. But, if so, it will be approved as to source and composition and applied in accordance with geotechnical engineering specifications. Note that these future actions are not a part of the current non-project proposal.*

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
*Since the site is flat and within an urban setting, it is not expected that erosion will be an issue. The base soil, garrison gravelly loam has a slight hazard of erosion.*

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt, or buildings)?
*The current site is covered with buildings, concrete sidewalks, and asphalt driveways and parking lot, and landscaping. Approximately 61,000 square feet of the total 82,930 square feet of the site is presently covered with impervious material, or 74 percent. It is likely that the future redevelopment of the site would be similar or greater in impervious coverage.*

h. Proposed measures to reduce or control erosion or other impacts to the earth, if any:
*Standard erosion control measures will be used if and when the site is redeveloped, pursuant to SMC requirements. Site grading and landscaping will be designed to control runoff so that it complies with city of Spokane storm drainage requirements. A geotechnical report will be completed and will provide guidance on soil and runoff characteristics and appropriate design criteria.*

**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.

*The current non-project proposal does not include any change to the current use of the site or emissions to the air. If the site is redeveloped in the future, SCAPCA dust control regulations would be followed during demolition and construction (a asbestos, lead paint, and hazardous material survey will be completed prior to demolition). Typical pollution sources include building demolition, site grading with removal of asphalt and concrete, use of diesel and gasoline-powered equipment, and application of coatings and asphalt paving. Quantities generated are unknown but expected to be nominal.*

*Dust would be generated during site grading and final site preparation. Diesel and gasoline exhaust emissions from generators, automobiles, trucks, earthmoving and lifting equipment will be generated during construction. Finally, asphalt paving and application of coatings such as paints, wood finishes, and other weather coatings will generate emissions that may create short term odors.*

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:

*Other than following SCAPCA regulations, no additional measures are recommended. If the site is redeveloped in the future, exposed soil will be controlled by water sprays, ground covers, and other means to reduce erosion by wind or water. Travel routes used by trucks and other vehicles that will exit the site should be cleaned regularly and during muddy conditions, it may be necessary to wash vehicles before exiting the site to reduce potential for entrained soil.*

**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.

*No, The US Fish and Wildlife National Wetlands Inventory map shows no wetlands on the school site. (http://www.fws.gov/wetlands/Wetlands-Mapper, reviewed 3/31/21).*

(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.
*NA*

(4) Will the proposal require surface water withdrawals or diversions? If yes, give general description, purpose, and approximate quantities if known.
*No*

(5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
*No, according to FIRM Map Number 5303CC0541D, 7/6/2010, the site and vicinity are in Zone X, outside a 100-year flood zone (reviewed 3/31/21).*

(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.
*No*

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.
*The existing building is connected to the city of Spokane water system, as will any future buildings on the site.*

(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.
*The existing building is connected to the city of Spokane sewer system, as will any future buildings on the site.*

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.

*The existing school campus includes rooftops, concrete walkways and asphalt driveways and parking lots from which runoff is generated. Most is retained on-site and directed to lawn areas and a grass swale in the middle of the parking lot. Some runoff from the edges of the site enters the adjacent streets and flows to catchbasins in those streets.*

*The future school campus would include the same materials as existing and have the same potential for generating stormwater runoff. Stormwater generated by rooftops, concrete walkways and asphalt driveways and parking lots will be contained on-site in accordance with city of Spokane Stormwater Management guidelines. These guidelines would follow the recommendations of a geotechnical evaluation of the site's soils.*

(2) Could waste materials enter ground or surface waters? If so, generally describe.

*Potential for such occurrence is low and is not expected. A management plan is in place for storage and proper handling of chemicals used for facilities and landscape maintenance. This also includes a spill management plan. The use of herbicides, pesticides, and fertilizers for grounds maintenance is managed with a low possibility of spill and migration to ground or surface water.*

(3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

*No*

d. PROPOSED MEASURES to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.

*The current proposal does not include any additional measures for runoff and drainage. If the site is redeveloped in the future, the project civil engineers will design the management system to handle the stormwater runoff, peak rate and volume, in accordance with city of Spokane Stormwater Management guidelines.*

**4. Plants**

a. Check the type(s) of vegetation found on the site:

Deciduous trees: ☐ alder ☒ maple ☐ aspen

Other: *Answer*

Evergreen trees: ☒ fir ☐ cedar ☒ pine

Other: *Answer*

☒ shrubs ☒ grass ☐ pasture ☐ crop or grain

☐ orchards, vineyards or other permanent crops

Wet soil plants: ☐ cattail ☐ buttercup ☐ bullrush ☐ skunk cabbage

Other: *Answer*

Water plants: ☐ water lily ☐ eelgrass ☐ milfoil

Other: *n/a*

Any other types of vegetation:

*None*

b. What kind and amount of vegetation will be removed or altered?

*No removal of vegetation is expected under the current non-project proposal. If redevelopment occurs in the future, it is likely that all landscaping plant materials will be removed during site preparation. It is possible that two mature maple trees near the northeast corner can be retained. They will be evaluated for condition and location during site design.*

c. List threatened and endangered species known to be on or near the site:

*None*

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

*The site will be landscaped in accordance with a site landscaping plan approved by the city. Native plants will be used to the degree possible.*

e. List all noxious weeds and invasive species known to be on or near the site:

*None*

**5. Animals**

a. Check *and* List 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:

Mammals: ☐ deer ☐ bear ☐ elk ☐ beaver

Other:

Fish: ☐ bass ☐ salmon ☐ trout ☐ herring ☐ shellfish

Other:

Any other animals (*not* listed in above categories): *None*

b. List any threatened or endangered animal species known to be 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*

e. List any invasive animal species known to be on or near the site.

*None*

**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.

*Currently, electricity is used for power, and natural gas for heating. Petroleum-based fuels are used for bus and automobile transportation of faculty, support staff, students, parents, and visitors. It is expected that the future school will use the same energy sources.*

*While the current non-project proposal would not change the current energy uses of the stie, if future redevelopment on the site occurs, gasoline and diesel fuels would be used by construction vehicles during the completion of the additional and remodel project.*

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe:

*It is not expected to affect solar potential for adjacent properties.*

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:

*The current non-project proposal would not result in any changes to the current energy uses or conservation on site. If redeveloped in the future, the project would be built in accordance with the Washington State Energy Code. Interior lighting will conform to the 2018 Washington Non-Residential State Energy Code—or applicable standards at the time of construction. The project designers will evaluate a variety of strategies to use natural light, other sources of energy, and building construction to reduce energy consumption.*

**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.

*The site has been used as an elementary school for over 60 years. The current non-project proposal would not result in any environmental health exposure. If redevelopment occurs in the future, a hazardous materials survey will be conducted prior to demolition. Demolition will follow the recommendations of that report.*

(1) Describe any known or possible contamination at the site from present or past uses.

*None known*

(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.

*If the site is redeveloped in the future, petroleum-based fuels, hydraulic fluid, and other materials used by construction During construction petroleum-based fuels, hydraulic fluid, and other materials used by construction vehicles and equipment, and in the construction process would be used on the site. No such action is included in the current proposal.*

*During the operation of the school, typical materials used for building and landscape maintenance will be used on the site.*

(4) Describe special emergency services that might be required.

*None*

(5) Proposed measures to reduce or control environmental health hazards, if any:

*None*

b. NOISE:

(1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

*Bancroft Elementary/The Community School have occupied the site since the 1880s and have been part of, and experienced, the existing noise environment of the neighborhood and Monroe Street corridor.*

*The primary noise source in the site vicinity is vehicular traffic along Monroe Street and Maxwell Avenue, both arterial streets. A stop light is at the intersection and thus accelerating traffic would be present. The neighborhood is predominantly single-family dwellings with commercial uses along Monroe Street east, south, and north of the site. During the project planning process for a future redevelopment of the site, the School District would engage a noise consultant to take noise readings at the site and evaluate the recorded noise levels pursuant to WAC guidelines for school locations.*

(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.

*Under the current non-project proposal, no change to the current on-site noise environment would occur. Noise would be generated by construction equipment such as trucks, trenchers, front-end loaders, backhoes, compressors, etc. during demolition, site preparation and building construction.*

*Over the life of the project, noise will also continue to be generated by vehicular traffic along the surrounding streets. Currently school buses and private automobiles use Madison Street for off-loading students in the morning at the start of school, and loading students in the afternoon at the close of school. Buses and parent vehicles also load and offload along Spofford Avenue.*

*It is not expected that traffic or noise levels will change significantly as a result of the proposed project or future development. The location of driveways, parking lots and the buildings*

*themselves may shift in the design of a new school campus, but Madison and Spofford are likely to remain entry points for buses and parent vehicles.*

*Additionally, human activity on the site will generate noise of the same type, duration, and timeframes as at the existing Community School. The sound of students coming and leaving school, and on the playgrounds, and gathering area before and after class and during class breaks would continue. The use of power equipment for landscape and building maintenance, snow removal, site maintenance, etc. would also continue. In much the same way as presently occurs, children and other neighborhood residents would use the outdoor facilities during summer months.*

*The school hours and evening activities will not be changed from historic operations. They will be typical of Spokane Public Schools. The range of noise is considered normal for the site and activities of the community. No new vehicular traffic is expected as a result of the modernization and expansion*.

(3) Proposed measure to reduce or control noise impacts, if any:

*None are proposed at this time, but the project team will with appropriate agencies and the neighborhood to identify and, if possible, mitigate potential noise impacts.*

**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.

*The Community School campus occupies the entire site and has been at this location since 1960. Previous to the construction of the existing school, the original Bancroft school was constructed on the site ca. 1886, and the gymnasium added in 1953. The original school was razed in order to build the 1960 building—integrating the gymnasium–and campus.*

*The school is surrounded by the following uses:*

***East across Monroe Street**: one-to-three-story commercial buildings fronting along Monroe;*

***North across Spofford Avenue**: from Monroe to Madison – vacant lot at corner, and single-family houses west to Madison and beyond;*

***West across Madison Street**: single-family houses and six-unit apartment building;*

***South across Maxwell Avenue**: from Madison to Monroe – single-family houses, and at the corner of Monroe an asphalt parking lot and two-story commercial building.*

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?

*No*

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:
*No*

c. Describe any structures on the site.
*The former 1960 Bancroft Elementary school and 1953 Multi-purpose building occupy the site.*

d. Will any structures be demolished? If so, which?
*No structures would be demolished as part of the current non-project proposal. However, if the site were to redevelop in the future, all structures, landscaping, sidewalks, and paving would be removed from the site in preparation for a future new school.*

e. What is the current zoning classification of the site?
*The Community School campus is currently zoned RTF, Residential Two Family. The blocks to the west, northwest, and southwest are also zone RTF, as are the westerly four lots of the block to the north across Spofford Avenue, and the westerly four lots of the block to the south across Maxwell Avenue.*

*The land across Monroe Street to the east, and the two-lot-wide strip along the west side of Monroe Street to the north, south is zoned CC2-DC, Pedestrian Enhanced/Auto Accommodating-District Corridor. The Type 2 center and corridor zone promotes new development and redevelopment that is pedestrian oriented while accommodating the automobile. The zone Permits "Government, Public Service or Utility Structures, Social Services and Education. Projects within this zone are required to follow Section 17C.122.060 Design Standards and Guidelines for Centers and Corridors.*

*The allowable floor area ratio (FAR) is 0.2 for non-residential structures, or 16,596 square feet for the 82,980 square foot lot (assessor land area). With added public amenities, which the project designers intend to incorporate, the maximum FAR can reach 0.8, or 66,884 square feet. The allowable building height in the CC2, District Corridor is 55 feet, but there is a required height transition for all development with 150 feet of any single-family or two-family residential zone the maximum building height begins at 30 feet. Additional building height may be added at a ratio of 1 foot vertical for 2 feet horizontal distance from the closest single or two-family residential zone. Setbacks from RTF zoned lots are 10 feet, with zero feet from the street lot line.*

f. What is the current comprehensive plan designation of the site?
*The site is designated in the Land Use plan for residential 10-20 dwelling units per acre.*

*With the exception of the block occupied by the school campus, the properties along Monroe Street for a depth of two lots (typically 100 feet) along the entire stretch between Sinto and Nora avenues are designated for General Commercial use.*

g. If applicable, what is the current shoreline master program designation of the site?

*NA*

h. Has any part of the site been classified as a critical area by the city or the county? If so, specify.

*No*

i. Approximately how many people would reside or work in the completed project?

*There are approximately 15 teachers, administrators and support staff at the existing Community School. The current enrollment in eight classrooms with eight teachers is about 160 students in grades 9 to 12.*

*The staffing at the new school has not yet been determined. If developed, it is likely that the future school would have sixteen or so classrooms; at 25 students per classroom total enrollment could reach 400 students. At that enrollment, the number of potential teachers, administrators, and support staff could reach 25-30 persons.*

j. Approximately how many people would the completed project displace?

*None*

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:

*The current proposal is to change the existing land use and zoning—a process allowed under SMC 17G.020. As such, the compatibility of the proposal with existing land uses and plans will be determined during application processing, in coordination with City staff and local agencies, and is required under SMC 17G.020.030 prior to approval of the proposal.*

*If the project site is redeveloped in the future, the project design team will coordinate with the city and its design review committee as well as the neighborhood and district patrons to comply with the zoning code and design guidelines. The project will replace an existing school campus within an existing neighborhood. It is likely that the future classroom building will be located along the Monroe frontage so as to maximize the distance from smaller-scale residential uses and to fill the street frontage in conformity with the historic buildings facing Monroe Street.*

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

*NA*

**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:

*None*

**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?

*The multipurpose building is the tallest structure on the site, approximately 22 feet in height. Under the current non-project proposal, no change to the existing buildings would occur. Regarding future redevelopment of the site, the building area, height, dimensions or materials have not yet been designed. The height will not exceed the allowable height within the zone per SMC requirements. Materials are typically masonry—brick and CMU, with glass/aluminum storefront windows with flat roofs.*

b. What views in the immediate vicinity would be altered or obstructed?

*There are no designated view corridors along Monroe Street or within the surrounding neighborhood. The houses across the streets from the existing one-story brick school building (and two-story multi-purpose building) have had these buildings in their views since 1960.*

c. Proposed measures to reduce or control aesthetic impacts, if any:

*If the site is redeveloped, the future project design team would work with the city's design review committee and the neighborhood through the design process to create a well-designed, functional, and quality building. Redevelopment of the site is not a part of the current proposal.*

**11. Light and Glare**

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

*The existing school produces light that is emitted through glass windows and doors, and building mounted external security lighting. Pole-mounted lighting is on the corners of the intersections.*

*Light and glare produced by a future school would be similar to that produced by the existing school. The building will have both internal (light emitted through glass windows) and external lighting at entries and selected areas. No atypical light or glare is expected.*

b. Could light or glare from the finished project be a safety hazard or interfere with views?

*The site is not changing under the current non-project proposal. It is also not expected that the future building glazing or the lighting system, either interior or exterior, would create adverse light or glare.*

c. What existing off-site sources of light or glare may affect your proposal?

*The existing school has co-existed with the commercial uses along Monroe Street and the residential neighbors to the north, west, and south since the 1960s. It is expected that the same would be true of a future school that would replace the existing.*

d. Proposed measures to reduce or control light and glare impacts, if any:

*No measures are proposed for the current non-project proposal. If redeveloped in the future, new external lighting would be designed to reduce the horizontal dispersion of light to adjacent off-site properties. Site lighting should be minimized during non-use hours to that required for security so as to minimize impacts to across-the-street off-site residential properties. Exterior and interior lighting will be turned off during non-use hours with occupancy sensors and energy management systems.*

**12. Recreation**

a. What designated and informal recreational opportunities are in the immediate vicinity?

*The campus has three basketball hoops and three picnic tables in the area south and east of the classroom building and multi-purpose room. The Community School students typically use the YMCA and YWCA at 930 North Monroe Street, 0.5 miles south (10-minute walk). The Monroe 4 bus route also provides access.*

b. Would the proposed project displace any existing recreational uses? If so, describe.

*The current non-project proposal would have no impact on the current recreational opportunities offered on site. If redeveloped in the future, the existing facilities would be removed and replaced with new recreational facilities in the future building and campus.*

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

*No measures are proposed for the current non-project proposal. The future school campus and building would include recreational facilities and opportunities for students, and per school district policy, use by the local neighborhood.*

**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.

*The first elementary school north of the Spokane River, Bancroft Elementary school has occupied the site since 1886 and was expanded through the early 1900s. The multi-purpose room was constructed in 1953, and in 1960, the existing school buildings replaced the original building and additions. The campus block is surrounded by numerous buildings constructed between 1894 and 1973. Of note is the three-story brick St. Cloud apartment building (1502 N. Monroe – 1910) and the two-story brick King apartment building (1427 N. Monroe - 1907) on the southwest corner of Maxwell and Monroe. Kiddy-cornered on the southeast corner of Maxwell and Monroe is Hoffman Music (1967-R1997), a one-story concrete block building. The single-family houses surrounding the site to the south, west and north were built between 1894 and 1906, with one 1973 duplex.*

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.

*The site is within an established residential district and within the Monroe Street commercial corridor. As stated above, the site first housed a school in the 1880s and was totally redeveloped in the 1950s through the 1960s. The existing school is a good example of mid-century elementary school design and construction. Although a determination of eligibility has not been completed at this time, it is possible that the building will be inventoried and documented on the DAHP WISAARD website.*

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.

*Spokane County Assessor's website was consulted to determine ages of buildings in project proximity. Observation by author determined condition and significance of buildings.*

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.

*No measures are proposed for the current non-project proposal. The future school would not adversely affect surrounding historic properties. The school itself, if during the site planning process is determined to be demolished, will be inventoried and documented prior to demolition. During the design and site planning process, the context of the site – particularly the scale, bulk and materials of the commercial buildings along the Monroe Street corridor - will be considered.*

**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.

*Monroe along the eastern boundary and Maxwell Avenue along the southern boundary are designated as Urban Principal Arterial streets. Madison Street, along the western boundary, and Spofford Avenue, along the northern boundary are local streets. Access to the existing school building and the parking lot is from Madison Street. Drop off access to the front of the school is along Spofford Avenue. It is expected that these two streets would be the primary vehicular and bus access for the future school building and campus if the site is redeveloped.*

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.

*Spokane Transit route No. 4 Monroe has a stop at the corner of Monroe and Maxwell, across Monroe for northbound, and at the corner of the campus (with bus shelter) for southbound. The bus runs every fifteen minutes between around 0530 AM and 1109 PM.*

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

*The existing school has 59 parking stalls, including 3 designated for handi-capped drivers. If the site were redeveloped, these spaces will be removed in preparation for the new building site plan but would be replaced in accordance with SMC requirements for the new facility.*

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*

e. Will the project or proposal 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 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? (Note: to assist in review and if known, indicate vehicle trips during PM peak, AM Peak, and Weekday (24 hours).

*The current non-project proposal would not result in any change in trips generated by the existing school. As such a trip generation memo or traffic report has not been prepared for the current proposal.*

*If the site is redeveloped in the future, a traffic engineer will prepare a trip generation memo and, if necessary, a traffic report. The Institute of Transportation Engineers (ITE) Trip General Manual (10th Edition, 2018) will used to calculate trip generation for the future school. The engineer would provide trip generation for weekday, AM peak hour (morning) and PM peak hour (afternoon). Based on an enrollment of 250 students, and based on a weekday trip rate of 2.03 trips per student, the total number of trips would be approximately 507 trips, with 130 peak morning trips (rate of 0.52) and 82 (rate of 0.33) in the afternoon. The afternoon trips would occur prior to the on-street peak PM hour.*

*Typically, the generator hours for the school are 8:45 to 9:15 AM and 2:45 to 3:30 PM and reflect the drop off and pickup timeframes in relation to the 9:00 AM start and afternoon 2:30 PM departure bells.*

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**

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.

*The proposed action is a future Spokane Schools project.*

*Fire protection is provided by the city of Spokane Fire Department. The nearest station to the site is: Station 3 at the corner of Ash and Indiana, 0.8 miles northwest with a 3 minute drive time. The Spokane Police Department at the Public Safety Building, 1100 W. Mallon Avenue, is 0.6 miles south, a 2-3-minute drive time. No need for additional services is expected.*

b. Proposed measures to reduce or control direct impacts on public services, if any:

*None*

**16. Utilities**

a. Check utilities currently available at the site:

☒ electricity ☒ natural gas ☒ water ☒ refuse service

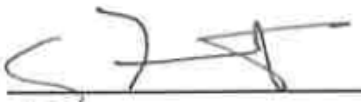
☒ telephone ☒ sanitary sewer ☐ septic system

Other: *Answer*

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: *City of Spokane and Avista utilities are presently connected to the existing school building and would be connected to the future school building and campus. The existing building connects with a 6-inch water main in Spofford Avenue, and 4-inch gas main along the south side of Spofford. Underground power and telephone enter the building from Madison Street. Likewise, and 8-inch sewer main to which the building is connected is along Madison Street. A 6-inch water main is along Maxwell Avenue and supplies the fire hydrant on the southwest corner of the site (Maxwell and Madison). Gas mains are also along Maxwell Avenue and along Monroe Street.*

## 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: *April 20, 2021* Signature: 

***Please Print or Type:***

PROJECT PROPONENT:

Name: *Spokane School District 81, Greg Forsyth, Director of Capital Projects*

Address: *2815 East Garland, Avenue, Spokane, WA 99207*

Phone: *509-354-5771* Email: GregoryF@spokaneschools.org

CHECKLIST PERPARER (If different from proponent):

Name: *Jim Kolva* Address: *115 South Adams Street, Suite 1*

Phone: *(509) 458-5517* *Spokane, WA 99201*

**FOR STAFF USE ONLY**

Staff member(s) reviewing checklist: *Kevin Freibott*

Based on this staff review of the environmental checklist and other pertinent information, 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?
   *The existing Community School currently generates nominal emissions to air, toxic materials pollution, or noise generation. The future school that would replace the existing 1960s-era school would be built with current energy and materials standards with technology that should reduce system impacts.*

   Proposed measures to avoid or reduce such increases are:
   *Adherence to building codes and environmental regulations at time of building planning, construction and operations. The project team will work to incorporate state of the art construction and mechanical systems into the future building design and specifications.*

2. How would the proposal be likely to affect plants, animals, fish, or marine life?
   *No impact is expected.*

   Proposed measures to protect or conserve plants, animals, fish, or marine life are:
   *Plant landscaping materials indigenous to the Spokane area.*

2. How would the proposal be likely to deplete energy or natural resources?
   *The current building (1960 standards) consumes electrical power and natural gas for lighting, air conditioning and heating. The future building will be designed in accordance with the energy standards at the time of approval. Thus, it is expected that the future building would be more resource efficient and reduce potential resource consumption.*

   Proposed measures to protect or conserve energy and natural resources are:
   *The future building will be designed in accordance with the energy standards at the time of approval.*

3. 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?

*There are no environmentally sensitive areas within the site vicinity. Several buildings across the streets bounding the school campus are potentially historic, but the school buildings and campus are not within the same construction era or historic period of these buildings thus do not contribute to a potential historic district. Likewise, the new future building would not contribute to such a district. Further, building placement on its block could separate it from the current proximity to the single-family houses and place it along the Monroe Street commercial corridor, thereby complementing the neighboring historic buildings.*

Proposed measures to protect such resources or to avoid or reduce impacts are:

*The proposed future school building and campus would not directly impact potential historic resources. The project designers will site the future building and use materials and design modes that would complement the existing neighbors. It is likely that the building would be oriented along Monroe Street and thus be nearest the two and three story brick apartment buildings across Monroe and Maxwell.*

4. 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 future project is intended to replace the existing school with a more modern and efficient educational facility. The building and campus would be sited to minimize impacts to the adjacent single-family neighborhood and complement the historic Monroe corridor street scape.*

   Proposed measures to avoid or reduce shoreline and land use impacts are:

   *The future school building would replace an existing school building built during the 1950s-1960s, which in turn replaced a complex of school buildings that had first occupied the site in 1886. Thus, the use will be a continuation of a century plus educational use of the site. Further, the design of the building and its campus will be coordinated with the city design review staff and committee as well as the West Central community council.*

5. How would the proposal be likely to increase demands on transportation or public services and utilities?

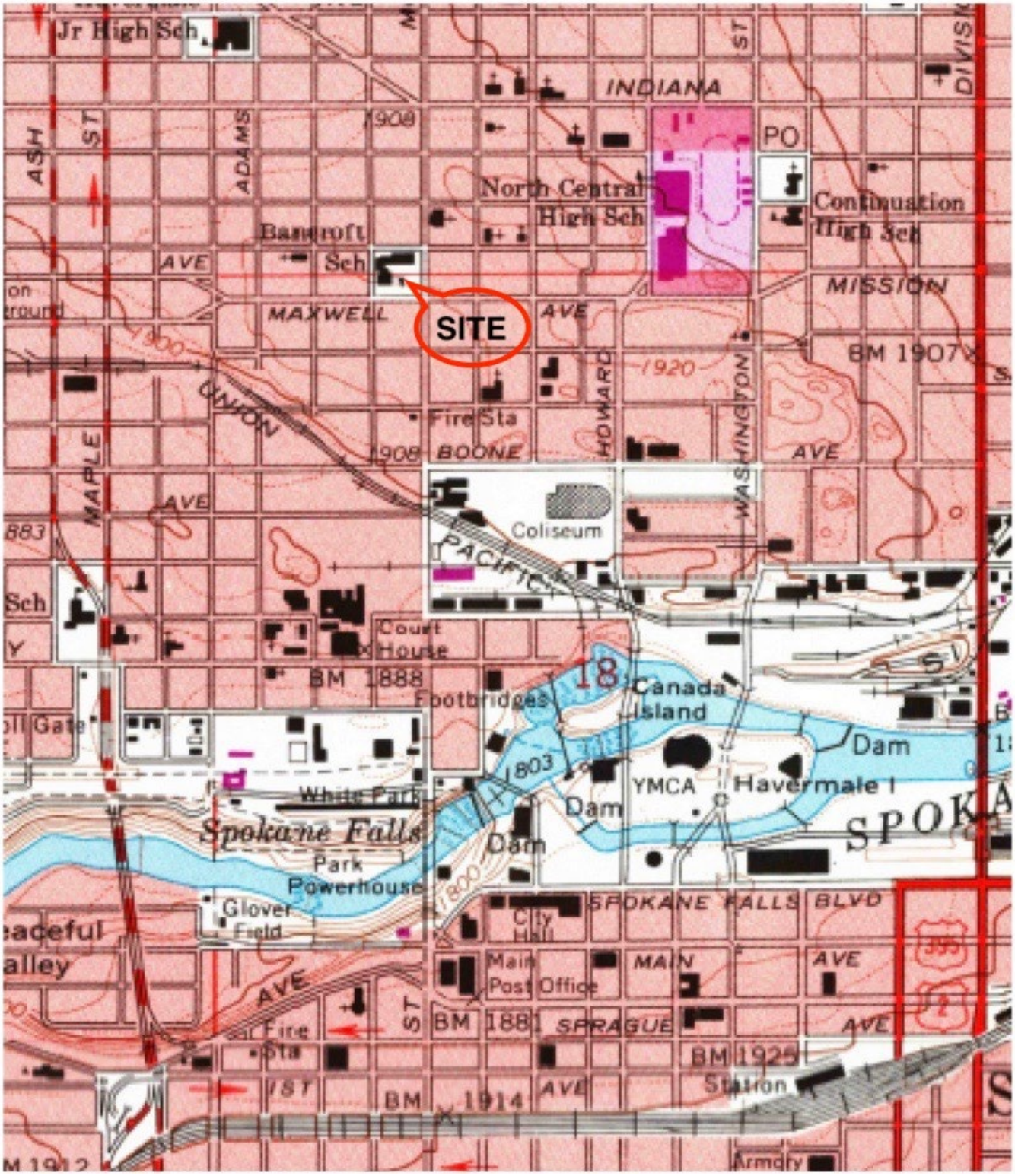
   *It is likely that the future project would reduce demands on public services and utilities because 1960s era mechanical, lighting, and heating/cooling systems would be replaced by more energy-efficient systems. Because student enrollment is expected to increase in the future school, demand for transportation would increase. The Monroe Street corridor is well-served by Spokane Transit and the School District will work with staff and students to facilitate transit use.*

Proposed measures to reduce or respond to such demand(s) are:

*The project design with comply with the applicable Washington State Energy Code guidelines, and the design team will evaluate systems that would maximize performance.*

6. Identify, if possible, whether the proposal may conflict with local, state or federal laws or requirements for the protection of the environment.

   *None are apparent.*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Footbridges
Canada
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Glover
Field
SPOKANE FALLS BLVD
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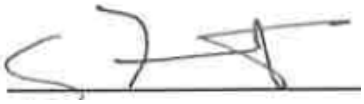
Main
Post Office
MAIN
BM 1881
SPRAGUE
BM 1925
Station
BM 1914
Armory
1803
1800

1099
W Spofford Ave
1599
N Monroe St
1599
COMMUNITY SCHOOL
N Madison St
1523
1000
W Maxwell Ave
1499
1499

## 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: *April 20, 2021* Signature: 

***Please Print or Type:***

PROJECT PROPONENT:

Name: *Spokane School District 81, Greg Forsyth, Director of Capital Projects*

Address: *2815 East Garland, Avenue, Spokane, WA 99207*

Phone: *509-354-5771* Email: GregoryF@spokaneschools.org

CHECKLIST PERPARER (If different from proponent):

Name: *Jim Kolva* Address: *115 South Adams Street, Suite 1*

Phone: *(509) 458-5517* *Spokane, WA 99201*

**FOR STAFF USE ONLY**

Staff member(s) reviewing checklist: *Kevin Freibott*

Based on this staff review of the environmental checklist and other pertinent information, 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.

## NONPROJECT DETERMINATION OF NONSIGNIFICANCE

**FILE NO(S):** Z20-209COMP

**PROPONENT**: Integrus Architecture (Agent: Kandis Larsen)

**DESCRIPTION OF PROPOSAL**: Amendment of the Land Use Plan Map designation for one parcel totaling 1.9 acres from "**Residential 10-20**" to "**Centers and Corridors Core**" and a concurrent change of zoning from "**Residential Two-Family (RTF)**" to "**Centers and Corridors Type 2, District Center (CC2-DC)**." No specific development proposal is being approved at this time.

**LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY**: The proposal concerns parcel 35076.3915, located at 1025 W Spofford Avenue, block bounded by N Monroe St, W Spofford Ave, N Madison St, and W Maxwell Ave; in the West Central neighborhood.

**LEGAL DESCRIPTION**: Legal descriptions of the subject property is available by contacting the City of Spokane. Located in SW ¼ S7 and NW ¼ S 18, T25N, R43E.

**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 October 12, 2021 if they are intended to alter the DNS.

**********

**Responsible Official:** Louis Meuler

**Position/Title:** Interim Director, Planning Services **Phone:** (509) 625-6300

**Address:** 808 W. Spokane Falls Blvd., Spokane, WA 99201

**Date Issued:** September 28, 2021 **Signature:** Louis Meuler (Sep 16, 2021 14:21 PDT)

**********

**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 October 19, 2021 (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.

**********

2020/2021 Comprehensive Plan Amendments

# PLAN COMMISSION FINDINGS OF FACT, CONCLUSIONS, AND RECOMMENDATIONS ON COMPREHENSIVE PLAN AMENDMENT

# FILE Z20-209COMP

**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 10-20" to "Centers and Corridors Core" for a 1.9-acre area located at 1025 W Spofford Avenue. The implementing zoning designation recommended is "Centers and Corridors Type 1, District Center (CC1-DC)".**

**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 Z20-209COMP (the "Application") was submitted in a timely manner for review during the City's 2020/2021 amendment cycle.

D. The Application seeks to amend the land use plan map designation for a 1.9-acre area located at 1025 W Spofford Ave (the "Property") from "Residential 10-20 (R 10-20)" to "Centers and Corridors Core (CC Core)" with a corresponding change in zoning from "Residential Two Family (RTF)" to "Centers and Corridors Type 1, District Center (CC1-DC)".

E. The subject property comprises an entire block and is owned by School District 81, also known as Spokane Public Schools.

F. Annual amendment applications were subject to a threshold review process to determine whether the applications will be included in the City's Annual Comprehensive Plan Amendment Work Program.

G. On February 17, 2021, an Ad Hoc City Council Committee reviewed the applications that had been timely submitted and forwarded its recommendation to City Council regarding the applications.

H. On April 26, 2021, the City Council adopted Resolution RES 2021-0023 establishing the 2021 Comprehensive Plan Amendment Work Program and included the Application in the Work Program.

I. Thereafter, on May 19, 2021, staff requested comments from agencies, departments, and neighborhood councils. No agency/department/council comments were received.

J. On May 20, 2021, the Land Use Subcommittee of the Community Assembly received a presentation regarding the 2020 Comprehensive Plan Amendment Work Program, including the Application.

K. A Notice of Application was published on June 21, 2021 in the Spokesman Review and was mailed to all properties and owners within a 400-foot radius of the subject Properties and any adjacent properties with the same ownership. Signs were also placed on the subject Properties in plain view of the public. The Notice of Application initiated a 60-day public comment period from June 21 to August 20, 2021, during which no comments were received.

L. On July 14, 2021, the Spokane City Plan Commission held a workshop to study the Application.

M. On August 5, 2021, the Community Assembly received a presentation regarding the 2021 Comprehensive Plan Amendment Work Program and the Application and was provided with information regarding the dates of Plan Commission workshops and hearings.

N. On September 20, 2021, 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.

O. On September 28, 2021, staff published 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.

P. On September 29 and October 6, 2021, notice was published in the Spokesman Review providing notice of a SEPA Determination of Non-Significance and notice of the Plan Commission Public Hearing.

Q. On September 29, 2021, a State Environmental Policy Act (SEPA) Checklist and Determination of Non-Significance were issued for the Application. The deadline to appeal the SEPA determination was September 14, 2020. No comments on the SEPA determination were received.

    1. Notice of the SEPA Determination for the Application was published in the Official Gazette on September 29 and October 6, 2021.

R. On September 29, 2021, Notice of Public Hearing and Notice of 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 Properties.

S. On October 13, 2021, the Plan Commission held a public hearing on the Application, including the taking of verbal testimony, closed the verbal record, closed the written record as of Monday, October 25, and postponing deliberations until the following hearing date.

    1. No public testimony was provided at the hearing, save for a presentation by the applicant.

T. On October 27, 2021, the Plan Commission conducted its deliberations on this application and voted to recommend the City Council approve this application.

U. 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 do so.

V. 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").

W. The Plan Commission finds that the proposal meets the intent and requirements of the Comprehensive Plan, most specifically the policies under Goal LU 3, Centers and Corridors, concerning the establishment of Center-Type land uses in the City.

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 application File No. Z20-209COMP, 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 2021 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 as it pertains to the Comprehensive Plan, as described in SMC 17G.020.030.E.

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 2021 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.

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 Z20-209COMP, a request by Kandis Larsen of Integrus Architecture on behalf of School District 81 (Spokane Public Schools) to change the land use plan designation on 1.9 acres of land from "Residential 10-20" to "Centers and Corridors Core" with a corresponding change of the implementing zoning to "Centers and Corridors Type 1, District Center (CC1-DC)", based upon the above listed findings and conclusions, by a vote of **8 to 0**, the Spokane Plan Commission recommends City Council **APPROVE** 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 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 application.

**Todd Beyreuther, President**
Spokane Plan Commission
November 08, 2021

# Findings and Conclusions - Z20-209COMP Document 4 of 6.

Final Audit Report 2021-11-08

| | |
|---|---|
| Created: | 2021-11-05 |
| By: | Jackie Churchill (jchurchill@spokanecity.org) |
| Status: | Signed |
| Transaction ID: | CBJCHBCAABAArnHyvGHS4LXcctouhvJRShG93RX_D17w |

## "Findings and Conclusions - Z20-209COMP Document 4 of 6." History

Document created by Jackie Churchill (jchurchill@spokanecity.org)
2021-11-05 - 2:22:13 AM GMT- IP address: 73.83.158.109

Document emailed to Todd Beyreuther (tbeyreuther@spokanecity.org) for signature
2021-11-05 - 2:22:51 AM GMT

Email viewed by Todd Beyreuther (tbeyreuther@spokanecity.org)
2021-11-08 - 8:14:59 PM GMT- IP address: 73.11.187.178

Document e-signed by Todd Beyreuther (tbeyreuther@spokanecity.org)
Signature Date: 2021-11-08 - 8:15:35 PM GMT - Time Source: server- IP address: 73.11.187.178

Agreement completed.
2021-11-08 - 8:15:35 PM GMT

Adobe Sign

| Agenda Sheet for City Council Meeting of: 11/22/2021 | | Date Rec'd | 11/8/2021 |
|---|---|---|---|
| | | Clerk's File # | ORD C36144 |
| | | Renews # | |
| Submitting Dept | PLANNING & ECONOMIC DEVELOPMENT | Cross Ref # | |
| Contact Name/Phone | KEVIN FREIBOTT 625-6184 | Project # | Z21-022COMP |
| Contact E-Mail | KFREIBOTT@SPOKANECITY.ORG | Bid # | |
| Agenda Item Type | First Reading Ordinance | Requisition # | |
| Agenda Item Name | 0650 – COMPREHENSIVE PLAN AMENDMENT – BIKE NETWORK | | |

**Agenda Wording**

An Ordinance relating to application Z21-022COMP, by the City of Spokane, amending Map TR5, Bike Network Map, in Chapter 4 of the Comprehensive Plan regarding various public rights-of-way citywide.

**Summary (Background)**

The proposal seeks to update future facility designations for segments of the planned bike network. 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 October 27 to consider this amendment and has recommended approval of the amendment.

Lease? YES Grant related? NO Public Works? NO

| Fiscal Impact | | Budget Account |
|---|---|---|
| Neutral | $ | # |
| Select | $ | # |
| Select | $ | # |
| Select | $ | # |

| Approvals | | Council Notifications | |
|---|---|---|---|
| Dept Head | BLACK, TIRRELL | Study Session\Other | Study Session - 10/28 |
| Division Director | MACDONALD, STEVEN | Council Sponsor | Lori Kinnear |
| Finance | ORLOB, KIMBERLY | Distribution List | |
| Legal | RICHMAN, JAMES | kfreibott@spokanecity.org | |
| For the Mayor | ORMSBY, MICHAEL | tblack@spokanecity.org | |
| Additional Approvals | | kmoweryfrashefski@spokanecity.org | |
| Purchasing | | jrichman@spokanecity.org | |
| | | cquinnhurst@spokanecity.org | |
| | | sbishop@spokanecity.org | |
| | | | |

Ordinance No. C36144

AN ORDINANCE RELATING TO PROPOSAL FILE Z21-022COMP AND AMENDING COMPREHENSIVE PLAN MAP TR-5, PROPOSED BIKE NETWORK MAP, IN VARIOUS LOCATIONS CITYWIDE.

WHEREAS, pursuant to Resolution 2021-0023, the City Council included land use amendment application Z21-022COMP (the "Proposal") in the City's 2021 Annual Comprehensive Plan Work Program; and

WHEREAS, the Proposal seeks to amend Comprehensive Plan Map TR-5, Proposed Bike Network, in 11 various public rights-of-way citywide; and

WHEREAS, following extensive public notice and participation, on October 13, 2021, the Spokane Plan Commission held a public hearing on the Proposal; and

WHEREAS, at the close of the hearing, after considering the public testimony, public comments, and the staff report, the Spokane Plan Commission concluded that the Proposal is consistent with and implements the Comprehensive Plan, and that it is consistent with the review criteria for Comprehensive Plan Amendments set forth in Spokane Municipal Code 17G.020.030; and

WHEREAS, the Spokane Plan Commission voted 8 to 0 to recommend approval of the Proposal; and

WHEREAS**,** by virtue of the public process outlined in the Plan Commission Findings of Fact, Conclusions, and Recommendation (Exhibit F), the public has had extensive opportunities to participate throughout the 2021 Annual Comprehensive Plan Work Program and all persons desiring to comment on the Proposal were given a full and complete opportunity to be heard; 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 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 Proposal. Proposal Z21-022COMP is approved.

2. Amendment of the Proposed Bike Network Map. The Spokane Comprehensive Plan Map TR-5, Proposed Bike Network Map, is amended as shown in Exhibit A.

PASSED BY THE CITY COUNCIL ON _____, 2021.

_____

Council President

Attest:

Approved as to form:

City Clerk

Assistant City Attorney

Mayor

Date

Effective Date

EXHIBIT A

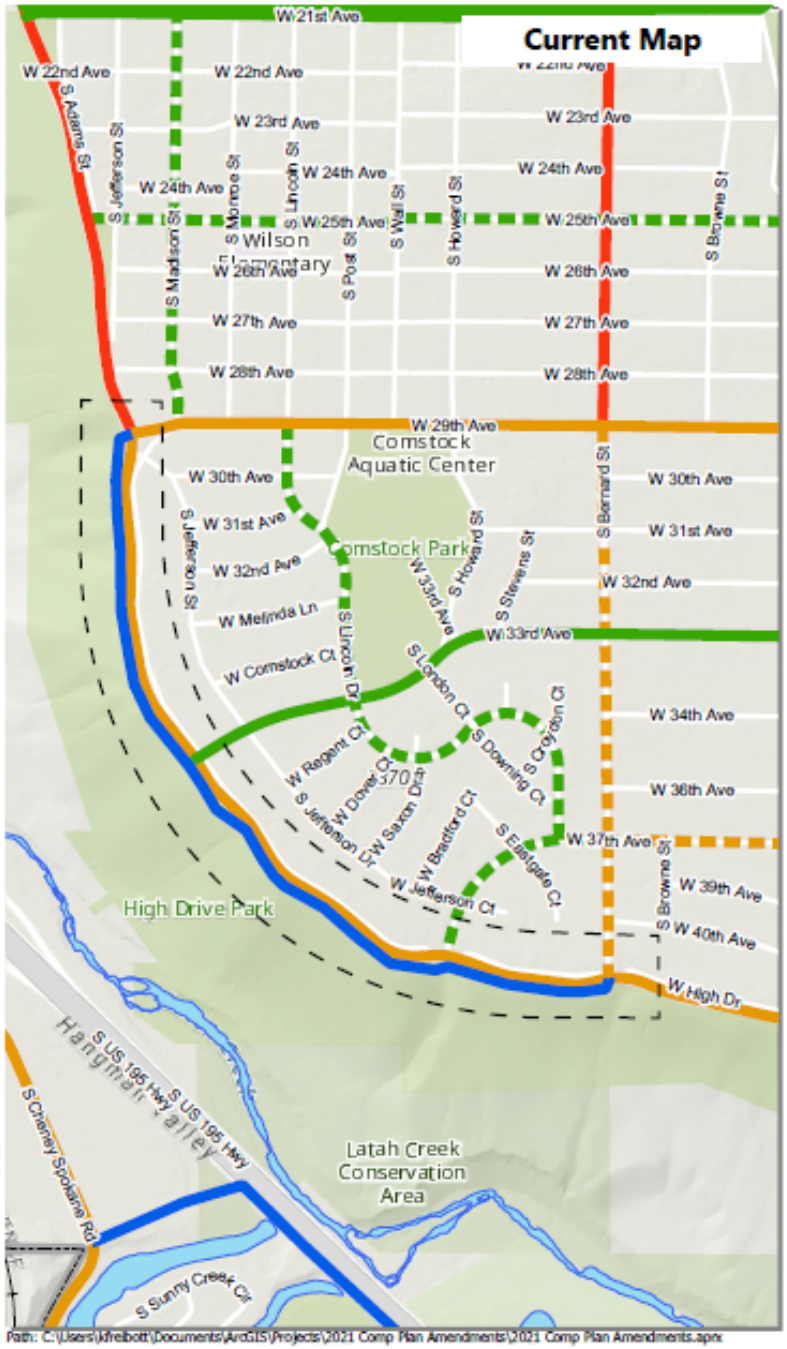
# Z21-022COMP: Bike Map Modification 1 (Map TR-5)

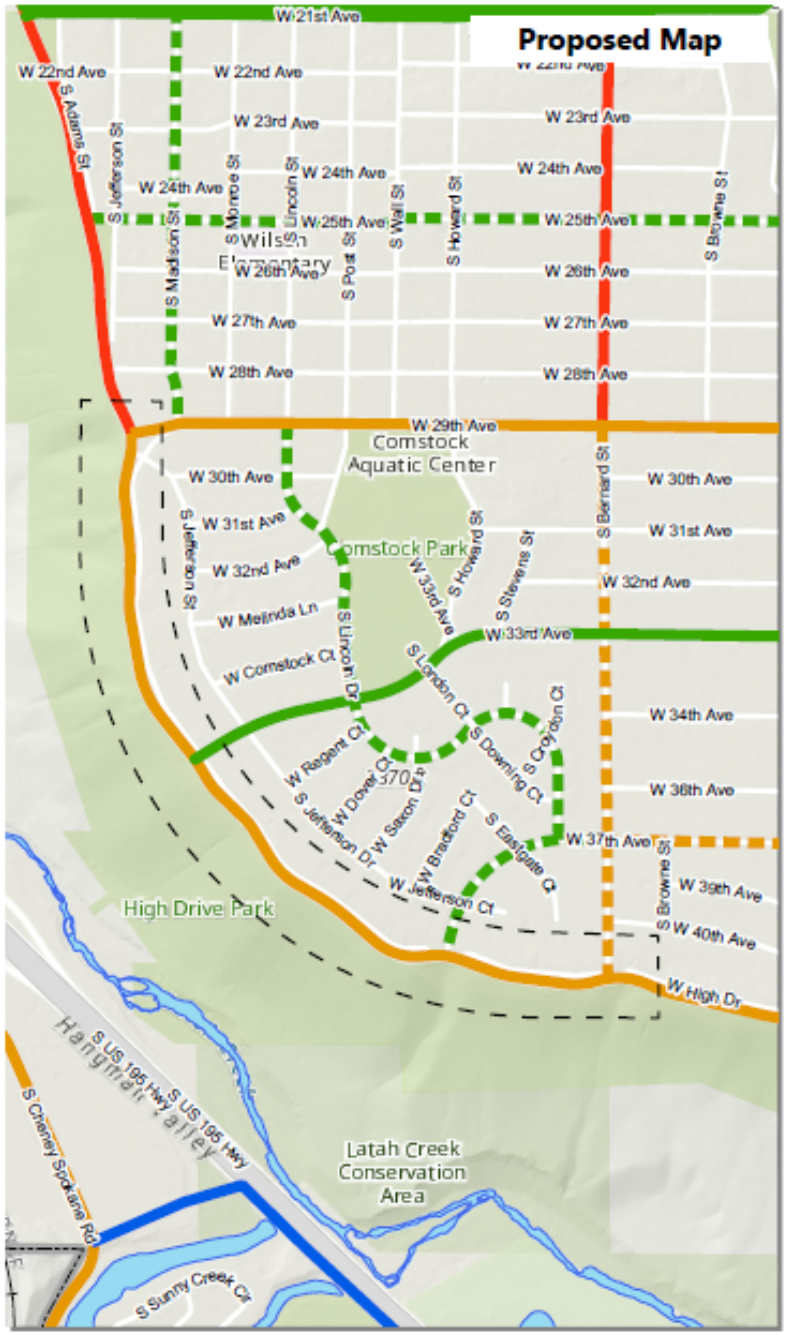
W High Drive (W 29th Ave to S Bernard St) in the Comstock Neighborhood

2020/2021 Comprehensive Plan Amendment Proposals

Drawn: 2/26/2021

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




Area of Proposed Change

City Limits

## Future Bikeway Network

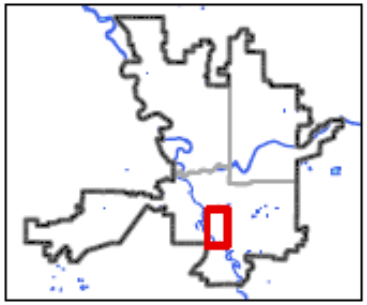
- Bike Friendly Route
- Closed to Bike
- Difficult Connection
- High Traffic (Bike Lane)
- High Traffic (Shared)
- Moderate Traffic (Bike Lane)
- Moderate Traffic (Shared)
- Neighborhood Greenway
- Shared Use Path
- Soft Surface Path

**Length of Change:** 1.1 Miles

**Drawing Scale:** 1:15,000

0 250 500 1,000
Feet

PROJECT LOCATION



Neighborhood and Planning Services
Drawn By: Kevin Freibott

Path: C:\Users\kfreibott\Documents\ArcGIS\Projects\2021 Comp Plan Amendments\2021 Comp Plan Amendments.aprx

# Z21-022COMP: Bike Map Modification 2 (Map TR-5)

S Havana St (E 19th Ave to E 37th Ave) in the Lincoln Heights Neighborhood

2020/2021 Comprehensive Plan Amendment Proposals

Drawn: 3/1/2021

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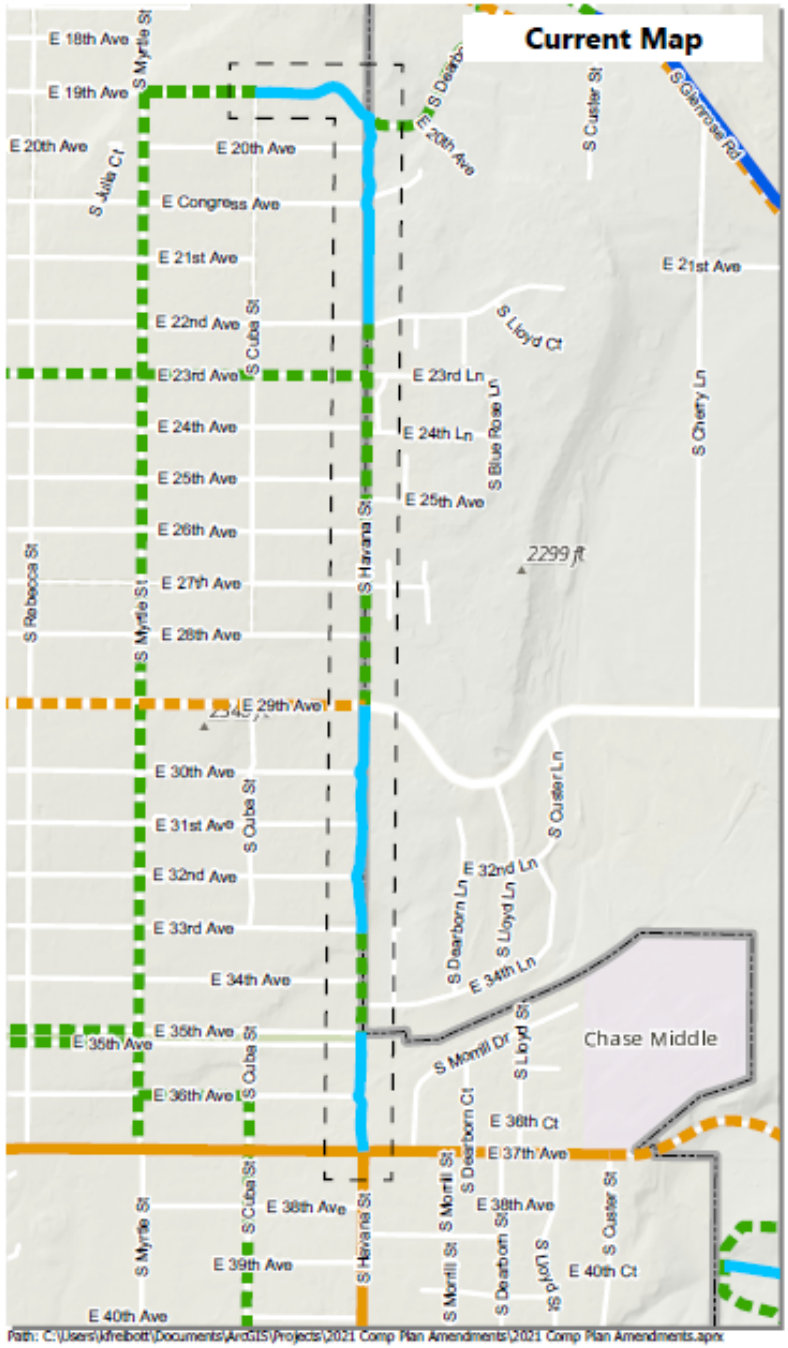
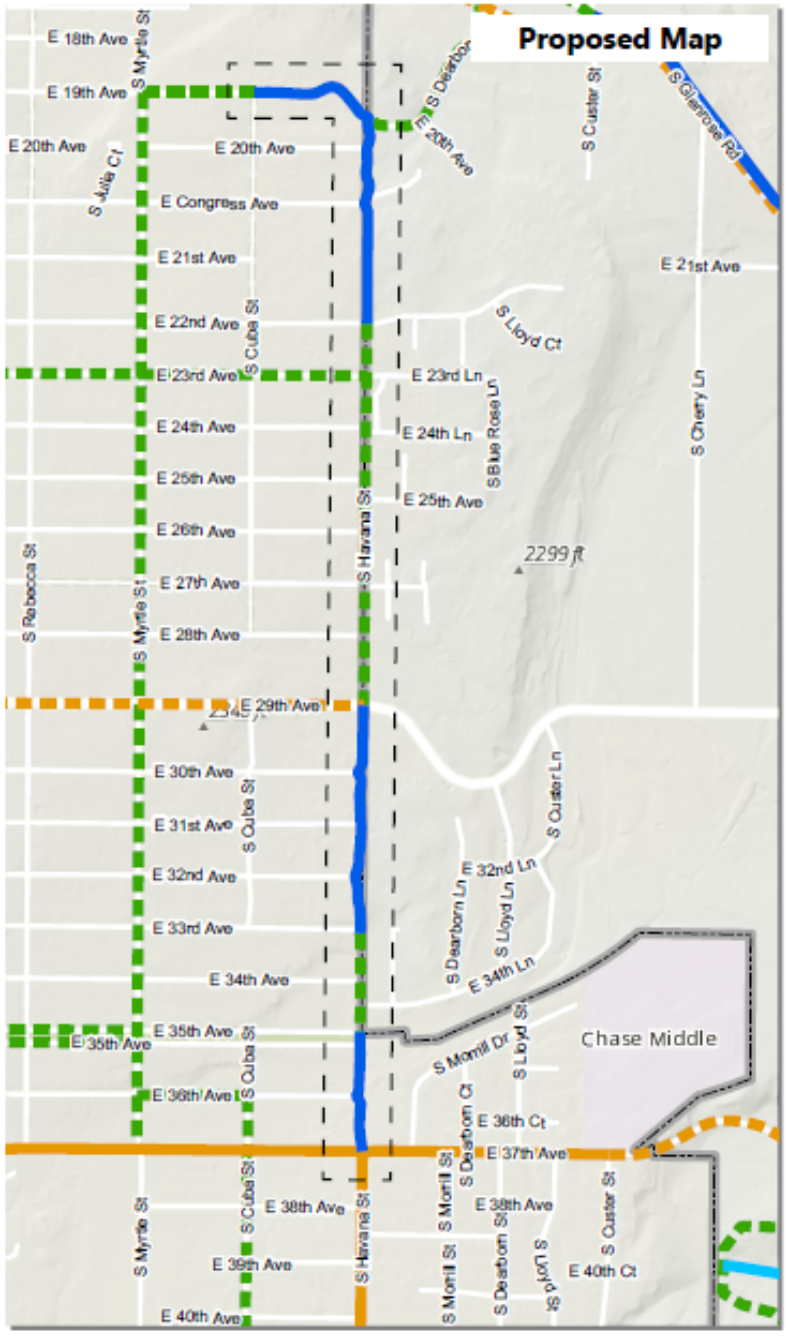



Area of Proposed Change

City Limits

## Future Bikeway Network

- Bike Friendly Route
- Closed to Bike
- Difficult Connection
- High Traffic (Bike Lane)
- High Traffic (Shared)
- Moderate Traffic (Bike Lane)
- Moderate Traffic (Shared)
- Neighborhood Greenway
- Shared Use Path
- Soft Surface Path

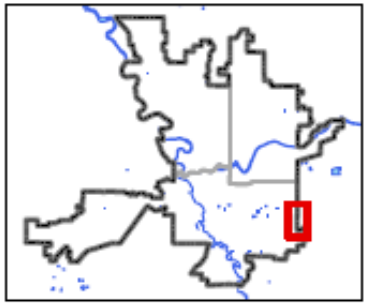
**Length of Change:** 0.6 Miles

**Drawing Scale:** 1:14,000

0 250 500 1,000

Feet

PROJECT LOCATION



Neighborhood and Planning Services
Drawn By: Kevin Freibott

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# Z21-022COMP: Bike Map Modification 3 (Map TR-5)

E 37 Ave (S Perry St to S Regal St) in the Lincoln Heights and Southgate Neighborhoods

2020/2021 Comprehensive Plan Amendment Proposals

Drawn: 2/26/2021

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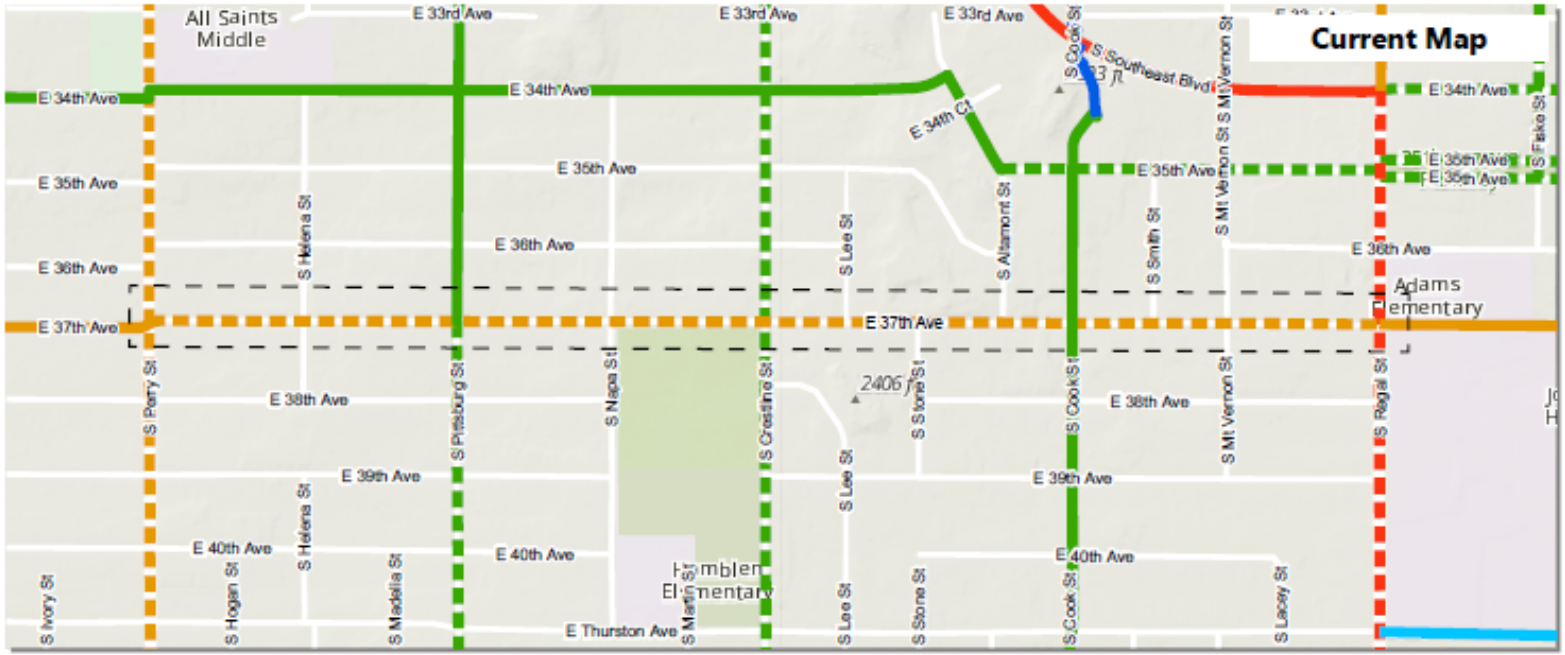
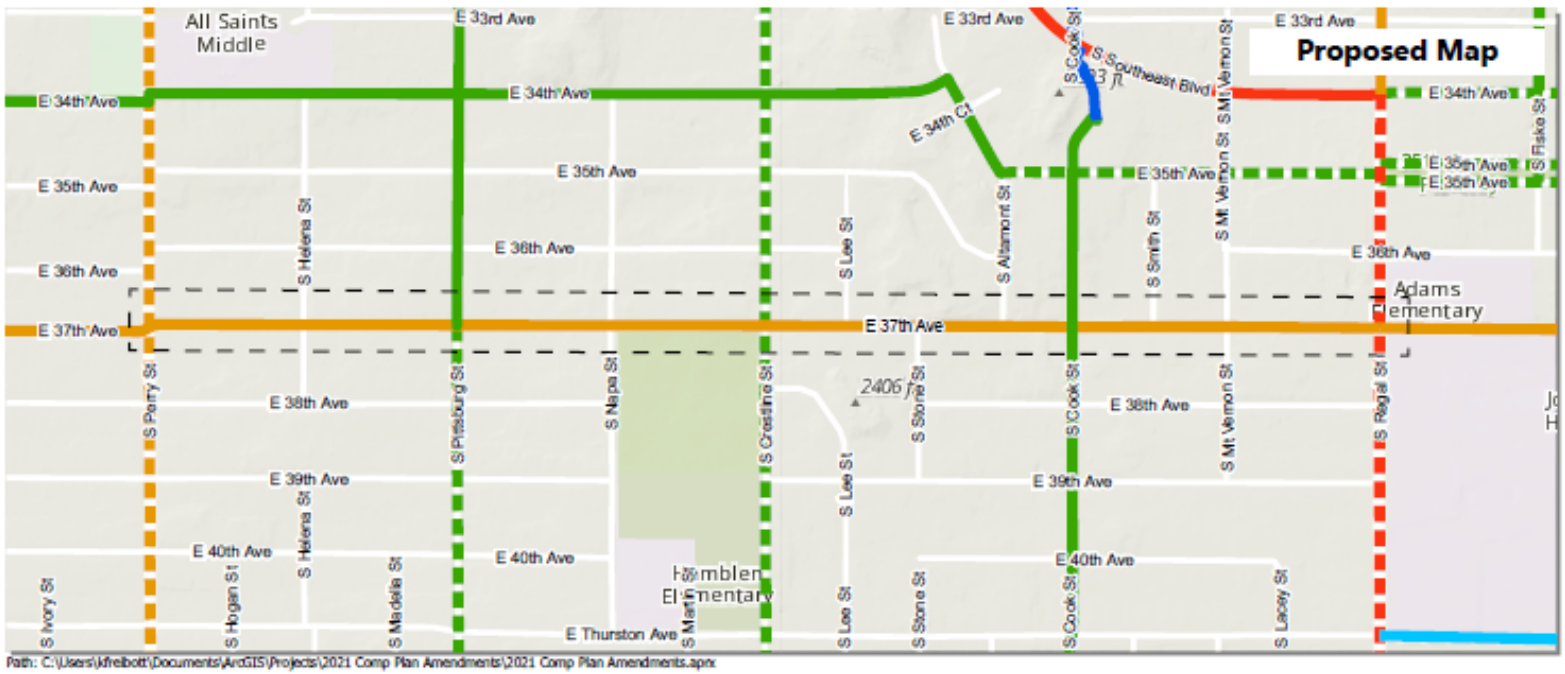



Path: C:\Users\kfreibott\Documents\ArcGIS\Projects\2021 Comp Plan Amendments\2021 Comp Plan Amendments.aprx

- Area of Proposed Change
- City Limits

## Future Bikeway Network

- Bike Friendly Route
- Closed to Bike
- Difficult Connection
- High Traffic (Bike Lane)
- High Traffic (Shared)
- Moderate Traffic (Bike Lane)
- Moderate Traffic (Shared)
- Neighborhood Greenway
- Shared Use Path
- Soft Surface Path

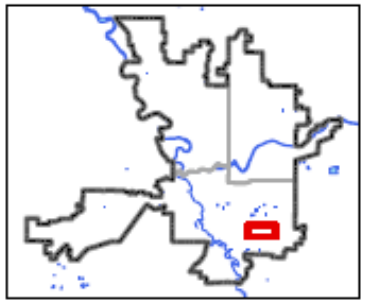
**Length of Change:** 1.0 Miles

N W E S

**Drawing Scale:** 1:10,000

0 250 500 1,000
Feet

PROJECT LOCATION



Neighborhood and Planning Services
Drawn By: Kevin Freibott

# Z21-022COMP: Bike Map Modification 4 (Map TR-5)

S Cedar St (W Riverside Ave to W 3rd Ave) in the Riverside Neighborhood

2020/2021 Comprehensive Plan Amendment Proposals

Drawn: 2/26/2021

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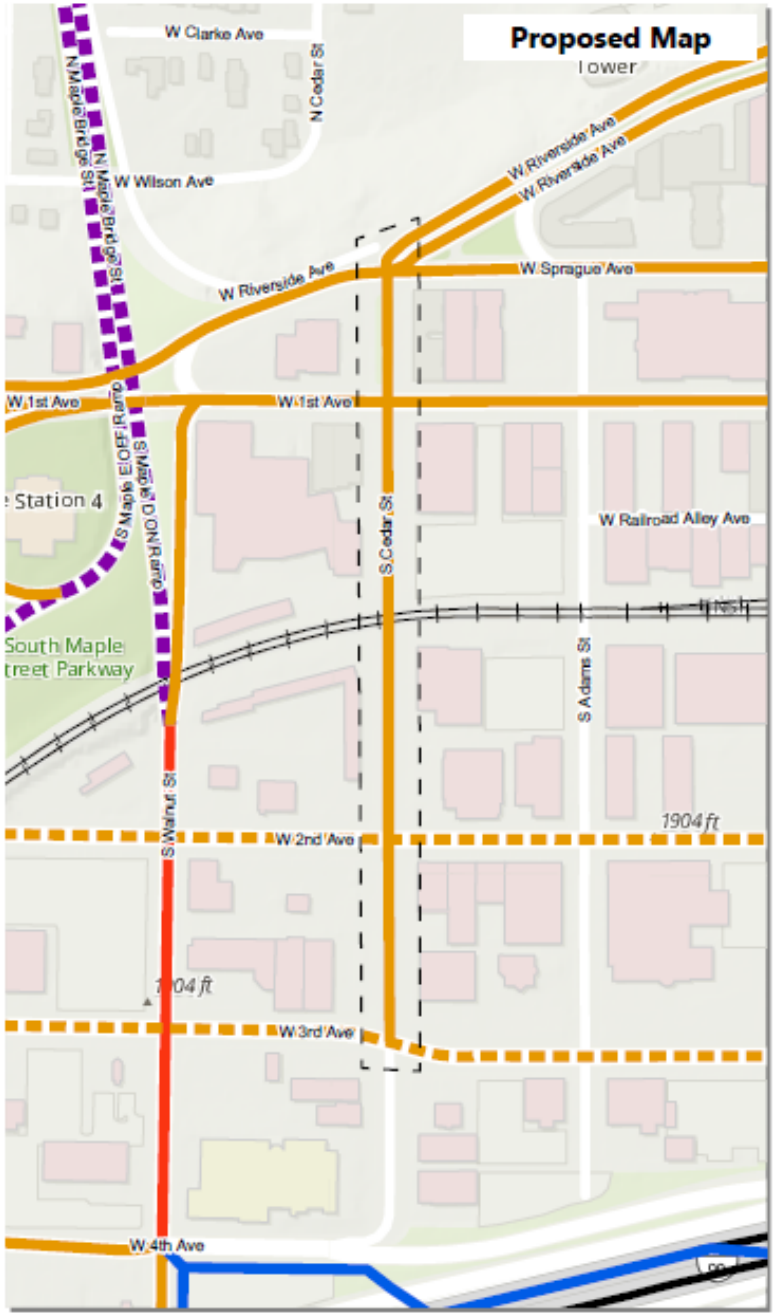



Area of Proposed Change

City Limits

## Future Bikeway Network

- Bike Friendly Route
- Closed to Bike
- Difficult Connection
- High Traffic (Bike Lane)
- High Traffic (Shared)
- Moderate Traffic (Bike Lane)
- Moderate Traffic (Shared)
- Neighborhood Greenway
- Shared Use Path
- Soft Surface Path

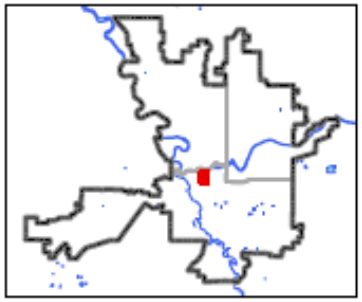
**Length of Change:** 0.2 Miles

N W E S

**Drawing Scale:** 1:4,000

0 75 150 300
Feet

PROJECT LOCATION



Neighborhood and Planning Services
Drawn By: Kevin Freibott

Path: C:\Users\kfreibott\Documents\ArcGIS\Projects\2021 Comp Plan Amendments\2021 Comp Plan Amendments.aprx

# Z21-022COMP: Bike Map Modification 5 (Map TR-5)

Pacific Ave (S Washington St to S Sherman St) in the Riverside and East Central Neighborhoods

2020/2021 Comprehensive Plan Amendment Proposals

Drawn: 3/1/2021

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Area of Proposed Change

City Limits

## Future Bikeway Network

- Bike Friendly Route
- Closed to Bike
- Difficult Connection
- High Traffic (Bike Lane)
- High Traffic (Shared)
- Moderate Traffic (Bike Lane)
- Moderate Traffic (Shared)
- Neighborhood Greenway
- Shared Use Path
- Soft Surface Path

**Length of Change:** 0.7 Miles

**Drawing Scale:** 1:7,500

0 125 250 500
Feet

PROJECT LOCATION

Neighborhood and Planning Services
Drawn By: Kevin Freibott

Path: C:\Users\kfreibott\Documents\ArcGIS\Projects\2021 Comp Plan Amendments\2021 Comp Plan Amendments.aprx

# Z21-022COMP: Bike Map Modification 6 (Map TR-5)

Weile-Rhoades Ave (N Wall St to N Standard St) in the Shiloh Hills Neighborhood

2020/2021 Comprehensive Plan Amendment Proposals

Drawn: 2/26/2021

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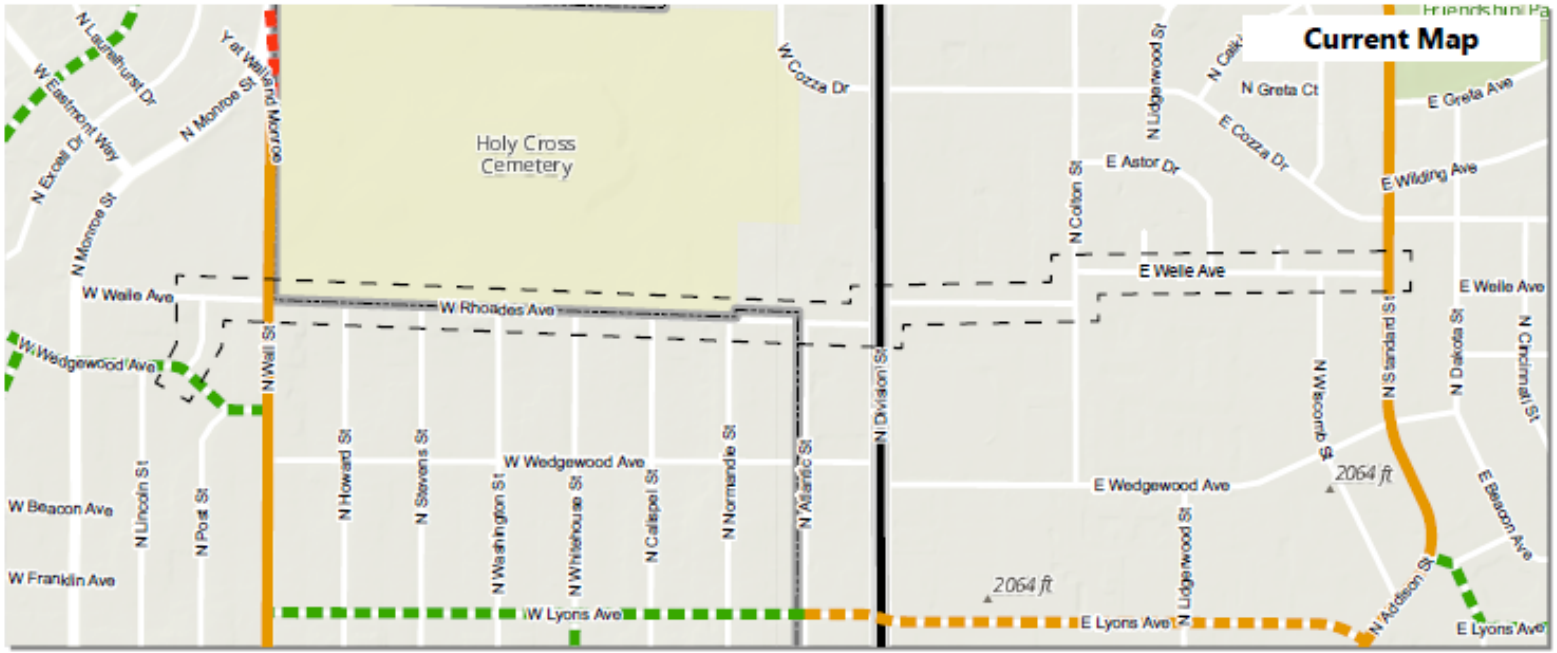
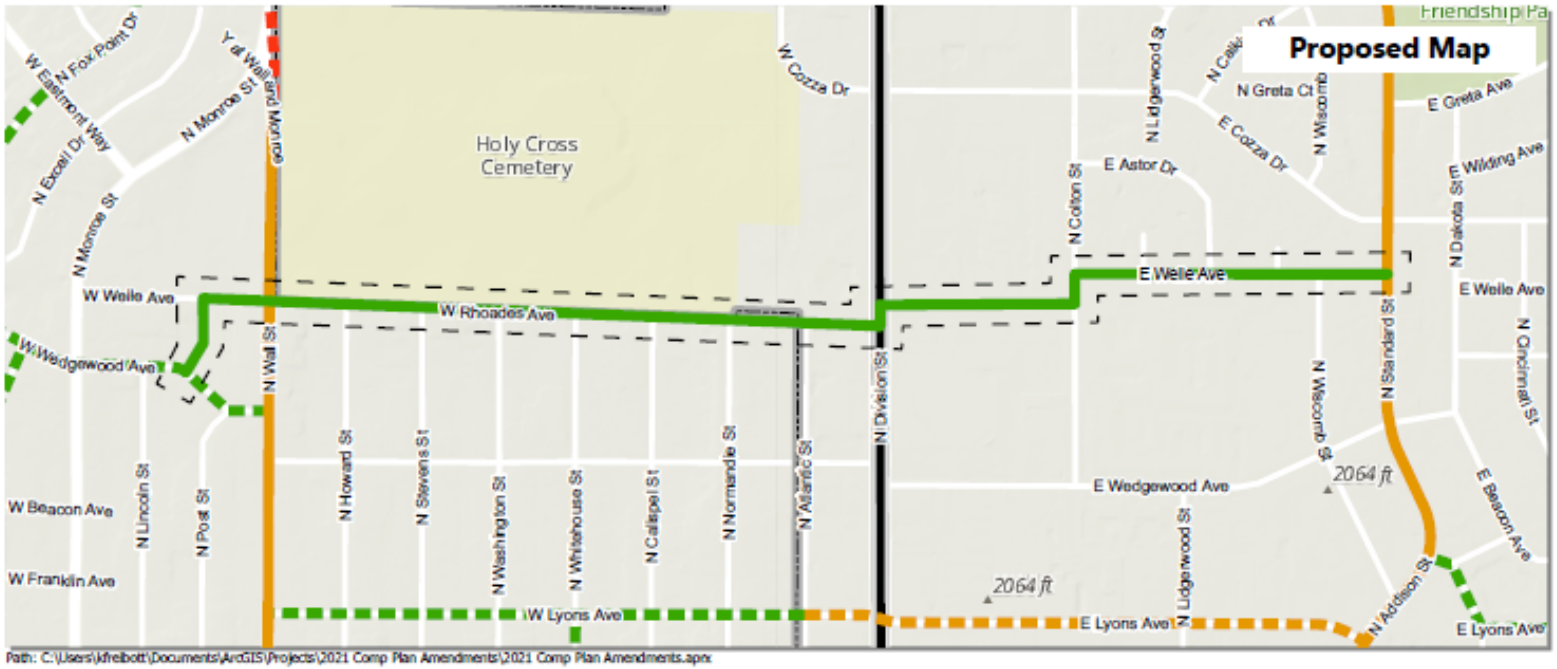



Path: C:\Users\kfreibott\Documents\ArcGIS\Projects\2021 Comp Plan Amendments\2021 Comp Plan Amendments.aprx

- Area of Proposed Change
- City Limits

## Future Bikeway Network

- Bike Friendly Route
- Closed to Bike
- Difficult Connection
- High Traffic (Bike Lane)
- High Traffic (Shared)
- Moderate Traffic (Bike Lane)
- Moderate Traffic (Shared)
- Neighborhood Greenway
- Shared Use Path
- Soft Surface Path

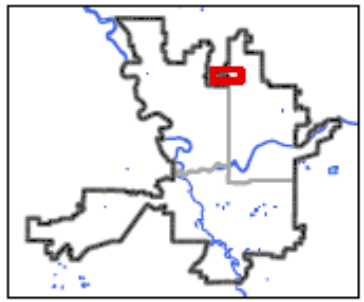
**Length of Change:** 1.1 Miles

N
W E
S

**Drawing Scale:** 1:10,000

0 125 250 500
Feet

PROJECT LOCATION



Neighborhood and Planning Services
Drawn By: Kevin Freibott

# Z21-022COMP: Bike Map Modification 7a (Map TR-5)

Longfellow Ave & E Rich Ave (W Northwest Blvd to N Market St) in Multiple Neighborhoods
Showing West of Wall Street--See 7b for Remaining Project
2020/2021 Comprehensive Plan Amendment Proposals

Drawn: 6/9/2021

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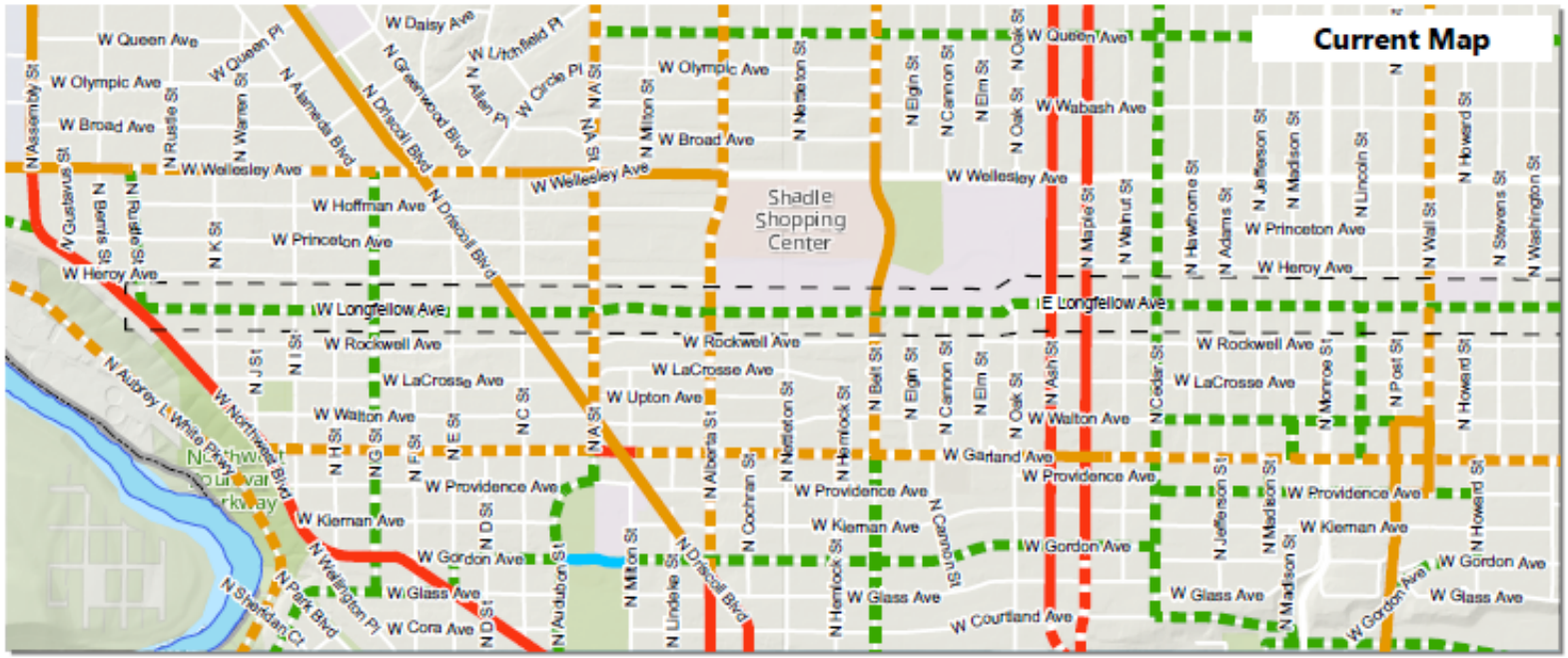


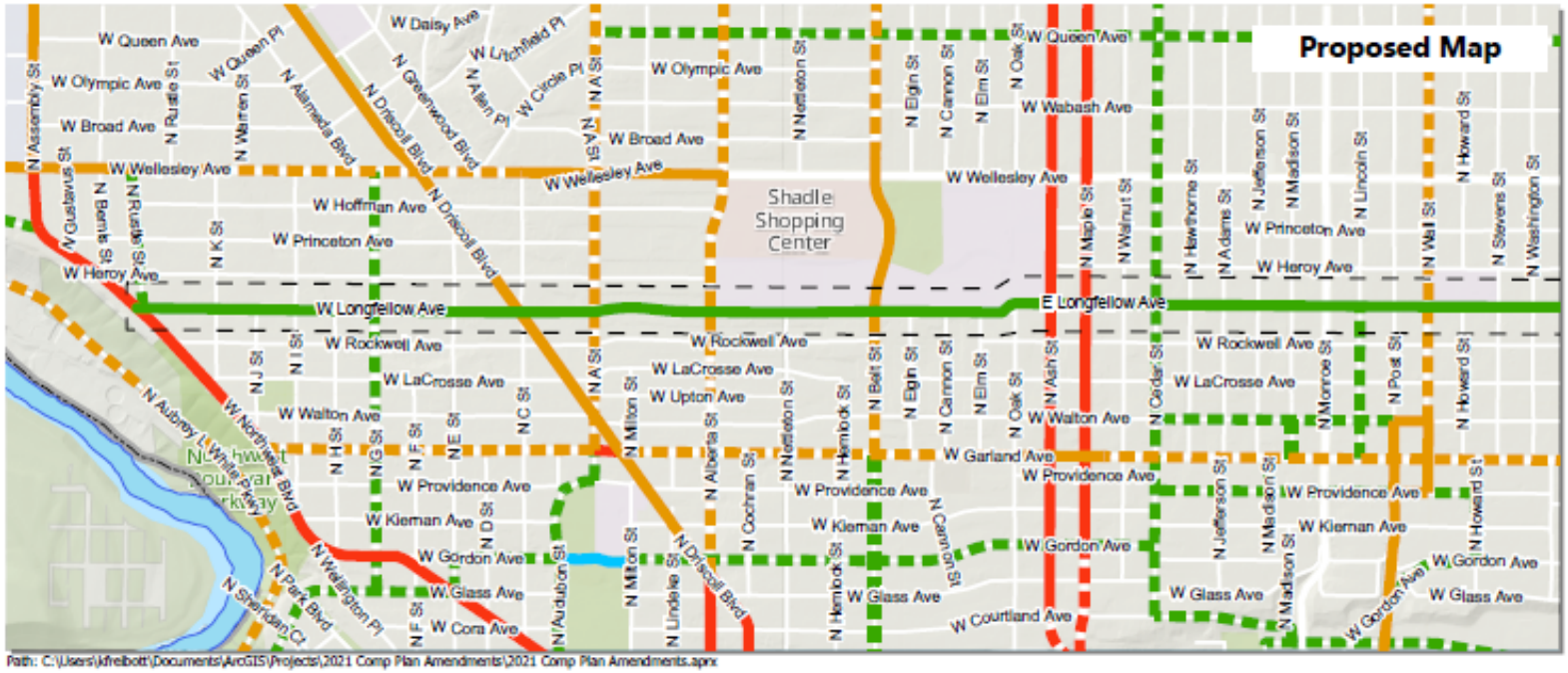


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- Area of Proposed Change
- City Limits

## Future Bikeway Network

- Bike Friendly Route
- Closed to Bike
- Difficult Connection
- High Traffic (Bike Lane)
- High Traffic (Shared)
- Moderate Traffic (Bike Lane)
- Moderate Traffic (Shared)
- Neighborhood Greenway
- Shared Use Path
- Soft Surface Path

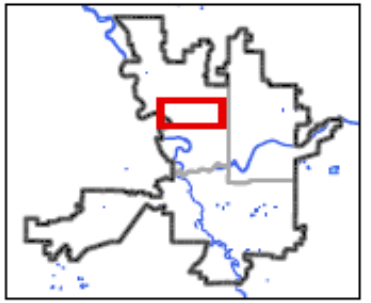
**Length of Change:** 5.0 Miles

N
W E
S

**Drawing Scale:** 1:22,000

0 0.13 0.25 0.5
Miles

PROJECT LOCATION



Neighborhood and Planning Services
Drawn By: Kevin Freibott

# Z21-022COMP: Bike Map Modification 7b (Map TR-5)

Longfellow Ave & E Rich Ave (W Northwest Blvd to N Market St) in Multiple Neighborhoods
Showing East of Wall Street--See 7a for Remaining Project
2020/2021 Comprehensive Plan Amendment Proposals

Drawn: 6/9/2021

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Area of Proposed Change
City Limits

## Future Bikeway Network

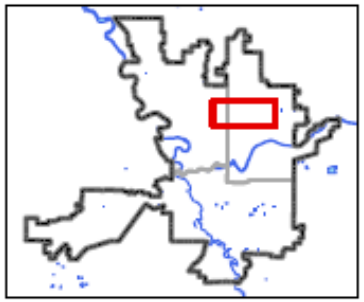
- Bike Friendly Route
- Closed to Bike
- Difficult Connection
- High Traffic (Bike Lane)
- High Traffic (Shared)
- Moderate Traffic (Bike Lane)
- Moderate Traffic (Shared)
- Neighborhood Greenway
- Shared Use Path
- Soft Surface Path

**Length of Change:** 5.0 Miles

**Drawing Scale:** 1:22,000

0 0.13 0.25 0.5
Miles

PROJECT LOCATION



Neighborhood and Planning Services
Drawn By: Kevin Freibott

# Z21-022COMP: Bike Map Modification 8 (Map TR-5)

W Nine Mile Rd (W Francis Ave to W Rifle Club Rd) in the Northwest Neighborhood

2020/2021 Comprehensive Plan Amendment Proposals

Drawn: 2/26/2021

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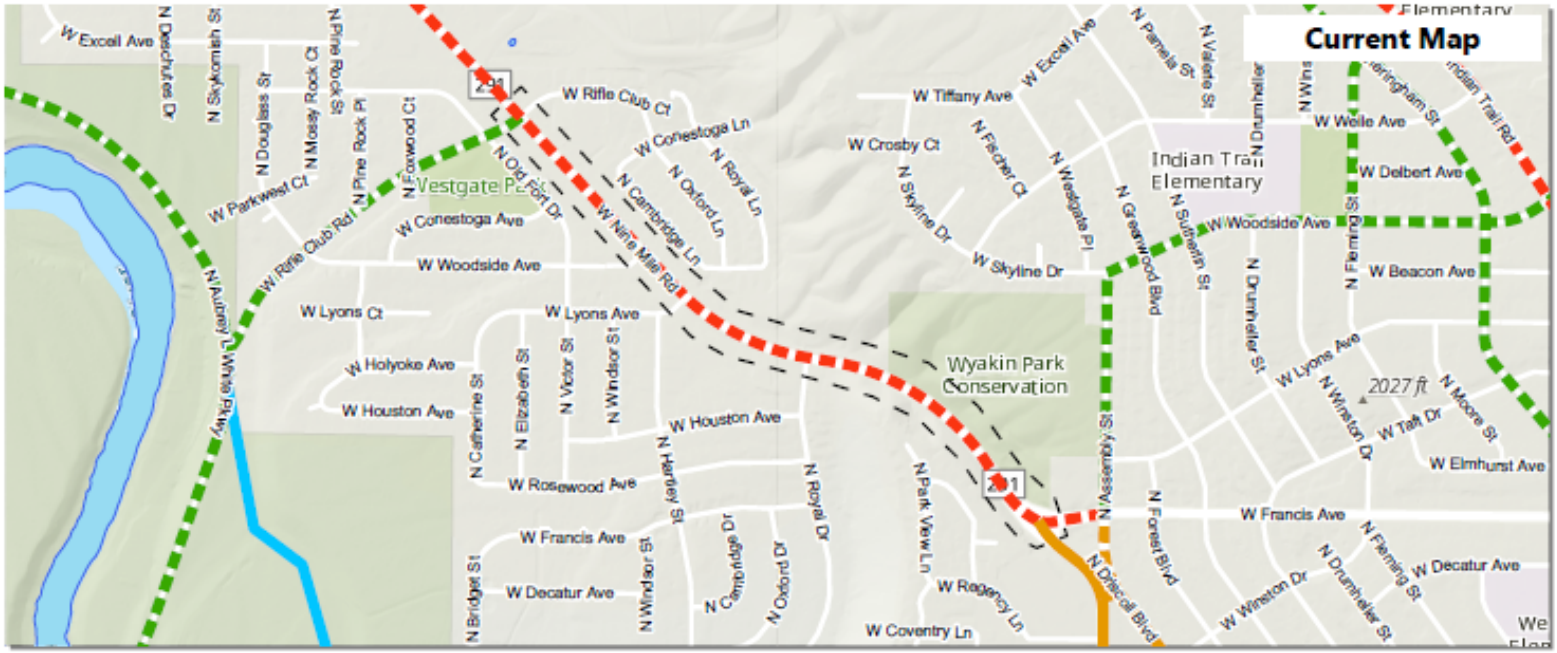
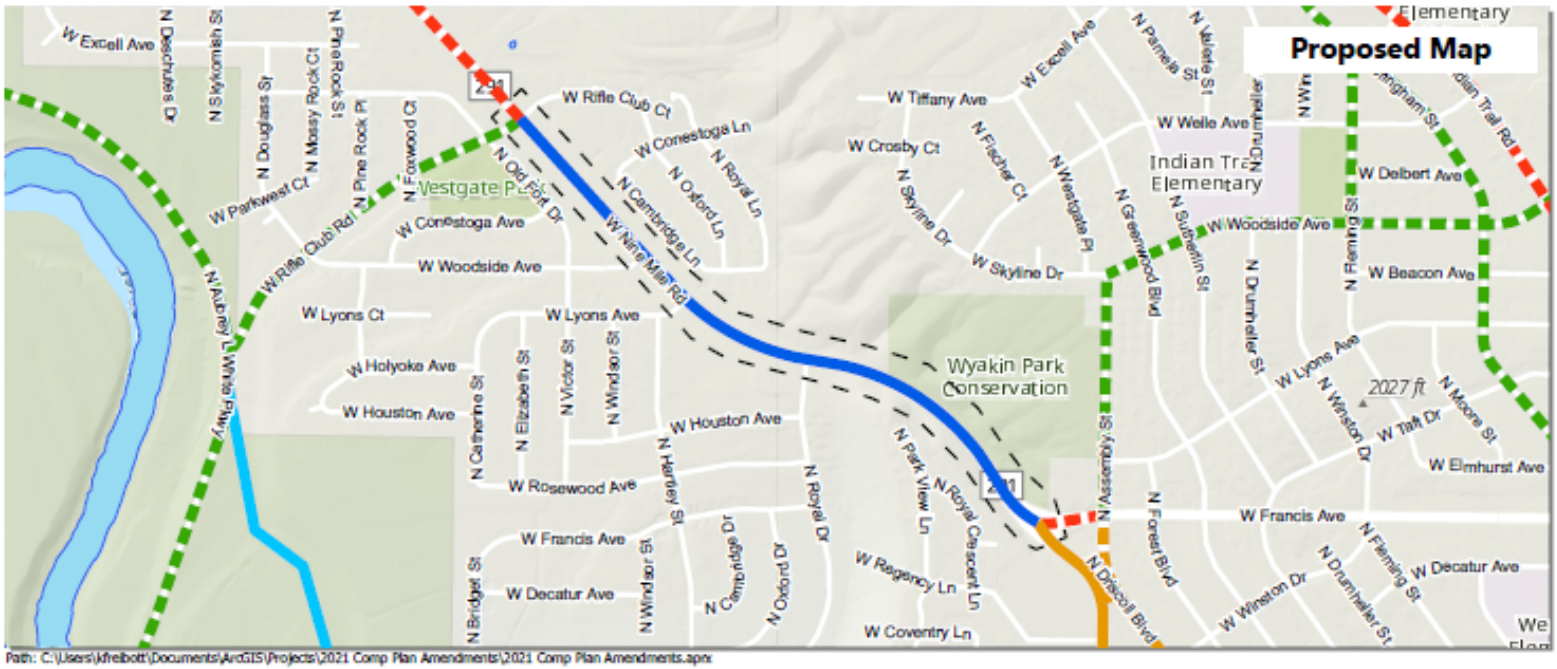



Area of Proposed Change

City Limits

## Future Bikeway Network

- Bike Friendly Route
- Closed to Bike
- Difficult Connection
- High Traffic (Bike Lane)
- High Traffic (Shared)
- Moderate Traffic (Bike Lane)
- Moderate Traffic (Shared)
- Neighborhood Greenway
- Shared Use Path
- Soft Surface Path

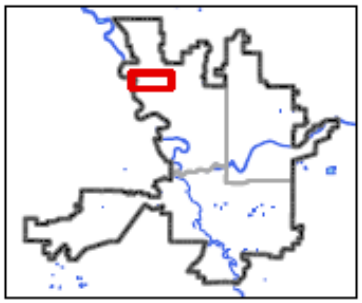
**Length of Change:** 5.0 Miles

N W E S

**Drawing Scale:** 1:14,000

0 250 500 1,000
Feet

PROJECT LOCATION



Neighborhood and Planning Services
Drawn By: Kevin Freibott

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# Z21-022COMP: Bike Map Modification 9 (Map TR-5)

North and South Altamont, E 12th, E 14th and S Mt Vernon in the Lincoln Heights Neighborhood

2020/2021 Comprehensive Plan Amendment Proposals

Drawn: 9/20/2021

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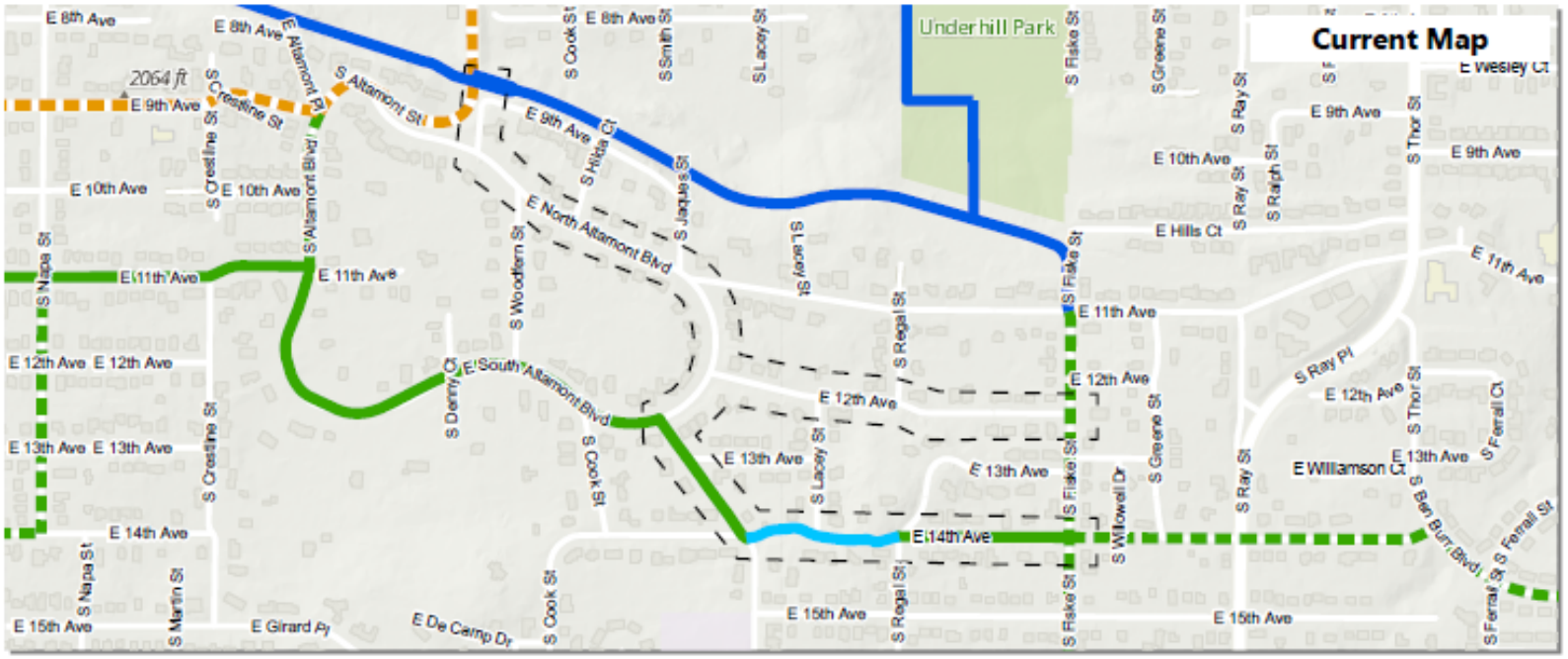


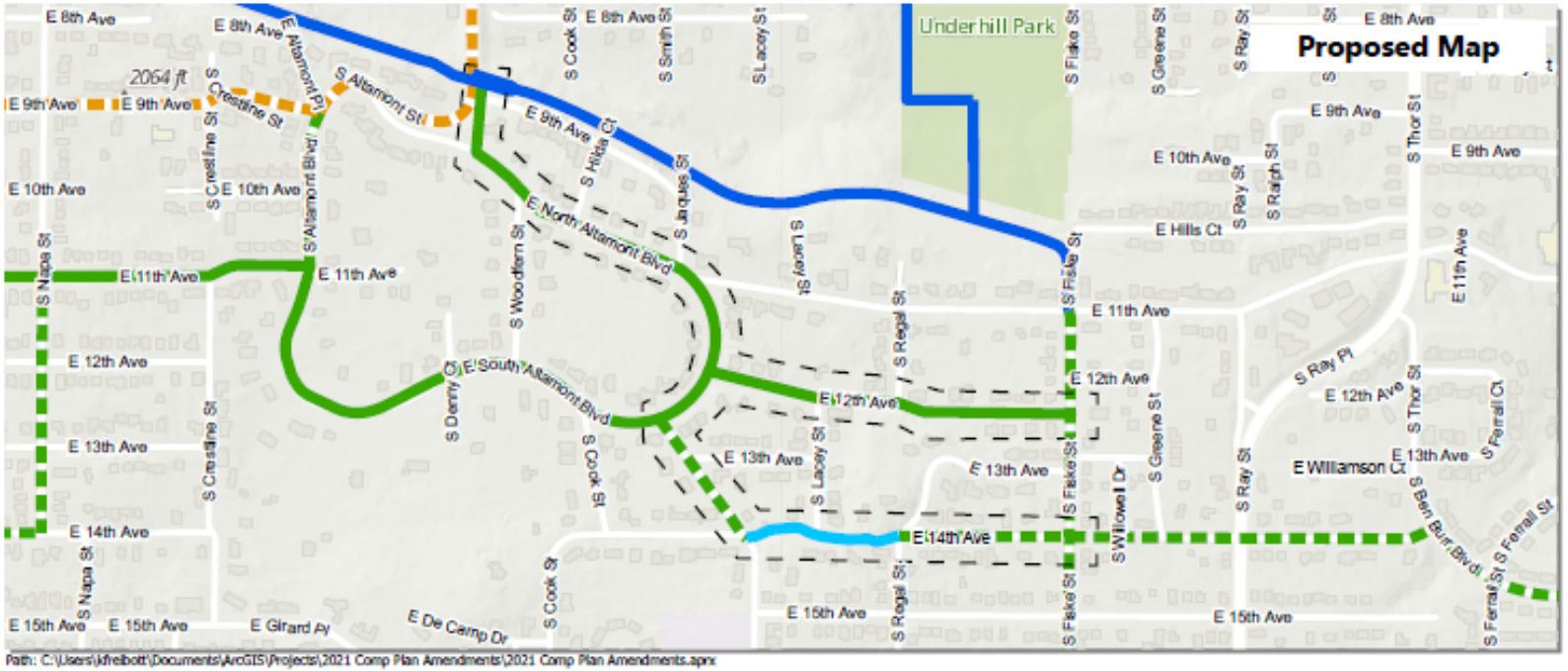


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- Area of Proposed Change
- City Limits

## Future Bikeway Network

- Bike Friendly Route
- Closed to Bike
- Difficult Connection
- High Traffic (Bike Lane)
- High Traffic (Shared)
- Moderate Traffic (Bike Lane)
- Moderate Traffic (Shared)
- Neighborhood Greenway
- Shared Use Path
- Soft Surface Path

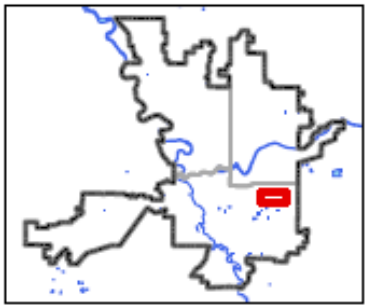
**Length of Change:** 0.9 Miles

N W E S

**Drawing Scale:** 1:9,000

0 250 500 1,000
Feet

PROJECT LOCATION



Neighborhood and Planning Services
Drawn By: Kevin Freibott

# Z21-022COMP: Bike Map Modification 10 (Map TR-5)

Jackson-Montgomery-Knox Greenway (N Belt St to E Illinois Ave) in Multiple Neighborhoods

2020/2021 Comprehensive Plan Amendment Proposals

Drawn: 2/26/2021

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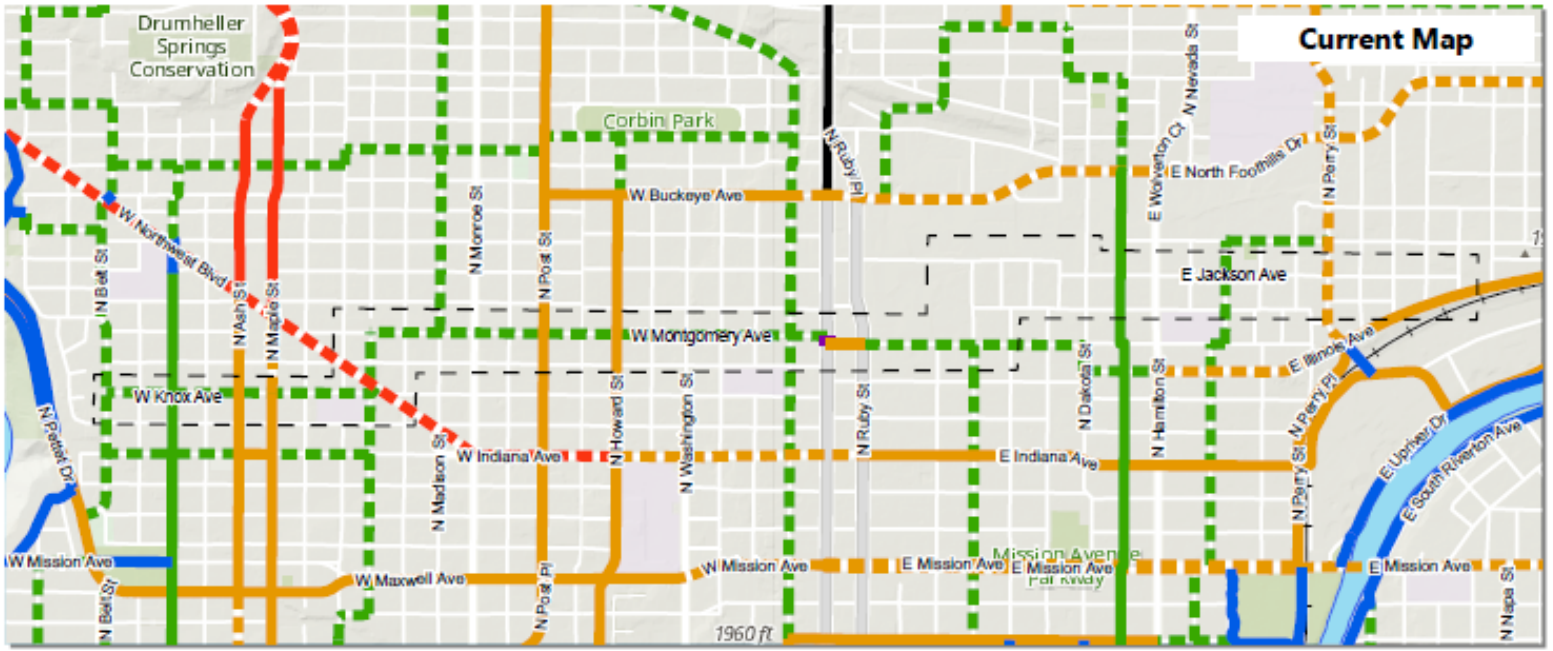


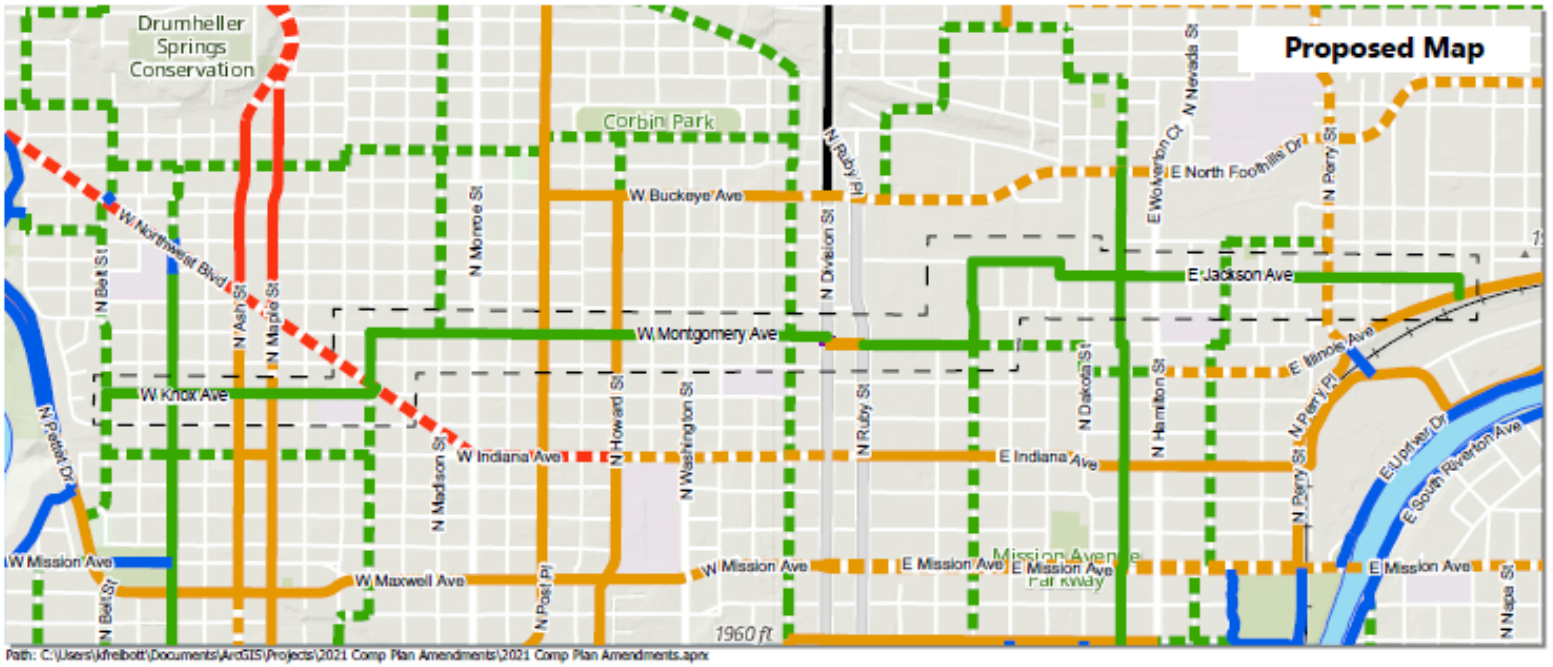


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- Area of Proposed Change
- City Limits

## Future Bikeway Network

- Bike Friendly Route
- Closed to Bike
- Difficult Connection
- High Traffic (Bike Lane)
- High Traffic (Shared)
- Moderate Traffic (Bike Lane)
- Moderate Traffic (Shared)
- Neighborhood Greenway
- Shared Use Path
- Soft Surface Path

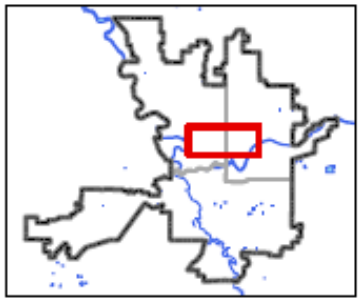
**Length of Change:** 3.2 Miles

N W E S

**Drawing Scale:** 1:25,000

0 0.13 0.25 0.5
Miles

PROJECT LOCATION



Neighborhood and Planning Services
Drawn By: Kevin Freibott

# Z21-022COMP: Bike Map Modification 11 (Map TR-5)

W Thorpe Rd (City Limits to W Westwood Ln) in the Grandview/Thorpe Neighborhood

2020/2021 Comprehensive Plan Amendment Proposals

Drawn: 2/26/2021

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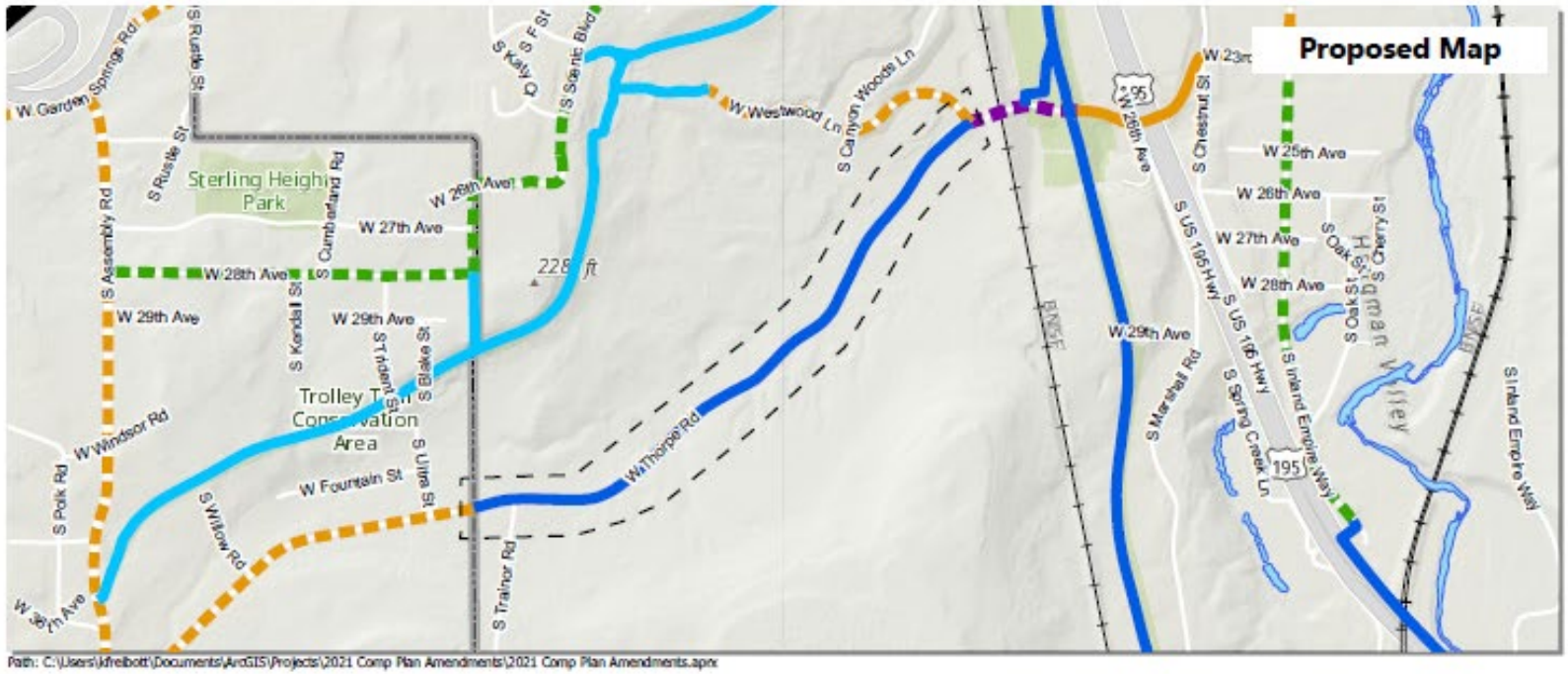


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Area of Proposed Change

City Limits

## Future Bikeway Network

- Bike Friendly Route
- Closed to Bike
- Difficult Connection
- High Traffic (Bike Lane)
- High Traffic (Shared)
- Moderate Traffic (Bike Lane)
- Moderate Traffic (Shared)
- Neighborhood Greenway
- Shared Use Path
- Soft Surface Path

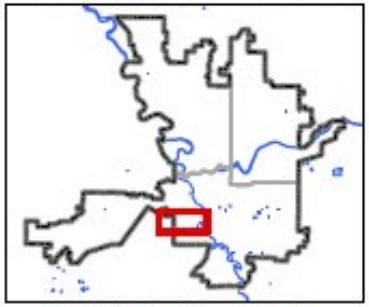
**Length of Change:** 0.9 Miles

N W E S

**Drawing Scale:** 1:17,000

0 500 1,000 2,000
Feet

PROJECT LOCATION



Neighborhood and Planning Services
Drawn By: Kevin Freibott

**2020/2021 Comprehensive Plan Amendments**

# STAFF REPORT FOR FILE Z21-022COMP

Department of Neighborhood and Planning Services

*The following staff report concerns a proposed amendment to the City's Comprehensive Plan. The proposal constitutes a requested change to the land use plan map designation and zoning of one or more parcels in the City of Spokane. Amendments to the Comprehensive Plan are enabled by Spokane Municipal Code (SMC) 17G.020 and Revised Code of Washington (RCW) 36.70A.130.*

## I. PROPERTY SUMMARY

| | |
|---|---|
| **Parcel(s):** | N/A - Various locations citywide |
| **Address(es):** | N/A – Various locations citywide |
| **Property Size:** | Not applicable |
| **Legal Description:** | Not applicable |
| **General Location:** | Public rights-of-way citywide |
| **Current Use:** | Bicycle facilities |

## II. APPLICANT SUMMARY

| | |
|---|---|
| **Staff contact:** | Colin Quinn-Hurst, Assistant Planner, cquinnhurst@spokanecity.org |
| **Applicant:** | City of Spokane |
| **Property Owner:** | City of Spokane |

## III. PROPOSAL SUMMARY

| | |
|---|---|
| **Current Land Use Designation:** | N/A |
| **Proposed Land Use Designation:** | N/A |
| **Current Zoning:** | N/A |
| **Proposed Zoning:** | N/A |
| **SEPA Status:** | A SEPA threshold Determination of Non-Significance (DNS) was made on September 28, 2021. The appeal deadline is 5:00 PM on October 12, 2021. |
| **Plan Commission Hearing Date:** | October 13, 2021 |
| **Staff Recommendation:** | **Approve** |

## IV. BACKGROUND INFORMATION

1. **General Proposal Description**: Pursuant to the procedures established by SMC 17G.060, enabled by RCW 36.70A.130, the proposer asks the City of Spokane to amend Map TR5 in Chapter 4 of the Comprehensive Plan to update and keep current planned bikeway facility designations. The proposal seeks to update future facility designations for segments of the planned bikeway network to be consistent with available right-of-way, engineering assessment, neighborhood plans and proposals, and community feedback.

2. **Site Description and Physical Conditions**: The proposal concerns changes to planned bikeway facilities, as defined in Map TR5, in various locations citywide. A total of eleven locations are addressed by these changes, concerning segments of (1) W. High Drive from W. 29th Ave. to S. Bernard St., (2) S. Havana St. from E. 19th Ave. to E. 37th Ave., (3) E. 37th Ave. from S. Perry St. to S. Regal St., (4) S. Cedar St. from W. Riverside Ave. to W. 3rd Ave., (5) Pacific Ave. from S. Washington St. to S. Sherman St., (6) Weile-Rhoades Ave. from N. Wall St. to N. Standard St., (7) Longfellow Ave. from W. Northwest Blvd. to N. Market St., (8) W. Nine Mile Rd. from W. Francis Ave. to W. Rifle Club Rd., (9) multiple streets along E. North Altamont Blvd. and from E. 14th Ave. to E. 9th Ave., (10) Jackson Ave. and Montgomery Ave. and Knox Ave. from N. Belt St. to E. Illinois Ave., and (11) W. Thorpe Rd. from City Limits to W. Westwood Ln.

3. **Property Ownership**: All proposed changes are within City right-of-way.

4. **Adjacent Property Improvements and Uses**: Property uses are of various types citywide, including residential, industrial, and commercial uses.

5. **Street Class Designations**: The streets addressed by this change are of various street class designations as follows:

    1. **High Dr.** – Urban Minor Arterial
    2. **Havana St.** – Urban Local Access
    3. **37th Ave.** – Urban Minor Arterial
    4. **Cedar St.** – Urban Local Access
    5. **Pacific Ave.** – Urban Local Access
    6. **Weile-Rhoades Ave. –** Urban Local Access
    7. **Longfellow Ave. –** Urban Local Access
    8. **Rich Ave.** – Urban Local Access
    9. **Nine Mile Rd. –** Urban Principal Arterial
    10. **Altamont Blvd. –** Urban Local Access
    11. **12th Ave. –** Urban Local Access
    12. **Jackson Ave. –** Urban Local Access
    13. **Montgomery Ave. –** Urban Major Collector and Urban Local Access
    14. **Knox Ave. –** Urban Local Access
    15. **Thorpe Rd. –** Urban Minor Arterial

6. **Current Land Use Designation and History**: N/A

7. **Proposed Land Use Designation**: N/A

8. **Current Zoning and History**: N/A

9. **Proposed Zoning**: N/A

## V. APPLICATION PROCESS AND PUBLIC COMMENT

1. **Key Steps**: The application is being processed according to SMC 17G.060, including the following steps:

| | |
|---|---|
| Application Submitted | January 4, 2021 |
| Threshold Application Certified Complete | January 12, 2021 |
| Council Threshold Subcommittee Established[1] | January 11, 2021 |
| Council Threshold Subcommittee Met | February 17, 2021 |
| Annual Work Program Set[2] | April 26, 2021 |
| Agency/Department Comment Period Ended | June 2, 2021 |
| Notice of Application Posted | June 21, 2021 |
| Plan Commission Workshop | July 28, 2021 |
| 60-Day Public Comment Period Ended | August 20, 2021 |
| SEPA Determination Issued | September 28, 2021 |
| Notice of Public Hearing Posted | September 29, 2021 |
| Plan Commission Hearing Date (Scheduled) | October 13, 2021 |

2. **Comments Received**: A request for comments was issued to City departments, local agencies, and departments, along with pertinent application details on May 19, 2021. By the close of agency comment on June 2, 2021, comments were received from the following:

    a. Bobby Halbig – City of Spokane Streets Department

    b. Mark S. Davies – Community Assembly representative from North Indian Trail

    Comments from Mr. Davies expressed concern about bikeway connectivity along Indian Trail Road. Comments from the City of Spokane Streets Department identified a street segment label correction on the map of Modification 2 - Havana Street – E. 19th Ave. to E. 37th Ave., and identified design concerns about available street widths, intersection conditions, signal detection for people on bicycles, and traffic conditions that will factor into project-level designs at the time of scoping, funding and design. Following additional review, a correction was made to the map for Modification 2 – Havana Street and design concerns were documented. Copies of comments received are included in this staff report as **Exhibit G.**

    Following the agency/department comment period, a Notice of Application was posted in the Spokesman Review on June 21, 2021, and also emailed a Request for Public Comments to

[1] Spokane City Council Resolution 2021-0003

[2] Spokane City Council Resolution 2021-0023

neighborhood representatives on that date. No public comments were received during the comment period.

3. **Public Workshop**: A public workshop with the Spokane Plan Commission was held on Wednesday July 28, 2021, during which the particulars of the proposal were presented to the Plan Commission for their consideration and discussion. The applicant spoke during the workshop but no public comment was taken. No changes were proposed at the workshop.

## VI. APPLICATION REVIEW AND ANALYSIS

1. **Guiding Principles**: SMC 17G.020.010 provides the following guiding principles for the annual comprehensive plan amendment process:

   **A.** Keep the comprehensive plan alive and responsive to the community.

   **B.** 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.

   **C.** Make map adjustments based on a foundation in policy language, consistently applying those concepts citywide.

   **D.** Honor the community's long-term investment in the comprehensive plan, through public participation and neighborhood planning processes, by not making changes lightly.

   **E.** 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.

   **F.** Amendments to the comprehensive plan must result in a net benefit to the general public.

2. **Review Criteria**: SMC 17G.020.030 provides a list of considerations that are to be used, as appropriate, by the applicant in developing an amendment proposal, by planning staff in analyzing a proposal, by the plan commission making a recommendation on a proposal, and by the city council in making a decision on the proposal. Following each of the considerations is staff's analysis relative to the proposed amendment.

   **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 satisfies 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 satisfies 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. There will be no immediate impact to the city budget and it is expected that state and federal grants will support these improvements within the next 20 years.

The proposal satisfies 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: No evidence of a potential funding shortfall as a result of this proposal exists.

The proposal satisfies 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:

*Capital Facilities Program.* 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 proposal is consistent with the goals and policies of affected neighborhood plans. Proposed changes are consistent with the bicycle facility recommendations in the following neighborhood plans:

- *Downtown Plan* – Consistent with identified routes for street improvements on page 38.
- *South Hill Coalition Connectivity and Livability Strategic Plan* – Lincoln Heights, Manito/Cannon Hill, and Rockwood Neighborhoods - Project Map, pg. 41
- *Greater Hillyard North-East Planning Alliance Report and Final Proposals* – Bemiss, Hillyard and Whitman Neighborhoods - Objective 6.1, 6.4, 6.5
- *Grandview/Thorpe Neighborhood Action Plan* – Street Safety action S-2.1: Identify and implement traffic-calming projects as part of street improvements. Connectivity action C-1.1: Continue to seek opportunities to improve missing or incomplete sidewalks, bike, routes, and transit connections, and C-1.4: Connect the Fish Lake Trail to Thorpe Road. *North Hill Neighborhood Action Plan* **–** Priority Project #4: Traffic Calming and Connectivity identifies an east-west bike route along Longellow Ave. to connect three schools.
- *Emerson-Garfield Neighborhood Action Plan* – Transportation Goal Three: Identify opportunities to enhance bicycle routes and connections to and within the neighborhood, b. Enhance rider safety throughout Emerson-Garfield.

The proposed amendments do not conflict with the neighborhood planning documents for each neighborhood in which a proposed amendment is located:

- *Northwest and Audubon-Downriver Neighborhood Planning – Shadle Area Neighborhood Plan*
- *Logan Neighborhood Form-Based Code Subarea Plan*
- *East Central Ben Burr Trailhead Planning*
- *Southgate Neighborhood Transportation & Connectivity Element* – Page 5, Major Organizing Concepts, Pages 7 and 8 – Green Ring and Ben Burr Trail Extension
- *Nevada Lidgerwood Neighborhood Planning – Phase II Summary,* Non-motorized Travel Safety, and Traffic Patterns – Findings and Implications

*Miscellaneous Comprehensive Plan Goals and Policies.* Staff have compiled a list of Comprehensive Plan Goals and Policies which bear on the proposal in **Exhibit H** of this report. Further discussion of these policies is provided under section K.2 below.

The proposal satisfies this criterion.

**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.

The proposal satisfies this criterion.

**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 facility designations are consistent with regional transportation plans and countywide planning policies (CWPP), updating future facility designations on selected street segments already identified as bicycle corridors in regional transportation plans and aligning with transportation plans of adjacent jurisdictions. No comments have been received from any agency or neighboring jurisdiction which would indicate that this proposal is not regionally consistent.

The proposal satisfies 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 five other applications for Comprehensive Plan amendments as part of an annual plan amendment cycle. All six applications are for map amendments, five for changes to the land use plan map (LU-1) and one for changes to the Bicycle Facilities Map (TR-5). When considered together, these various applications do not interact, nor do they augment or detract from each other. Thus, the cumulative effects of these various applications are minor.

   This proposal satisfies this criterion.

**H. SEPA:** *SEPA[3] 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'*

[3] State Environmental Protection Act

*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 September 28, 2021.

   The proposal satisfies 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 not impact the City's ability to provide transportation facilities at the planned level of service.

The proposal satisfies 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 proposal does not include an expansion to the UGA, thus this criteria does not apply.

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. The need for this type of adjustment might be supported by findings from feedback instruments related to monitoring and evaluating the implementation of the comprehensive plan.*

Staff Analysis: The proposal does not include a policy adjustment, thus this criterion 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: Not applicable.

   **b.** *The map amendment or site is suitable for the proposed designation.*

   Staff Analysis: Not applicable.

   **c.** *The map amendment implements applicable comprehensive plan policies and subarea plans better than the current map designation*.

   Staff Analysis: The proposed adjustments to Map TR-5 better carry out Comprehensive Plan policies TR 1 - Transportation Network for All Users, TR 5 - Active Transportation, and TR 7 – Neighborhood Access. These adjustments better achieve these policies by correcting inaccuracies to align with existing facilities and upgrading bikeway facility recommendations to be consistent with subarea plans, neighborhood council recommendations, and current local, regional and national design standards for given roadway conditions. (see **Exhibit C**).

   This proposal satisfies this criterion.

3. **Rezones, Land Use Plan 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: Not applicable.

   The proposal satisfies this criterion.

## VII. CONCLUSION

The proposal has been processed and considered according to the requirements of the Spokane Municipal Code. According to the information provided above and the whole of the administrative record, the proposal is consistent with the approval criteria set forth by SMC 17G.020.

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.

## VIII. STAFF RECOMMENDATION

Considering the above information and the whole of the administrative record, staff recommends that Plan Commission and the City Council **approve** this proposal.

## IX. LIST OF EXHIBITS

A. Proposed Map Amendments
B. Currently Adopted Map TR-5
C. List of Relevant Comp Plan Policies
D. Application Materials
E. SEPA Checklist
F. SEPA Determination of Non-Significance
G. Agency Comments
H. Public Comments

# Z21-022COMP: Bike Map Modification 1 (Map TR-5)

**W High Drive (W 29th Ave to S Bernard St) in the Comstock Neighborhood**

2020/2021 Comprehensive Plan Amendment Proposals

Drawn: 2/26/2021

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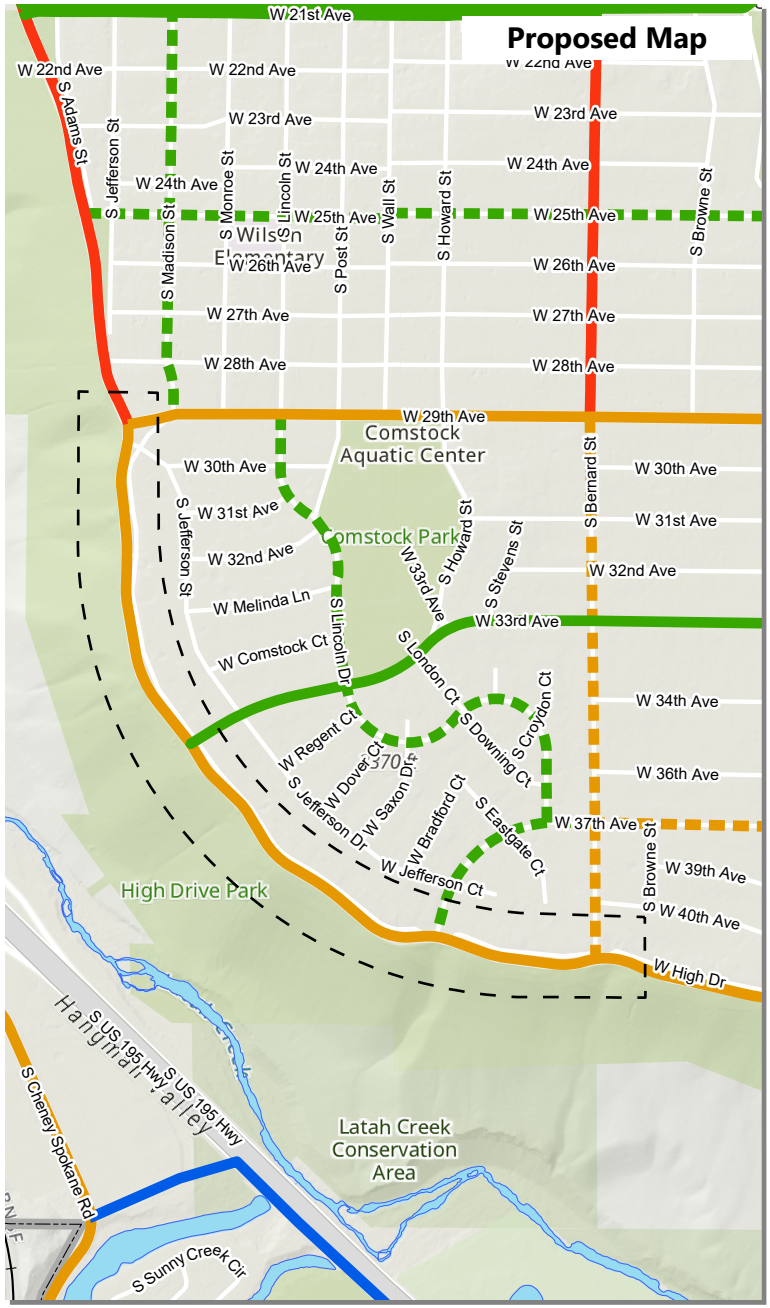



Area of Proposed Change

City Limits

## Future Bikeway Network

- Bike Friendly Route
- Closed to Bike
- Difficult Connection
- High Traffic (Bike Lane)
- High Traffic (Shared)
- Moderate Traffic (Bike Lane)
- Moderate Traffic (Shared)
- Neighborhood Greenway
- Shared Use Path
- Soft Surface Path

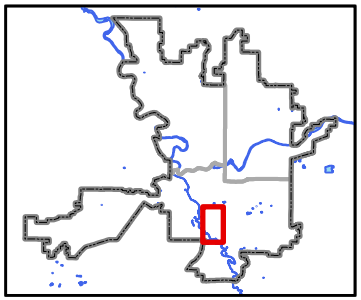
**Length of Change:** 1.1 Miles

N
W E
S

**Drawing Scale:** 1:15,000

0 250 500 1,000
Feet

**PROJECT LOCATION**



Neighborhood and Planning Services
Drawn By: Kevin Freibott

Path: C:\Users\kfreibott\Documents\ArcGIS\Projects\2021 Comp Plan Amendments\2021 Comp Plan Amendments.aprx

# Z21-022COMP: Bike Map Modification 2 (Map TR-5)

S Havana St (E 19th Ave to E 37th Ave) in the Lincoln Heights Neighborhood

2020/2021 Comprehensive Plan Amendment Proposals

Drawn: 3/1/2021

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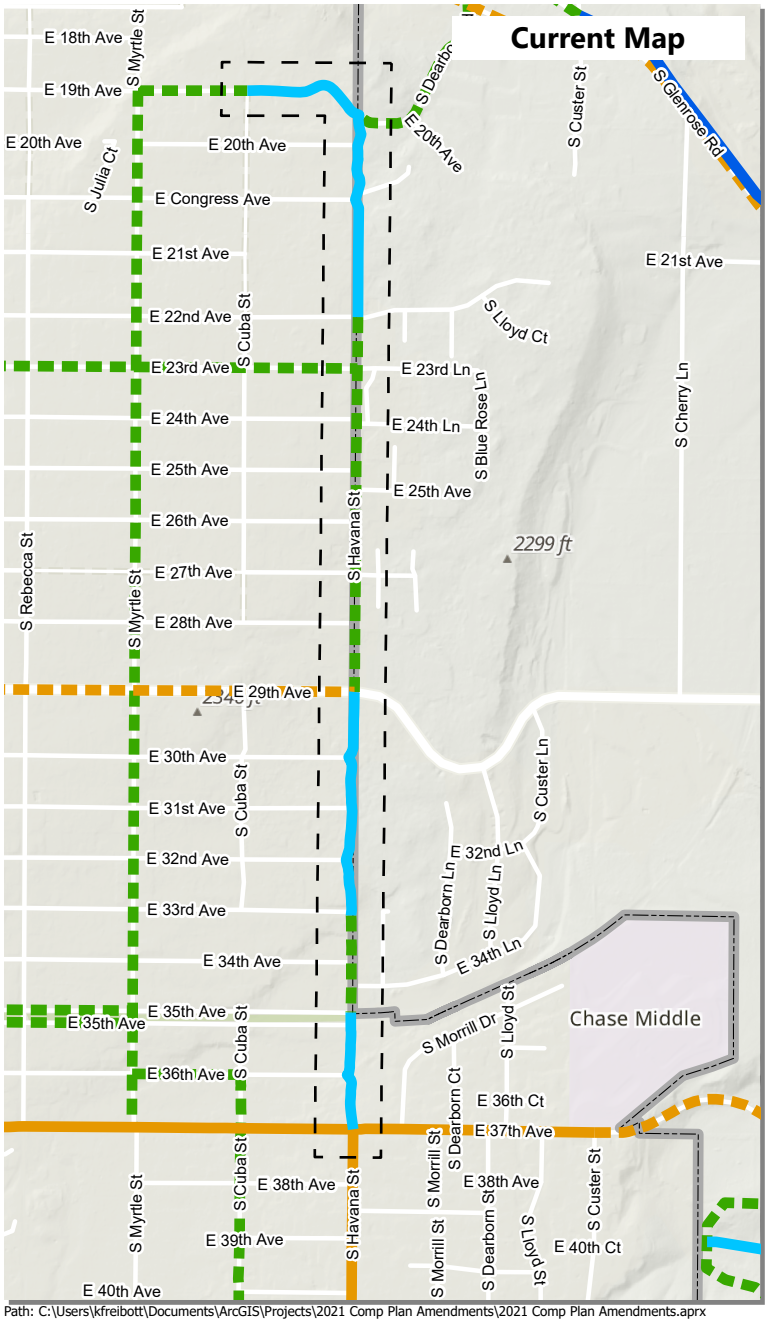


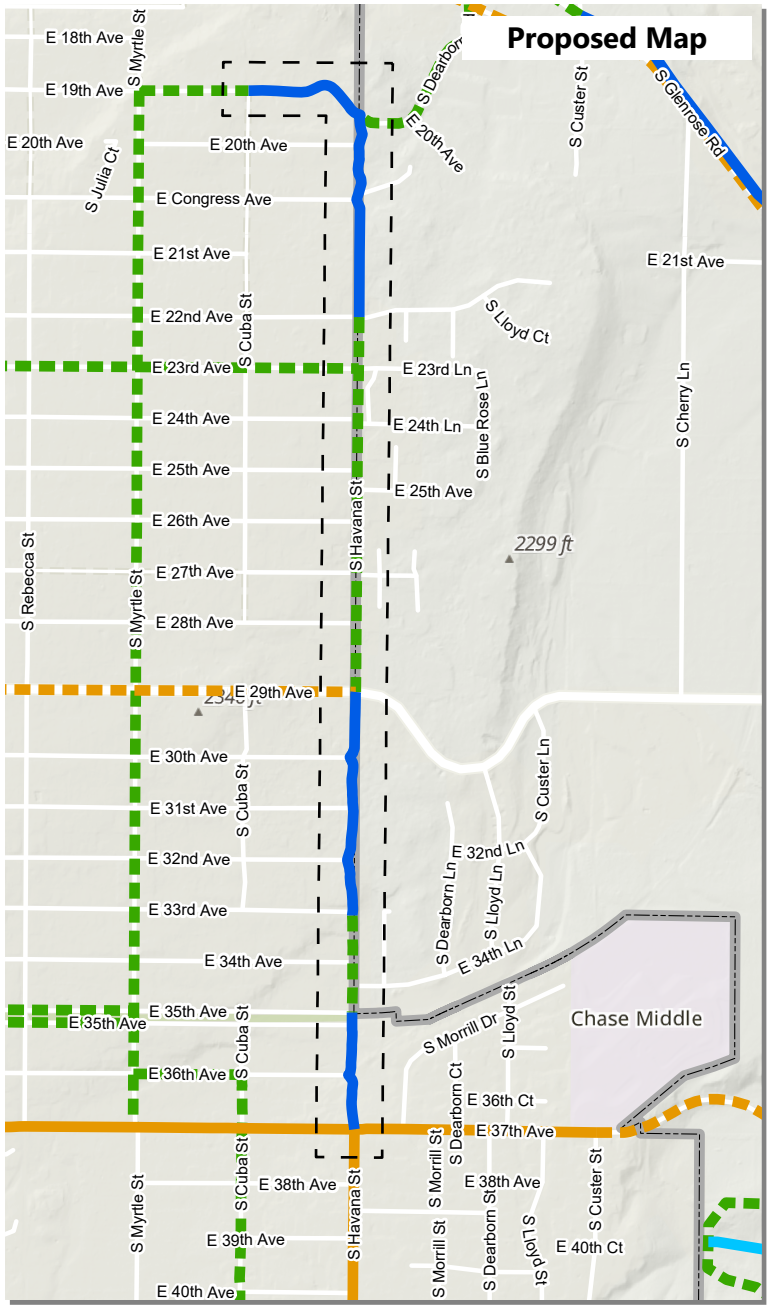


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Exhibit A

- Area of Proposed Change
- City Limits

## Future Bikeway Network

- Bike Friendly Route
- Closed to Bike
- Difficult Connection
- High Traffic (Bike Lane)
- High Traffic (Shared)
- Moderate Traffic (Bike Lane)
- Moderate Traffic (Shared)
- Neighborhood Greenway
- Shared Use Path
- Soft Surface Path

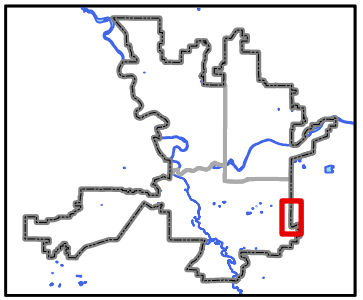
**Length of Change:** 0.6 Miles

N W E S

**Drawing Scale:** 1:14,000

0 250 500 1,000
Feet

**PROJECT LOCATION**



Neighborhood and Planning Services
Drawn By: Kevin Freibott

# Z21-022COMP: Bike Map Modification 3 (Map TR-5)

**E 37 Ave (S Perry St to S Regal St) in the Lincoln Heights and Southgate Neighborhoods**

2020/2021 Comprehensive Plan Amendment Proposals

Drawn: 2/26/2021

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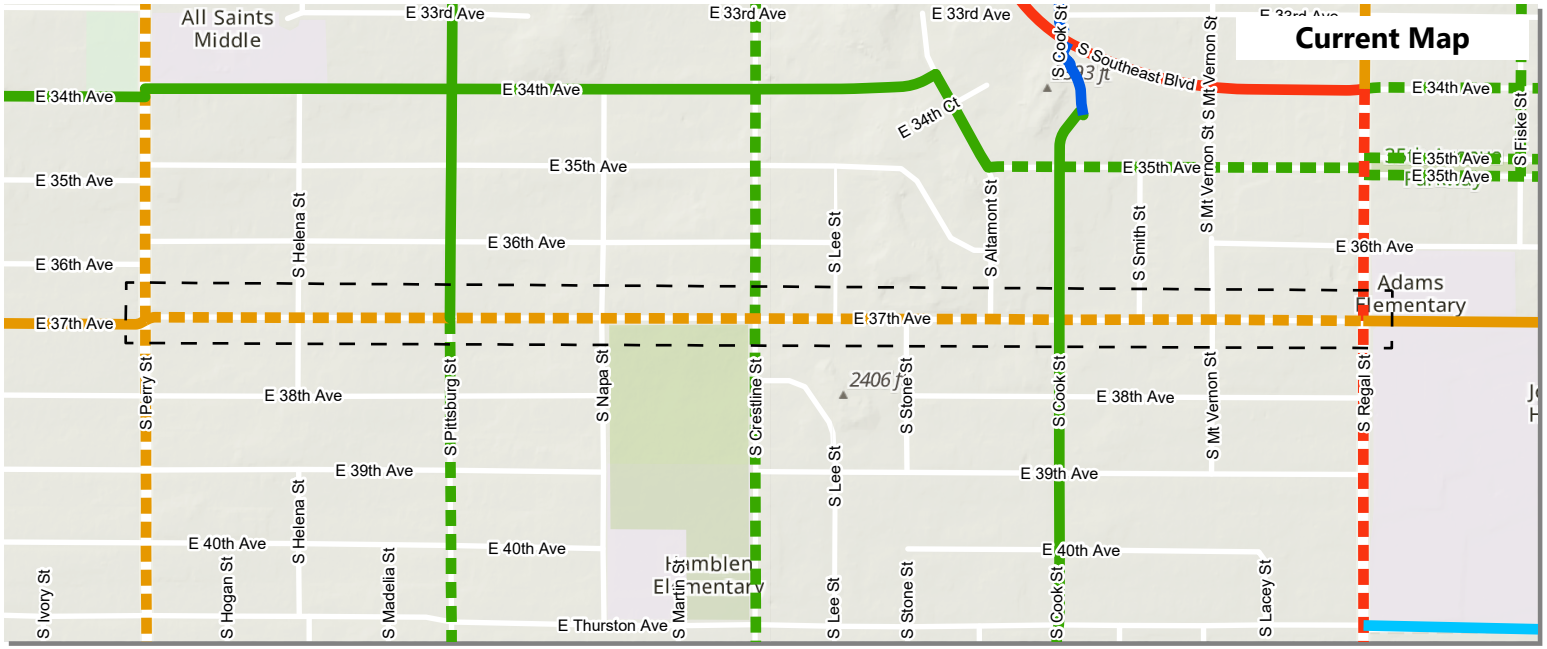


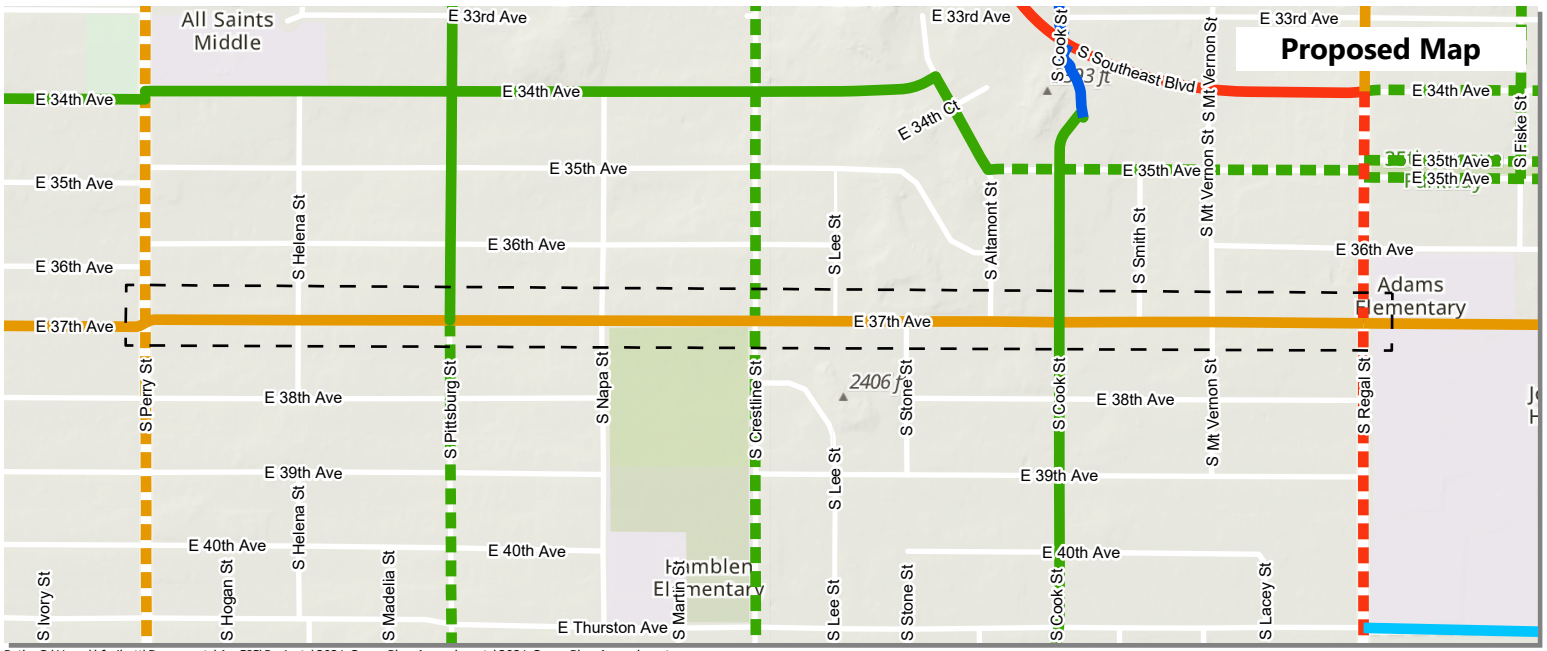


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- Area of Proposed Change
- City Limits

## Future Bikeway Network

- Bike Friendly Route
- Closed to Bike
- Difficult Connection
- High Traffic (Bike Lane)
- High Traffic (Shared)
- Moderate Traffic (Bike Lane)
- Moderate Traffic (Shared)
- Neighborhood Greenway
- Shared Use Path
- Soft Surface Path

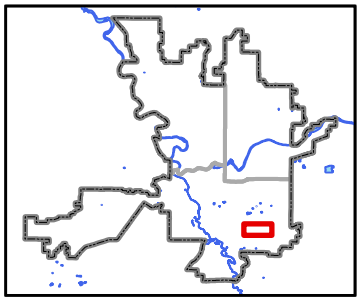
**Length of Change:** 1.0 Miles

N W E S

**Drawing Scale:** 1:10,000

0 250 500 1,000
Feet

**PROJECT LOCATION**



Neighborhood and Planning Services
Drawn By: Kevin Freibott

# Z21-022COMP: Bike Map Modification 4 (Map TR-5)

S Cedar St (W Riverside Ave to W 3rd Ave) in the Riverside Neighborhood

2020/2021 Comprehensive Plan Amendment Proposals

Drawn: 2/26/2021

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Area of Proposed Change

City Limits

## Future Bikeway Network

- Bike Friendly Route
- Closed to Bike
- Difficult Connection
- High Traffic (Bike Lane)
- High Traffic (Shared)
- Moderate Traffic (Bike Lane)
- Moderate Traffic (Shared)
- Neighborhood Greenway
- Shared Use Path
- Soft Surface Path

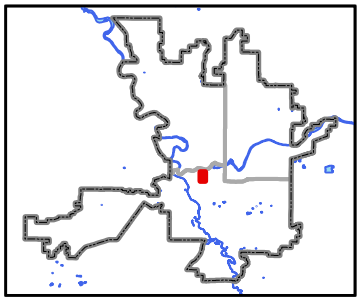
**Length of Change:** 0.2 Miles

N
W E
S

**Drawing Scale:** 1:4,000

0 75 150 300
Feet

**PROJECT LOCATION**



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Drawn By: Kevin Freibott

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# Z21-022COMP: Bike Map Modification 5 (Map TR-5)

**Pacific Ave (S Washington St to S Sherman St) in the Riverside and East Central Neighborhoods**

2020/2021 Comprehensive Plan Amendment Proposals

Drawn: 3/1/2021

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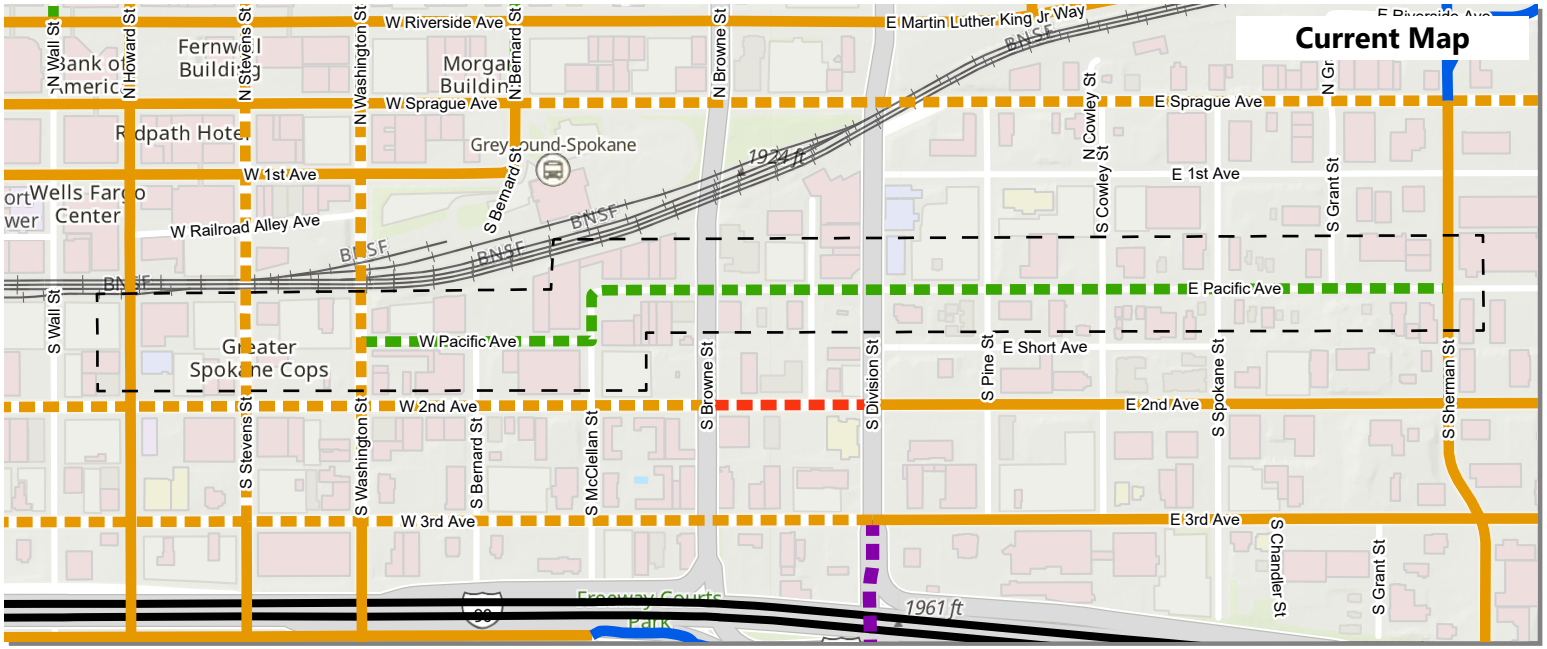
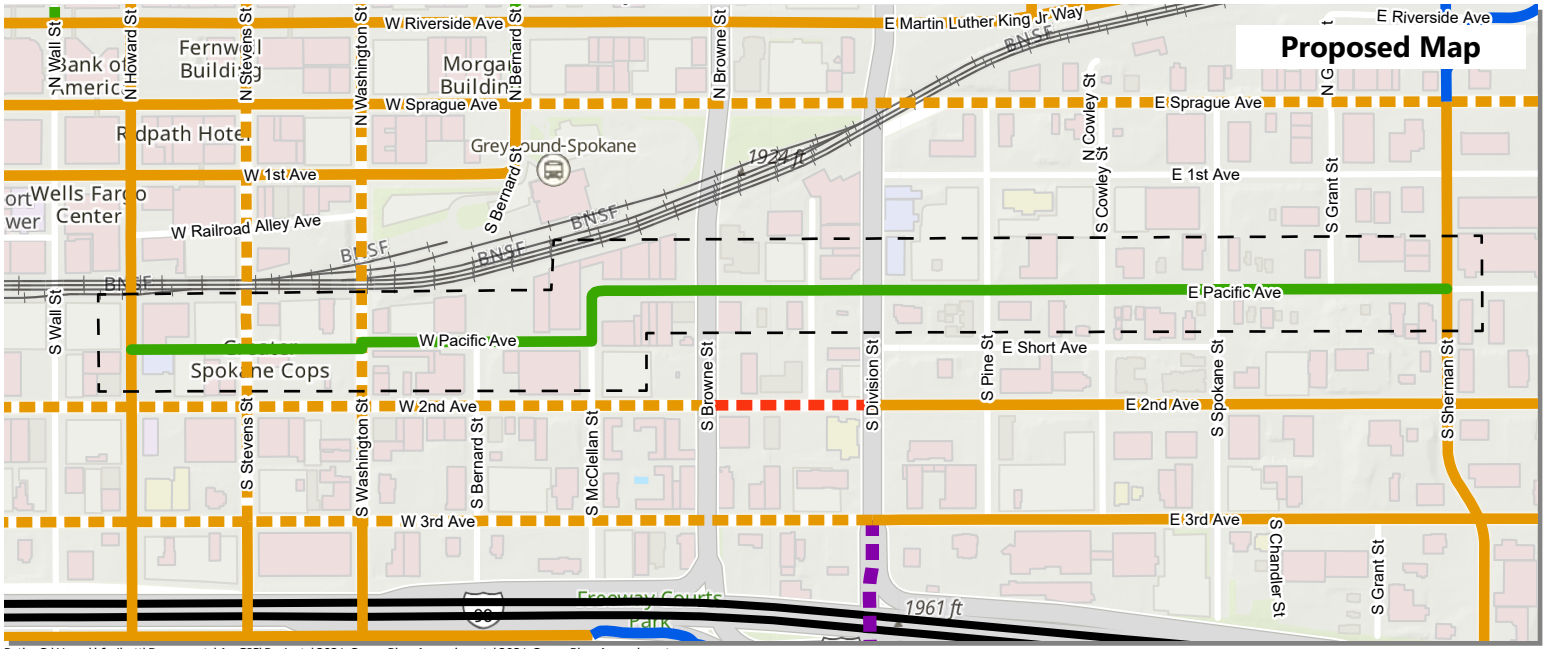



- Area of Proposed Change
- City Limits

## Future Bikeway Network

- Bike Friendly Route
- Closed to Bike
- Difficult Connection
- High Traffic (Bike Lane)
- High Traffic (Shared)
- Moderate Traffic (Bike Lane)
- Moderate Traffic (Shared)
- Neighborhood Greenway
- Shared Use Path
- Soft Surface Path

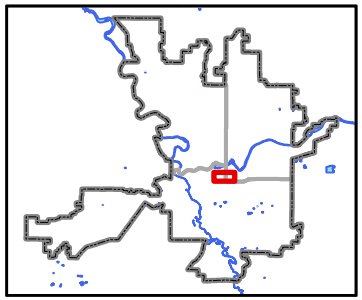
**Length of Change:** 0.7 Miles

N
W E
S

**Drawing Scale:** 1:7,500

0 125 250 500
Feet

**PROJECT LOCATION**



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Drawn By: Kevin Freibott

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# Z21-022COMP: Bike Map Modification 6 (Map TR-5)

**Weile-Rhoades Ave (N Wall St to N Standard St) in the Shiloh Hills Neighborhood**

2020/2021 Comprehensive Plan Amendment Proposals

Drawn: 2/26/2021

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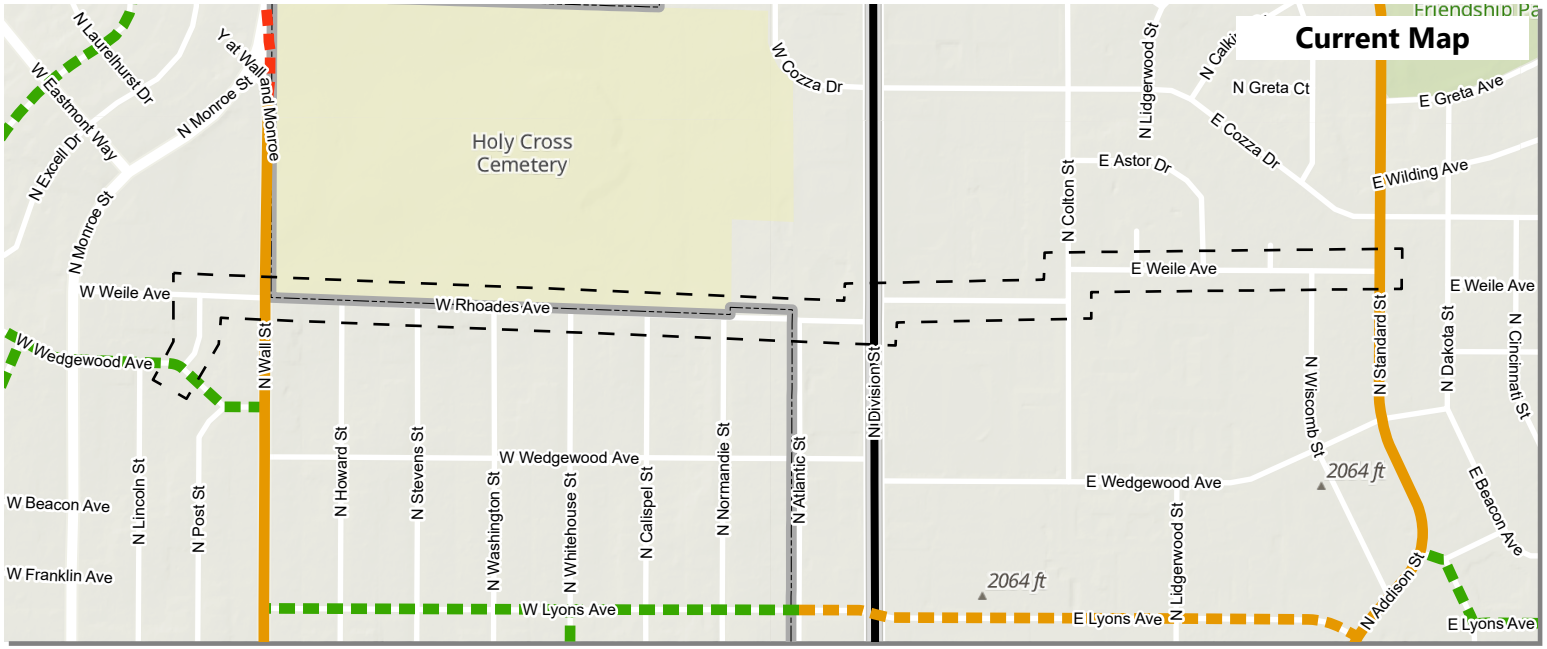


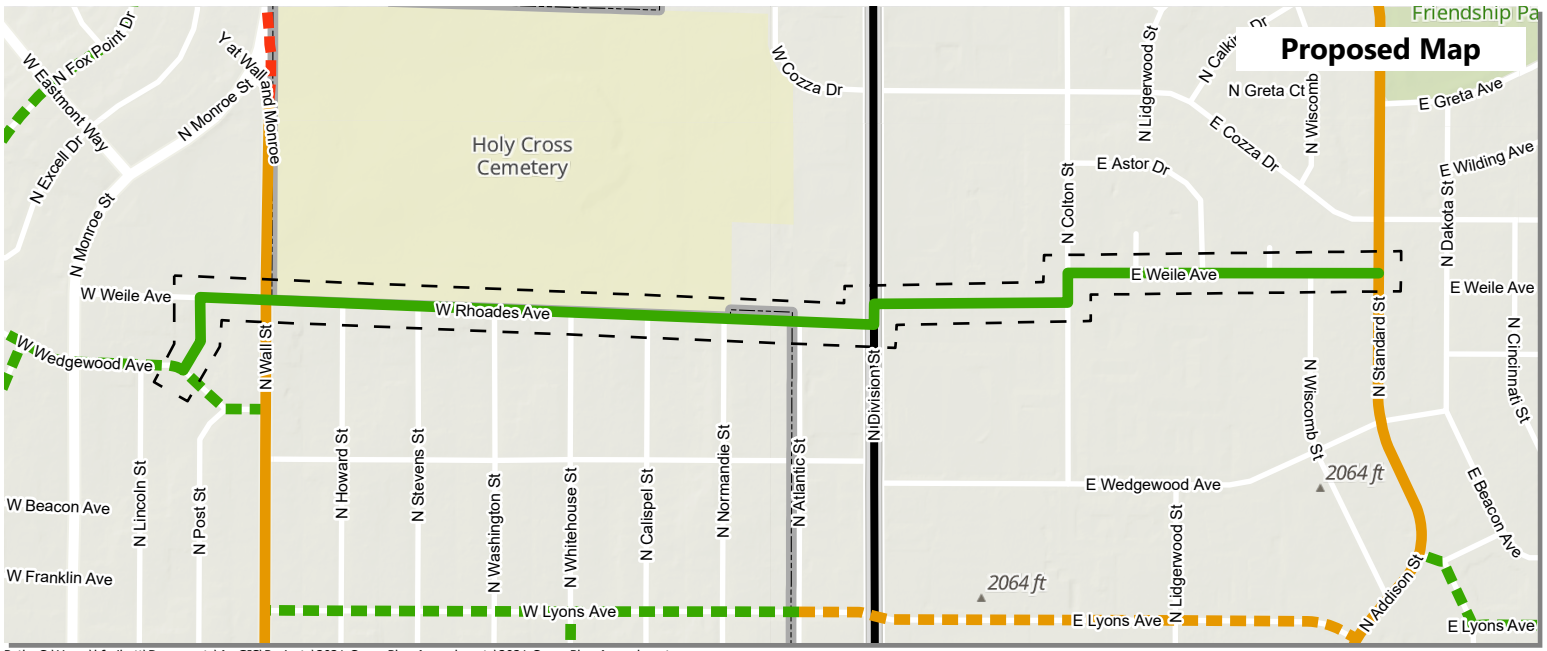


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## Area of Proposed Change

City Limits

## Future Bikeway Network

- Bike Friendly Route
- Closed to Bike
- Difficult Connection
- High Traffic (Bike Lane)
- High Traffic (Shared)
- Moderate Traffic (Bike Lane)
- Moderate Traffic (Shared)
- Neighborhood Greenway
- Shared Use Path
- Soft Surface Path

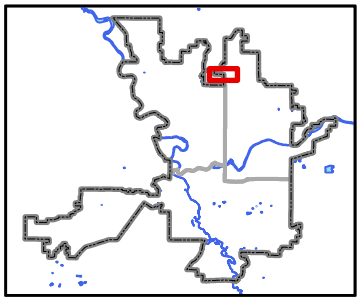
**Length of Change:** 1.1 Miles

N
W E
S

**Drawing Scale:** 1:10,000

0 125 250 500
Feet

**PROJECT LOCATION**



Neighborhood and Planning Services
Drawn By: Kevin Freibott

# Z21-022COMP: Bike Map Modification 7a (Map TR-5)

**Longfellow Ave & E Rich Ave (W Northwest Blvd to N Market St) in Multiple Neighborhoods**
**Showing West of Wall Street--See 7b for Remaining Project**
2020/2021 Comprehensive Plan Amendment Proposals

Drawn: 6/9/2021

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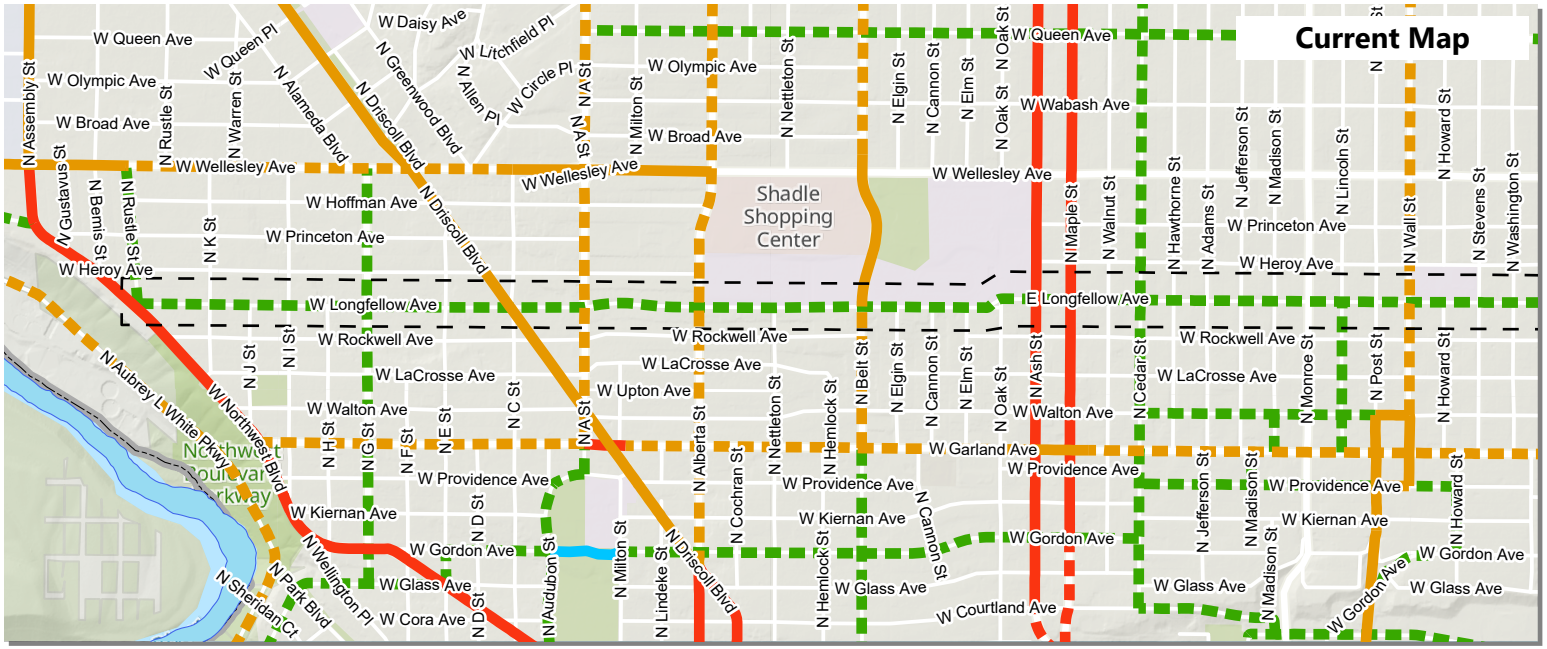


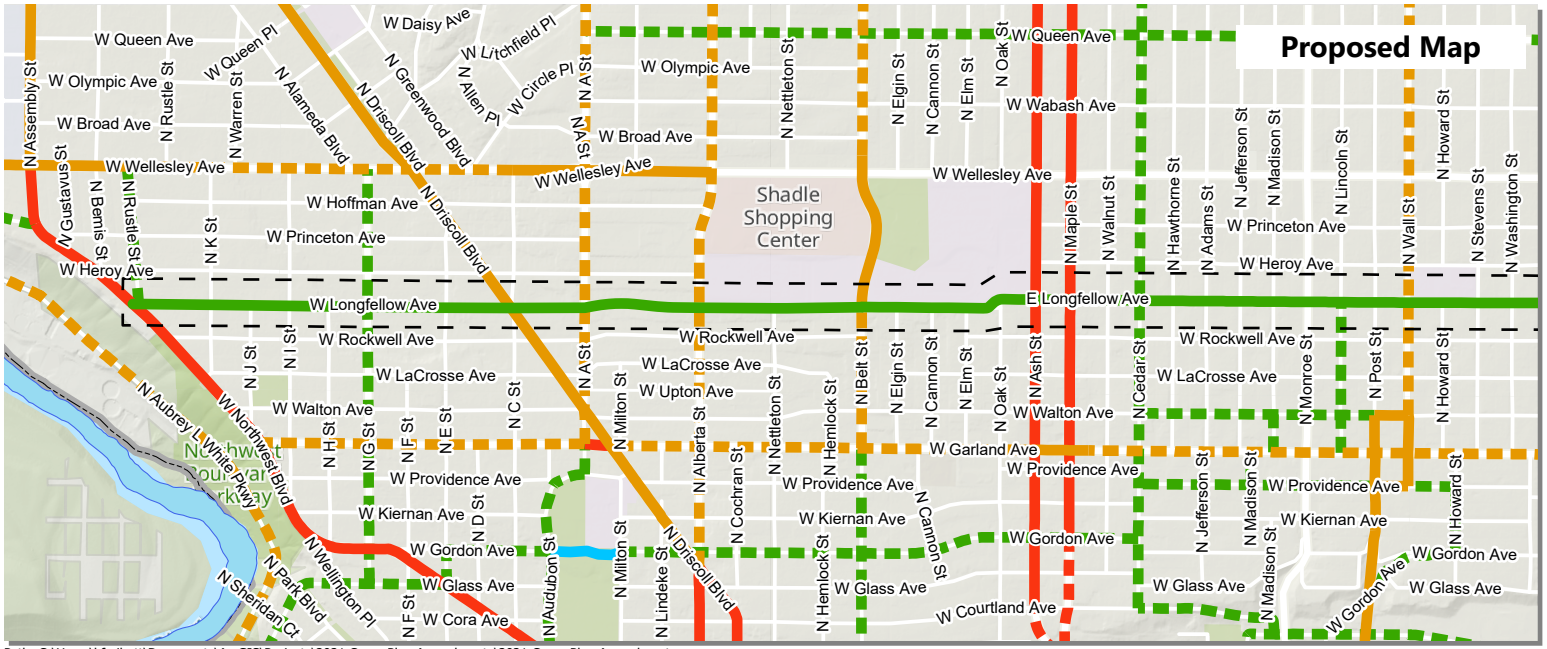


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- Area of Proposed Change
- City Limits

## Future Bikeway Network

- Bike Friendly Route
- Closed to Bike
- Difficult Connection
- High Traffic (Bike Lane)
- High Traffic (Shared)
- Moderate Traffic (Bike Lane)
- Moderate Traffic (Shared)
- Neighborhood Greenway
- Shared Use Path
- Soft Surface Path

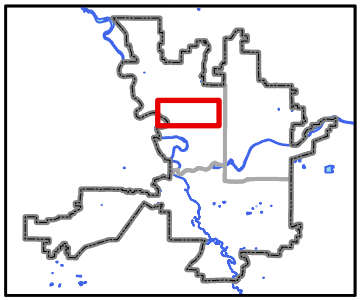
**Length of Change:** 5.0 Miles

N
W E
S

**Drawing Scale:** 1:22,000

0 0.13 0.25 0.5
Miles

**PROJECT LOCATION**



Neighborhood and Planning Services
Drawn By: Kevin Freibott

# Z21-022COMP: Bike Map Modification 7b (Map TR-5)

**Longfellow Ave & E Rich Ave (W Northwest Blvd to N Market St) in Multiple Neighborhoods**
**Showing East of Wall Street--See 7a for Remaining Project**
2020/2021 Comprehensive Plan Amendment Proposals

Drawn: 6/9/2021

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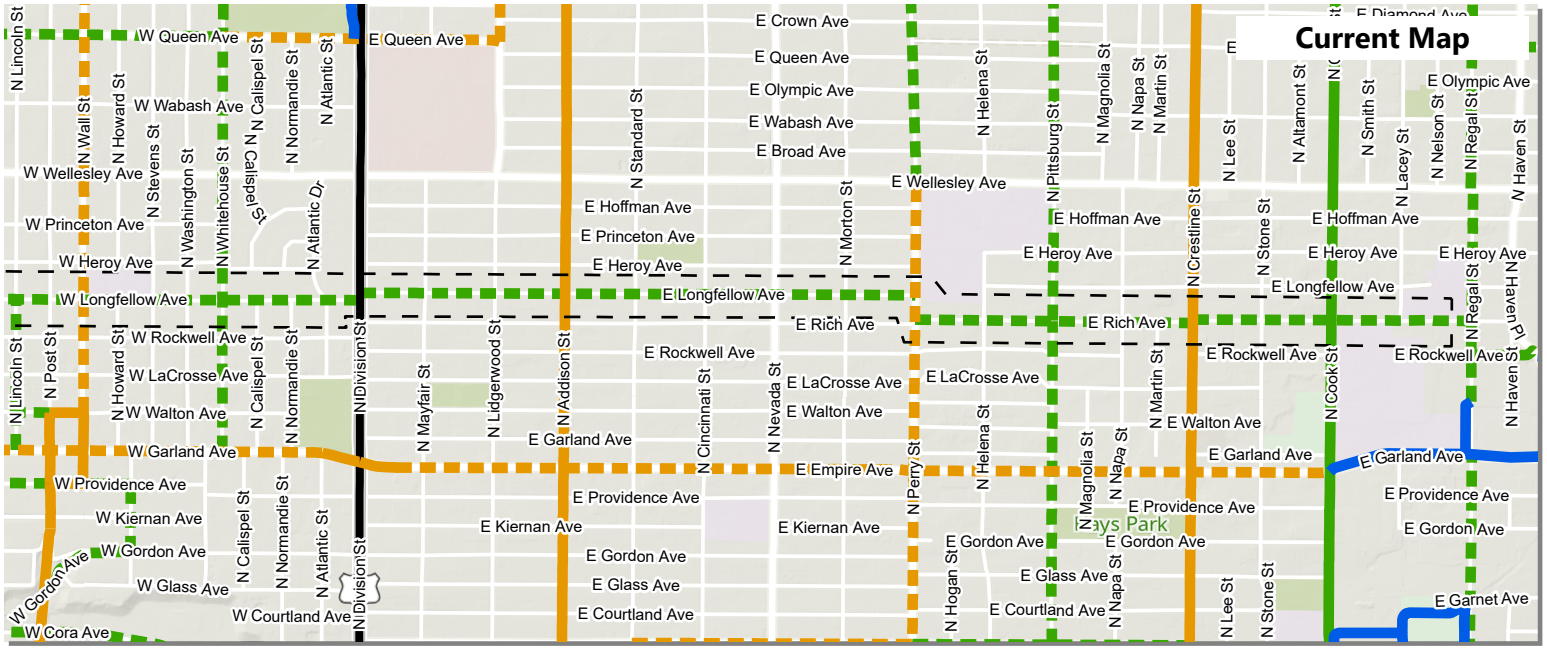


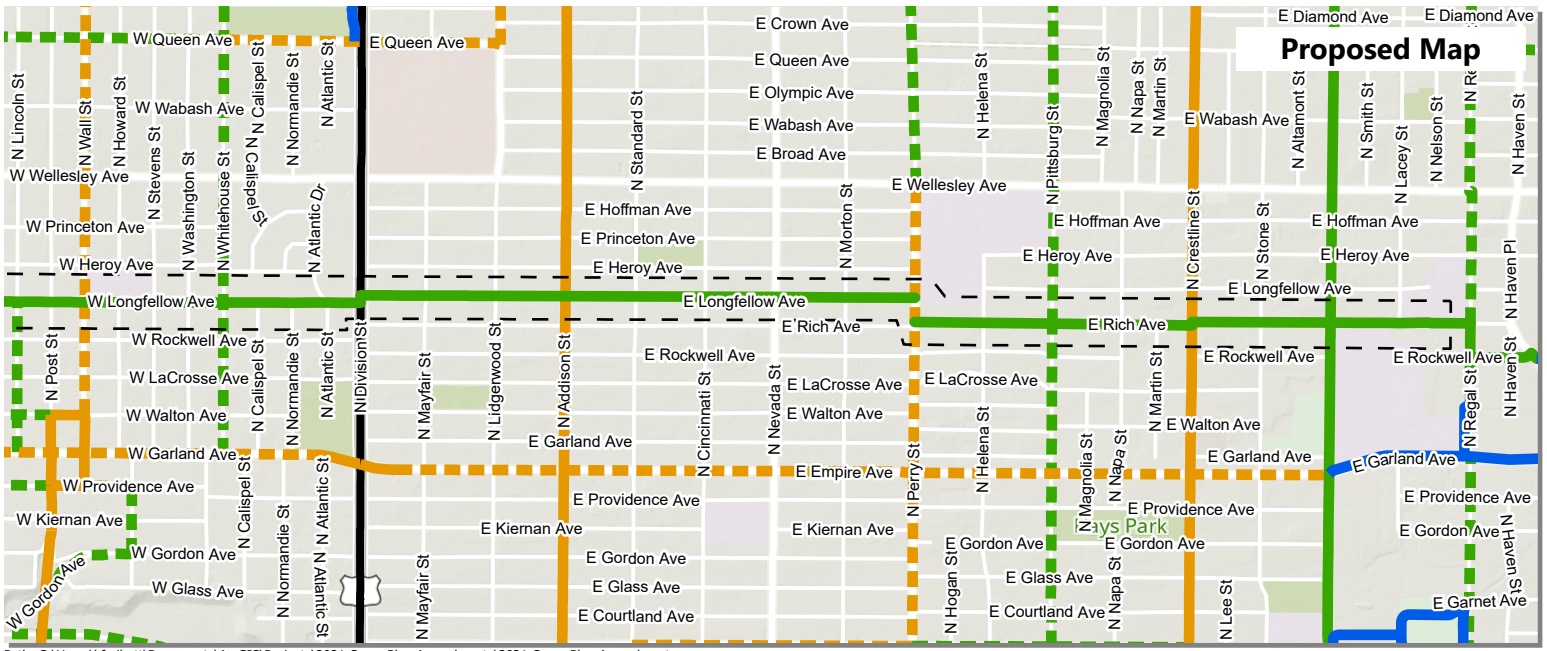


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Area of Proposed Change
City Limits

## Future Bikeway Network

- Bike Friendly Route
- Closed to Bike
- Difficult Connection
- High Traffic (Bike Lane)
- High Traffic (Shared)
- Moderate Traffic (Bike Lane)
- Moderate Traffic (Shared)
- Neighborhood Greenway
- Shared Use Path
- Soft Surface Path

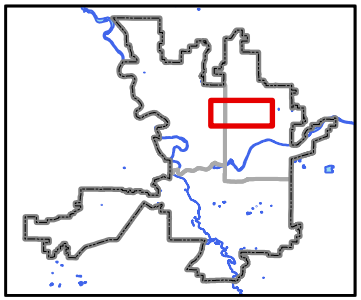
**Length of Change:** 5.0 Miles

N
W E
S

**Drawing Scale:** 1:22,000

0 0.13 0.25 0.5
Miles

**PROJECT LOCATION**



Neighborhood and Planning Services
Drawn By: Kevin Freibott

# Z21-022COMP: Bike Map Modification 8 (Map TR-5)

W Nine Mile Rd (W Francis Ave to W Rifle Club Rd) in the Northwest Neighborhood

2020/2021 Comprehensive Plan Amendment Proposals

Drawn: 2/26/2021

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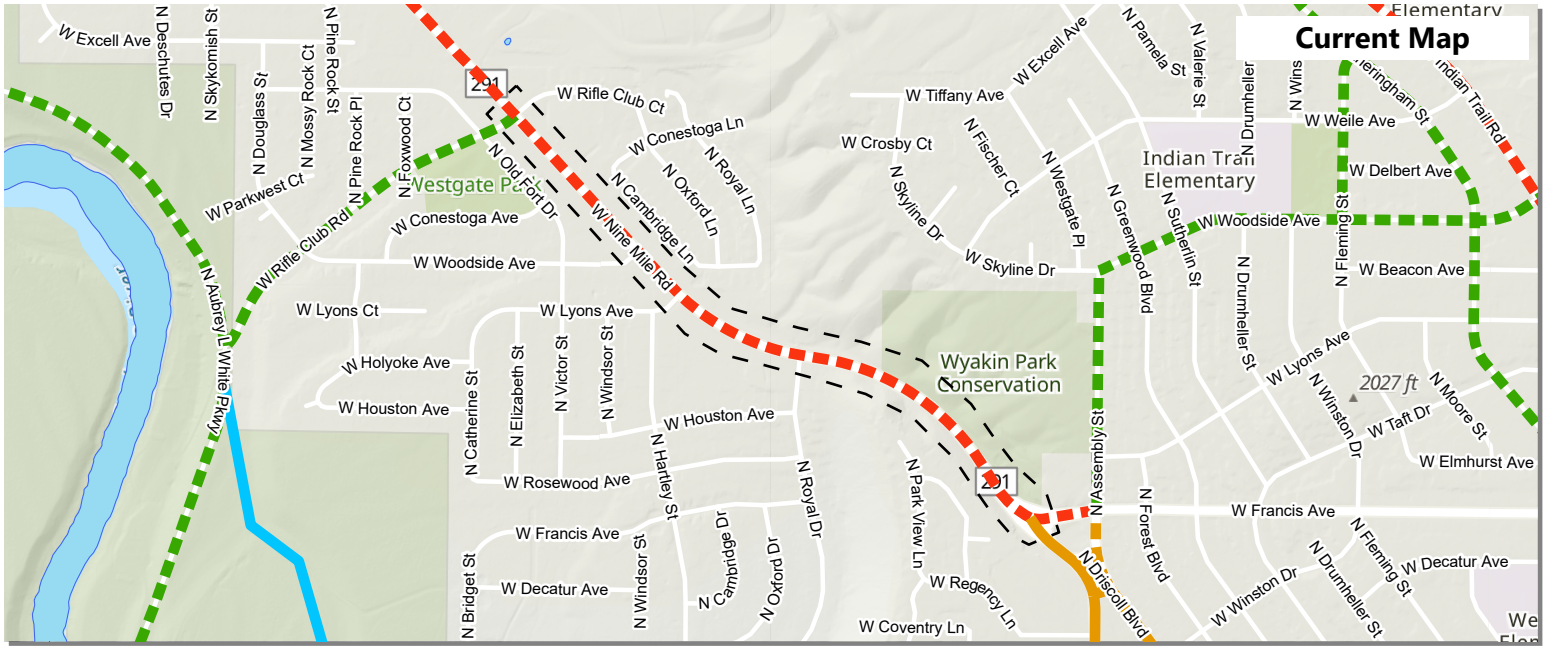
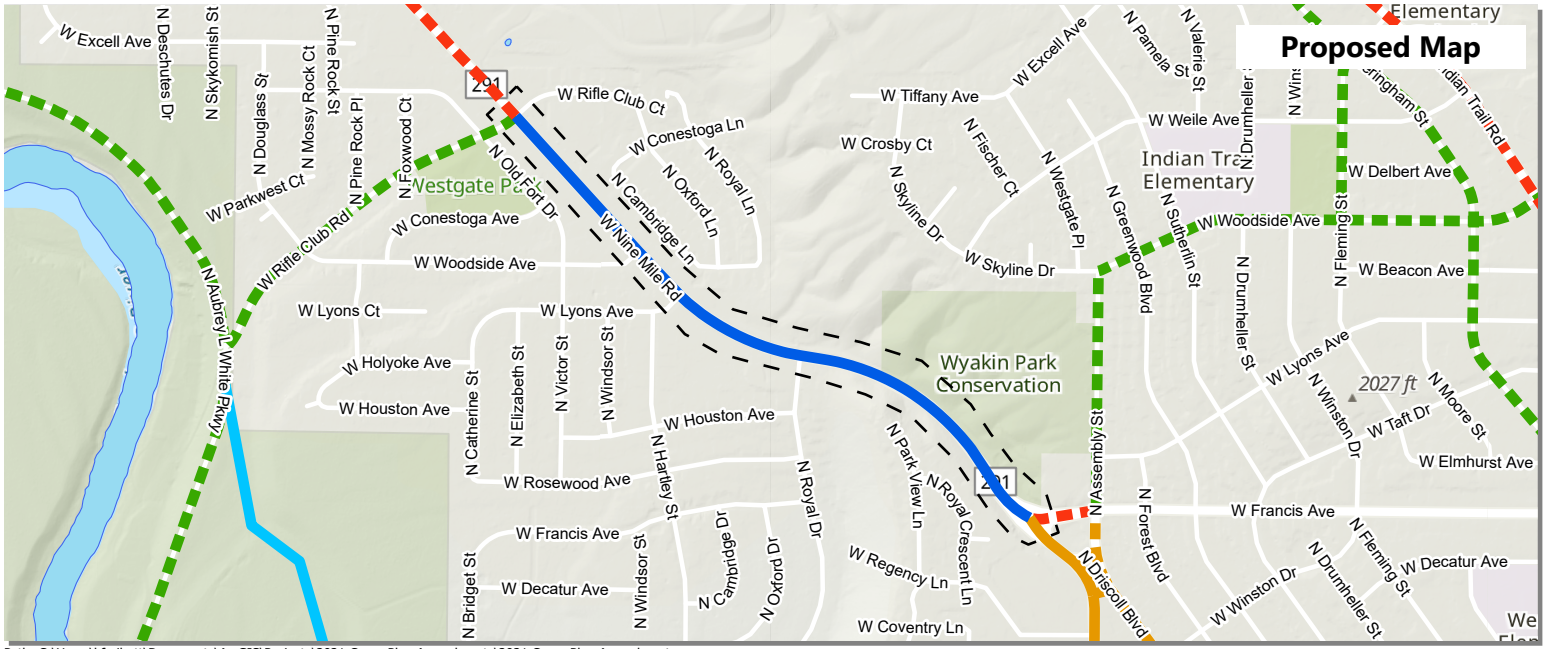



Area of Proposed Change

City Limits

## Future Bikeway Network

- Bike Friendly Route
- Closed to Bike
- Difficult Connection
- High Traffic (Bike Lane)
- High Traffic (Shared)
- Moderate Traffic (Bike Lane)
- Moderate Traffic (Shared)
- Neighborhood Greenway
- Shared Use Path
- Soft Surface Path

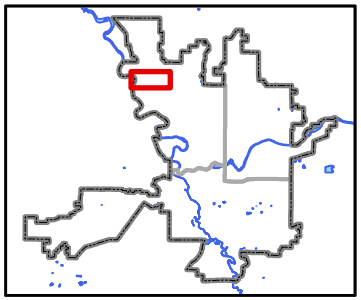
**Length of Change:** 5.0 Miles

N
W E
S

**Drawing Scale:** 1:14,000

0 250 500 1,000
Feet

**PROJECT LOCATION**



Neighborhood and Planning Services
Drawn By: Kevin Freibott

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# Z21-022COMP: Bike Map Modification 9 (Map TR-5)

North and South Altamont, E 12th, E 14th and S Mt Vernon in the Lincoln Heights Neighborhood

2020/2021 Comprehensive Plan Amendment Proposals

Drawn: 9/20/2021

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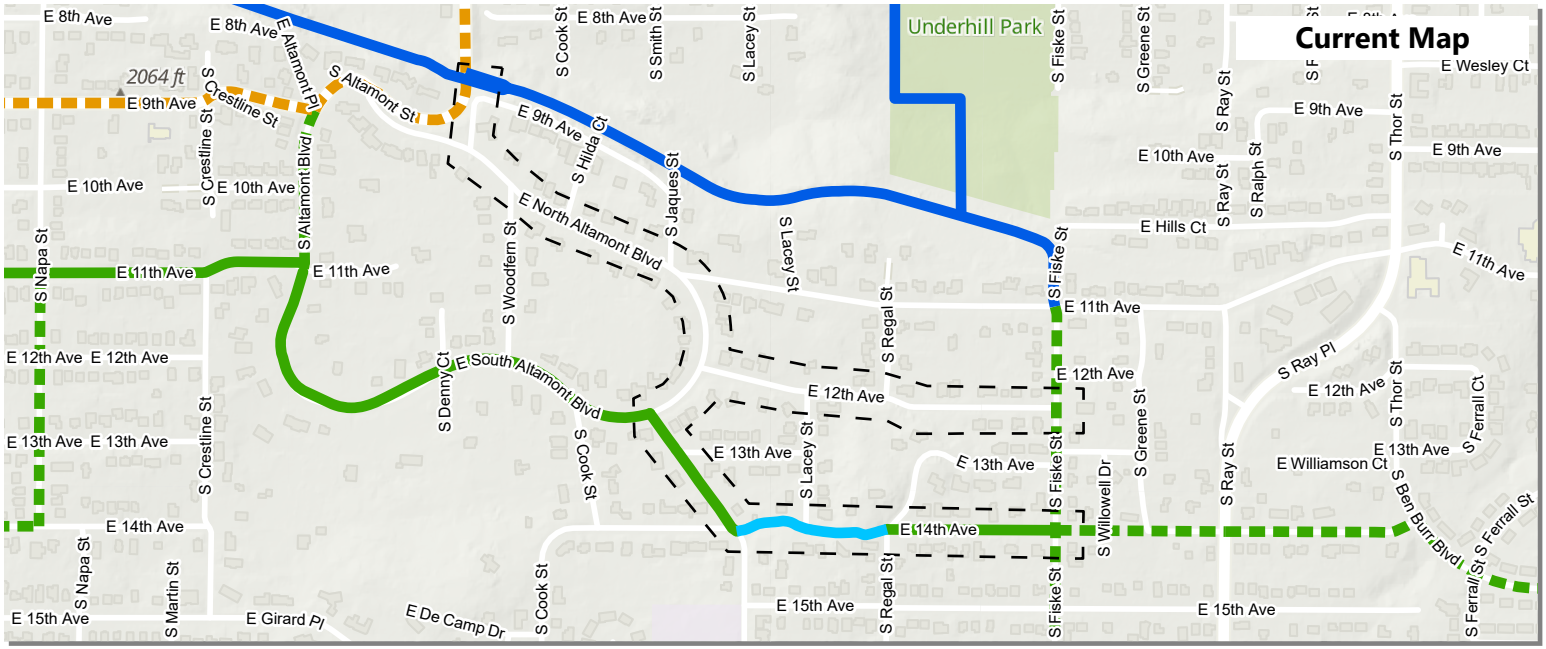
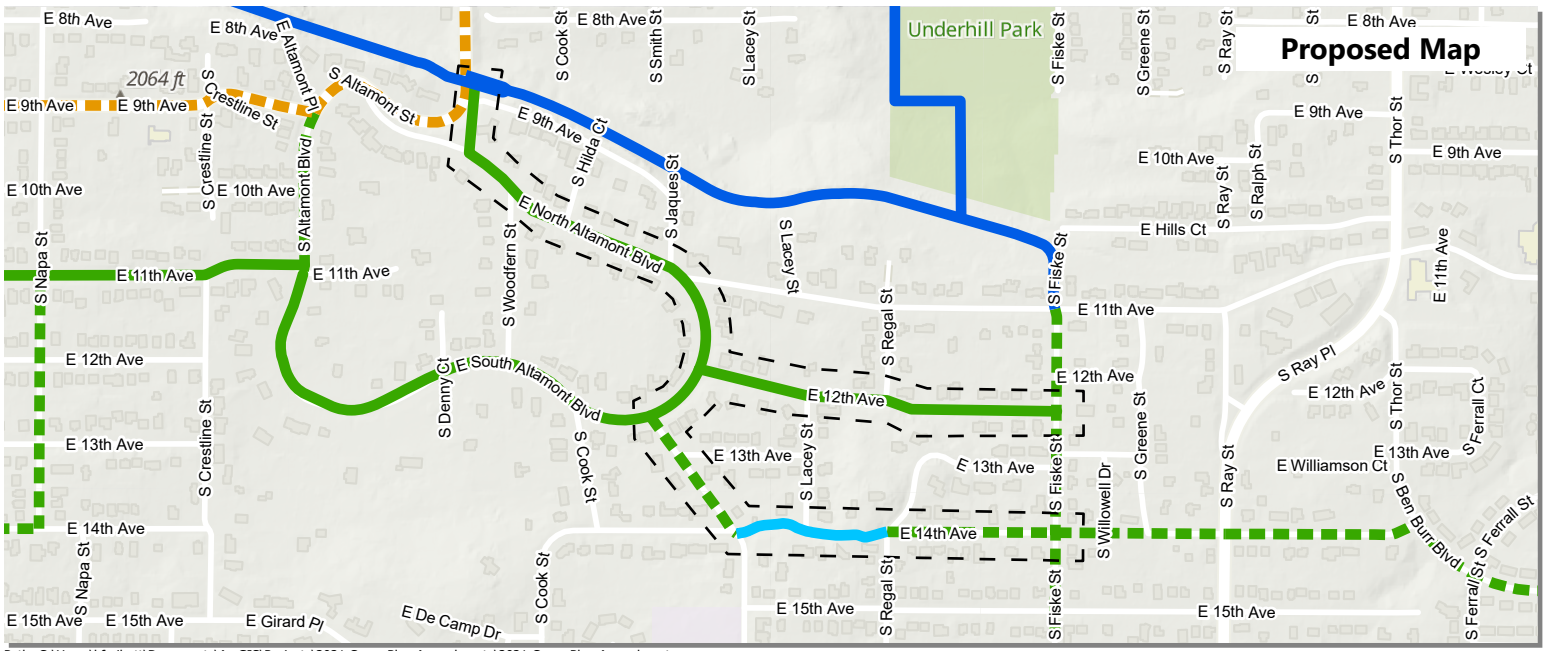



- Area of Proposed Change
- City Limits

## Future Bikeway Network

- Bike Friendly Route
- Closed to Bike
- Difficult Connection
- High Traffic (Bike Lane)
- High Traffic (Shared)
- Moderate Traffic (Bike Lane)
- Moderate Traffic (Shared)
- Neighborhood Greenway
- Shared Use Path
- Soft Surface Path

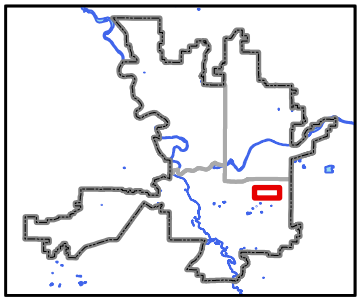
**Length of Change:** 0.9 Miles

N
W E
S

**Drawing Scale:** 1:9,000

0 250 500 1,000
Feet

**PROJECT LOCATION**



Neighborhood and Planning Services
Drawn By: Kevin Freibott

Path: C:\Users\kfreibott\Documents\ArcGIS\Projects\2021 Comp Plan Amendments\2021 Comp Plan Amendments.aprx

# Z21-022COMP: Bike Map Modification 10 (Map TR-5)

Jackson-Montgomery-Knox Greenway (N Belt St to E Illinois Ave) in Multiple Neighborhoods

2020/2021 Comprehensive Plan Amendment Proposals

Drawn: 2/26/2021

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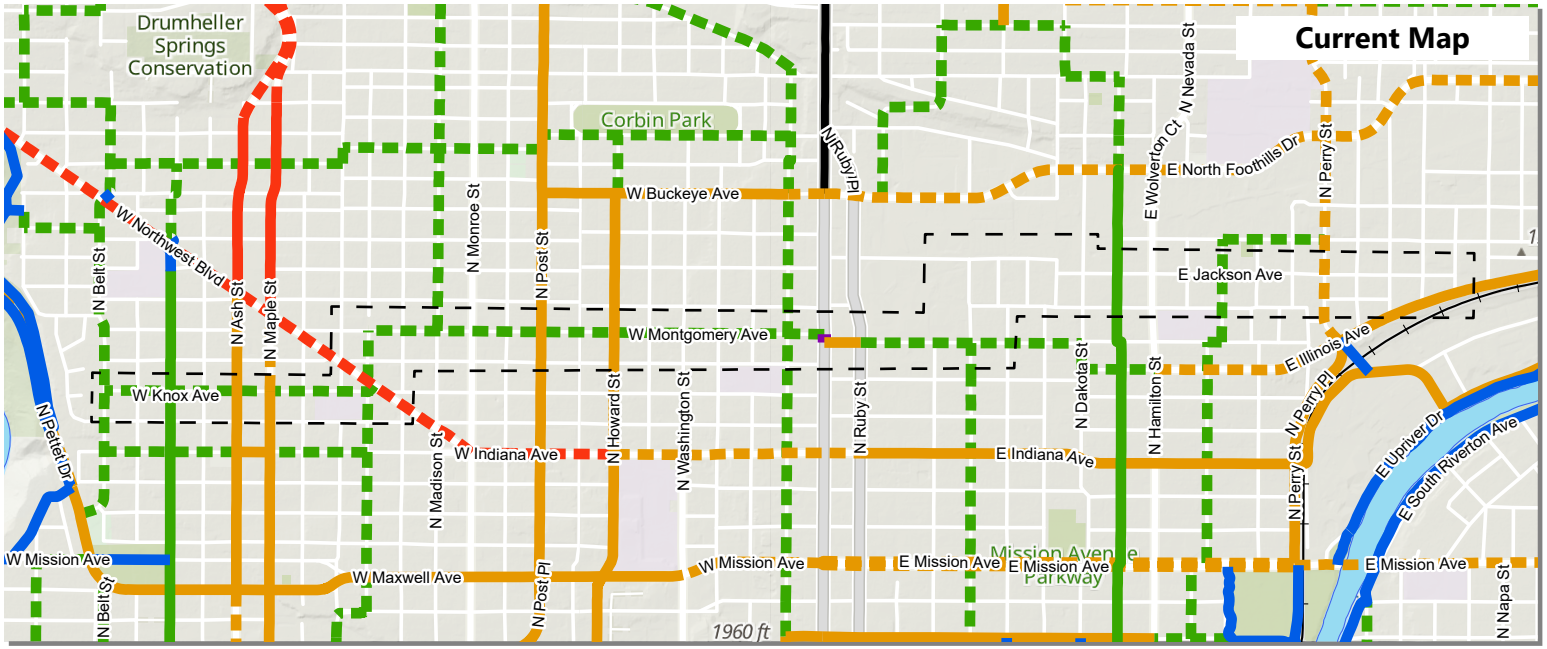
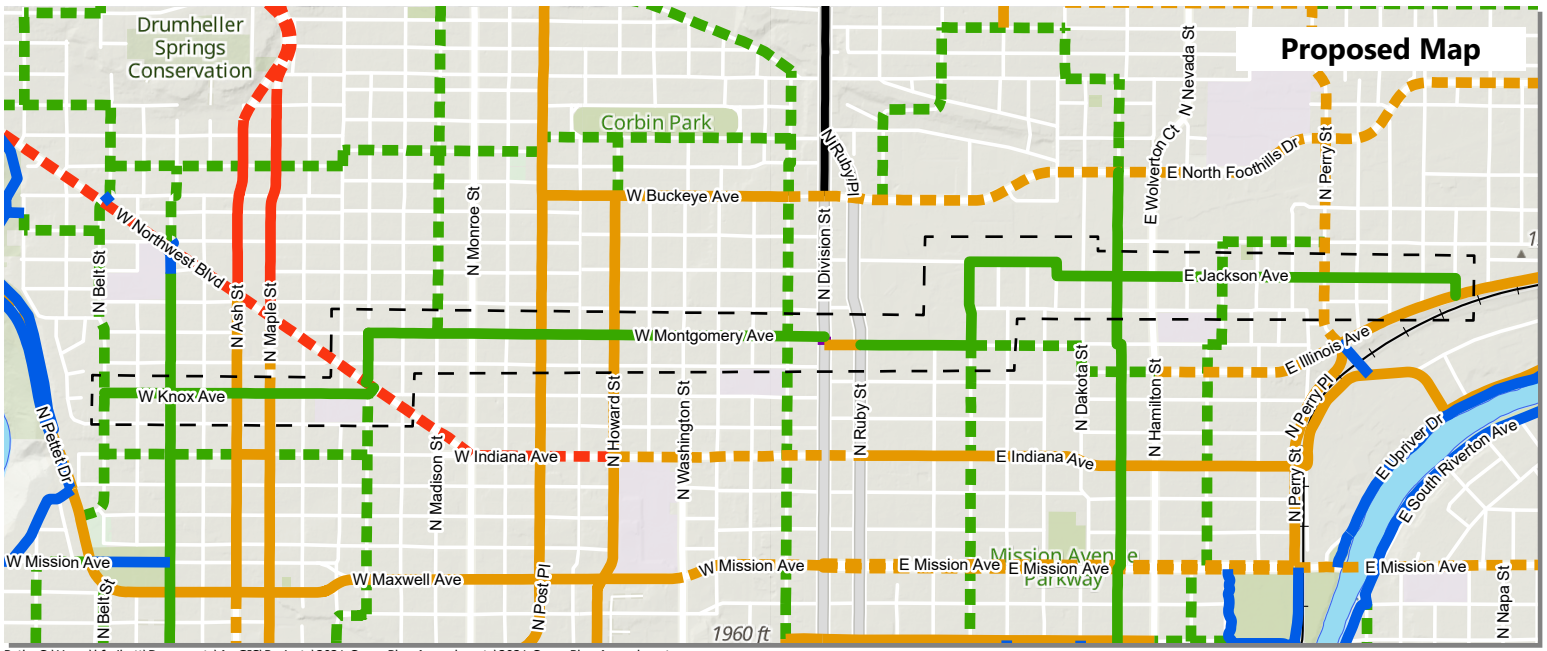



Path: C:\Users\kfreibott\Documents\ArcGIS\Projects\2021 Comp Plan Amendments\2021 Comp Plan Amendments.aprx

Area of Proposed Change

City Limits

## Future Bikeway Network

- Bike Friendly Route
- Closed to Bike
- Difficult Connection
- High Traffic (Bike Lane)
- High Traffic (Shared)
- Moderate Traffic (Bike Lane)
- Moderate Traffic (Shared)
- Neighborhood Greenway
- Shared Use Path
- Soft Surface Path

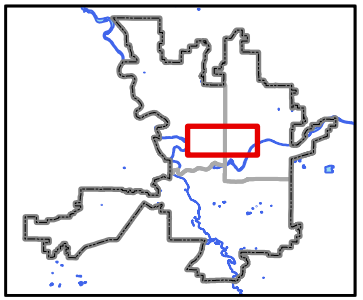
**Length of Change:** 3.2 Miles

N
W E
S

**Drawing Scale:** 1:25,000

0 0.13 0.25 0.5
Miles

PROJECT LOCATION



Neighborhood and Planning Services
Drawn By: Kevin Freibott

# Z21-022COMP: Bike Map Modification 11 (Map TR-5)

W Thorpe Rd (City Limits to W Westwood Ln) in the Grandview/Thorpe Neighborhood

2020/2021 Comprehensive Plan Amendment Proposals

Drawn: 2/26/2021

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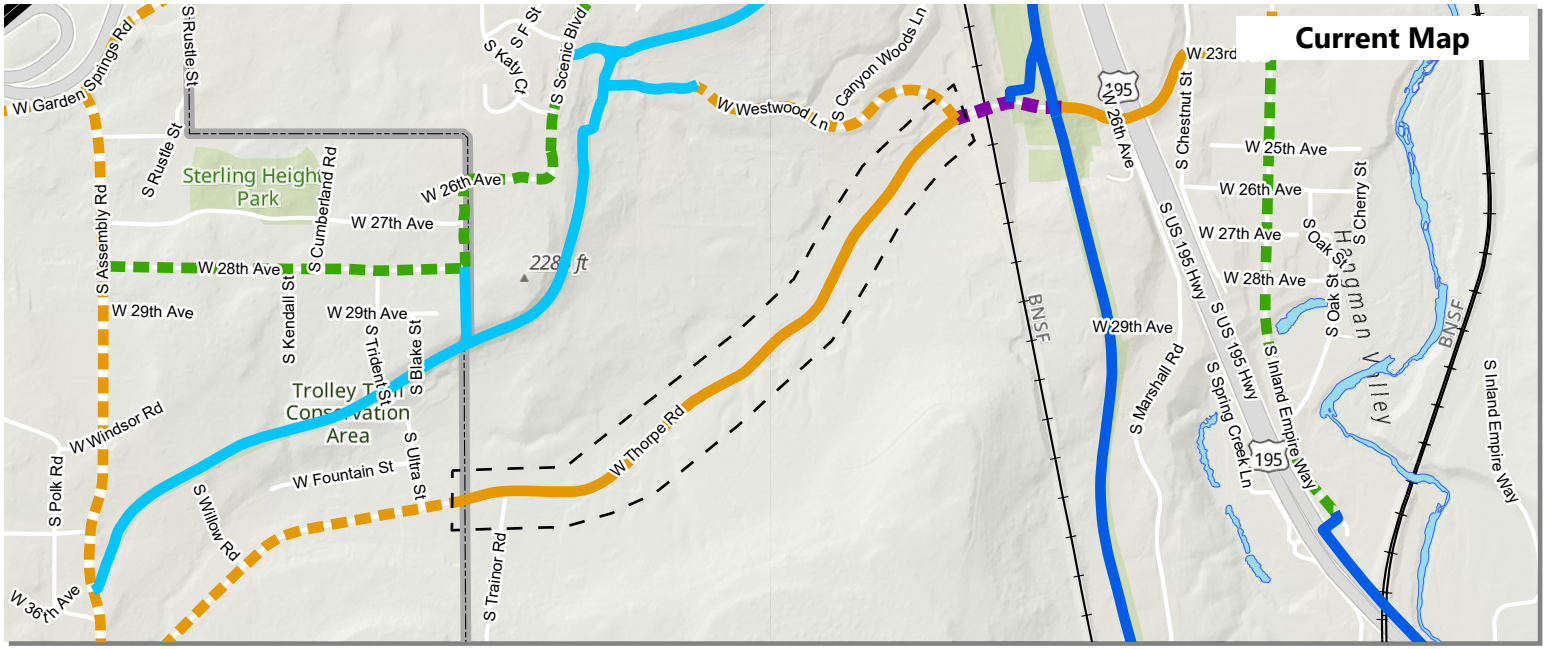
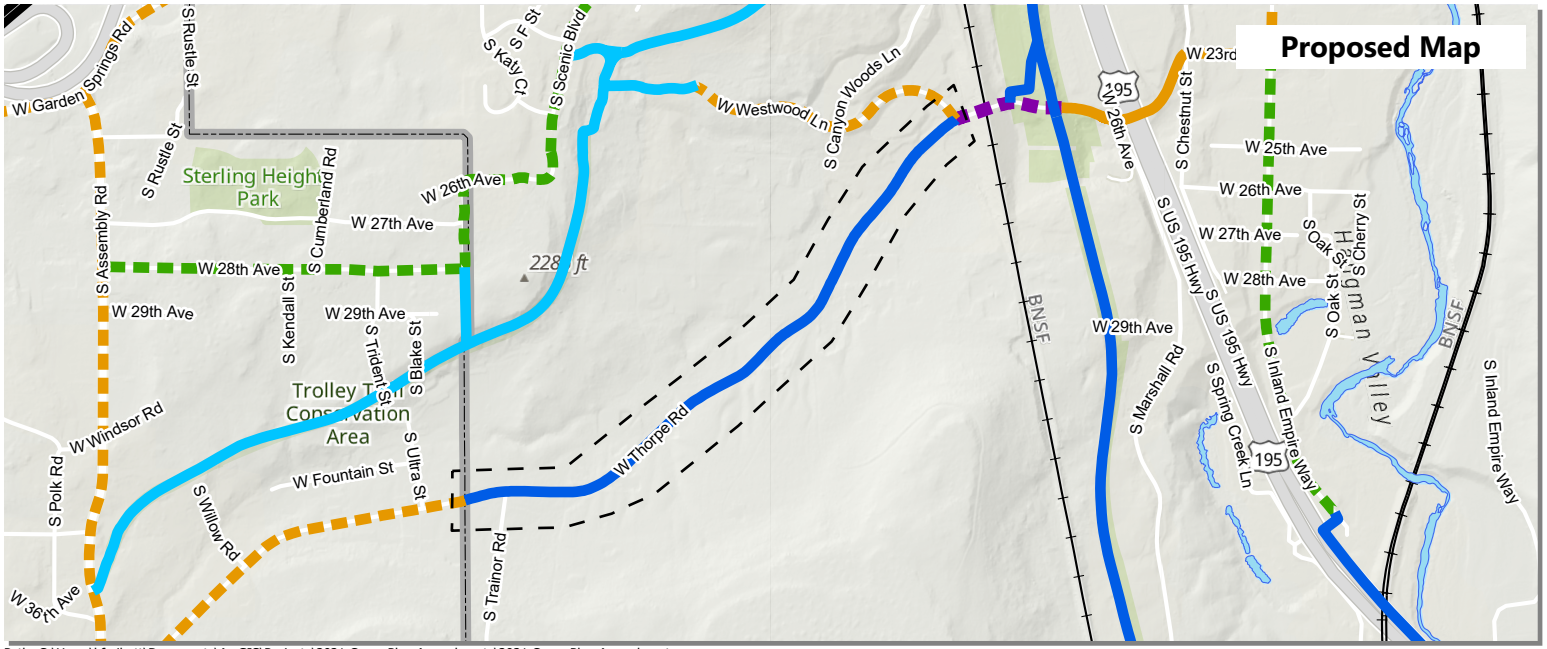



Area of Proposed Change

City Limits

## Future Bikeway Network

- Bike Friendly Route
- Closed to Bike
- Difficult Connection
- High Traffic (Bike Lane)
- High Traffic (Shared)
- Moderate Traffic (Bike Lane)
- Moderate Traffic (Shared)
- Neighborhood Greenway
- Shared Use Path
- Soft Surface Path

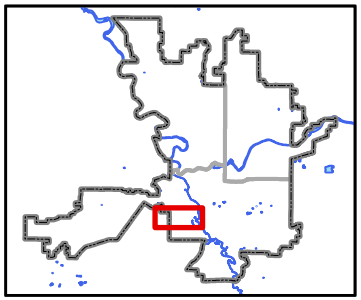
**Length of Change:** 0.9 Miles

N W E S

**Drawing Scale:** 1:17,000

0 500 1,000 2,000
Feet

**PROJECT LOCATION**



Neighborhood and Planning Services
Drawn By: Kevin Freibott

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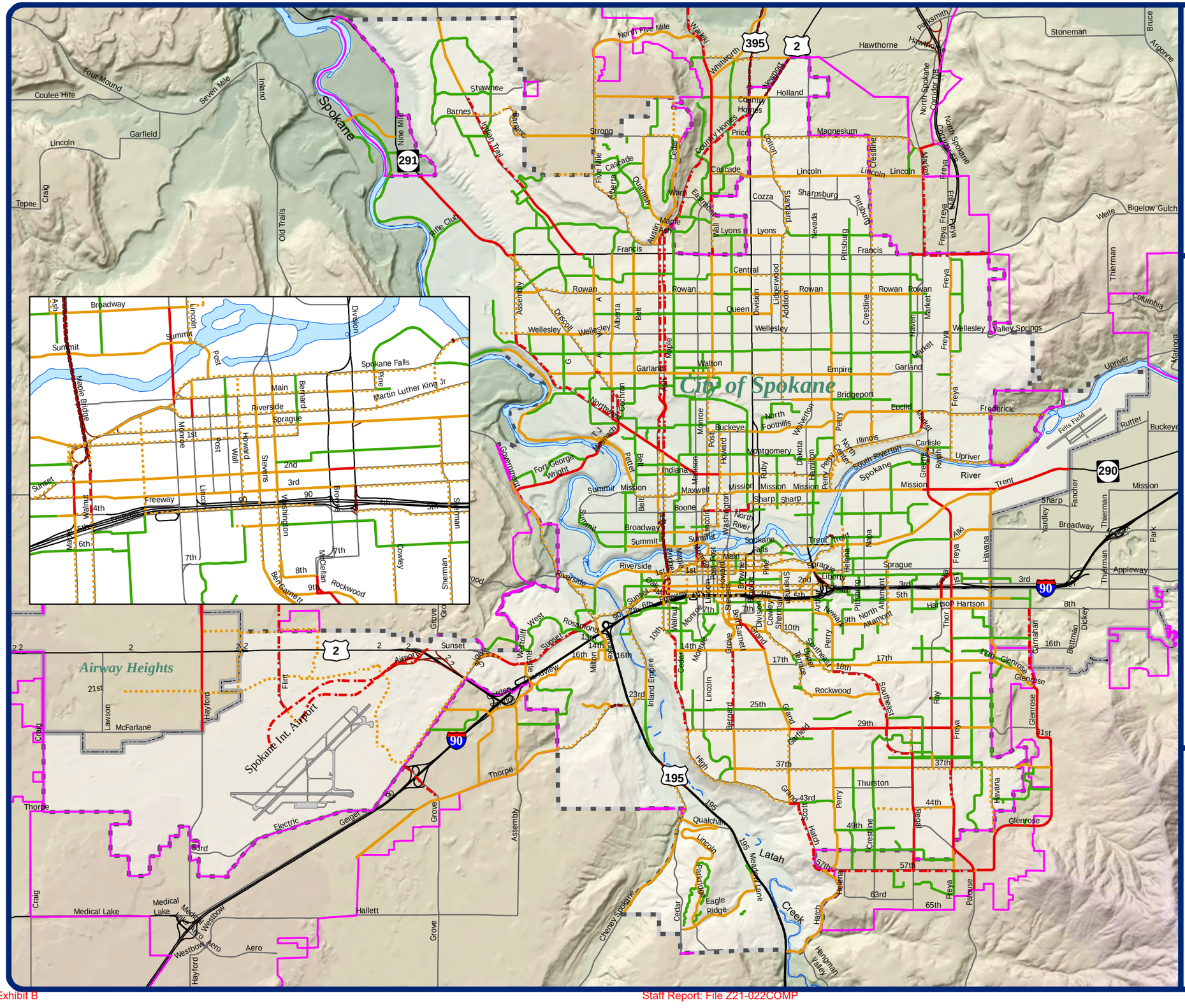
# Proposed Bike Network Map

Map TR 5




## Legend

### Proposed Bike Network

- Closed to Bikes
- Difficult Connection
- High Traffic (Bike Lane)
- High Traffic (Shared)
- Moderate Traffic (Bike Lane)
- Moderate Traffic (Shared)
- Bike Friendly Route
- Neighborhood Greenway
- Shared Use Path
- Soft Surface Path

### Base Map Layers

- County Adopted Urban Growth Area
- Municipal Boundary
- County Boundary
- Rivers
- State Routes
- Arterials
- Future North/ South Corridor

0.85 0.425 0 0.85 1.7 Miles

Source: GIS
Date: 01/2021

N W E S

*THIS IS NOT A LEGAL DOCUMENT:*
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# EXHIBIT C: Z21-022COMP

Department of Neighborhood and Planning Services

The following policies of the Comprehensive Plan relate to application Z21-022COMP. The full text of the Comprehensive Plan can be found at www.shapingspokane.org.

**Chapter 4—Transportation**

TR Goal B: Provide Transportation Choices

Meet mobility needs by providing facilities for transportation options – including walking, bicycling, public transportation, private vehicles, and other choices.

> **INTENT** The objective is to support the desires of the community to have transportation options by providing options for commuting, recreation and short trips using transit and active modes like walking and biking, as well as other choices such as rideshare, carpooling, taxi/for hire services, and private vehicles. Traditional transportation activities focus on the design and construction of facilities– yet travel behavior and mode choice are determined by a broader set of factors. The city shall continue to create new, and improve the existing multi-modal system, in order to accommodate the safe and efficient movement of all people. Effective transportation system management measures should be utilized to support safe and efficient travel for all users.

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 F: Enhance Public Health & Safety

Promote healthy communities by providing and maintaining a safe transportation system with viable active mode options that provides for the needs of all travelers, particularly the most vulnerable users.

> **INTENT** Promote healthy communities in Spokane by implementing a transportation system that provides for the ability to reduce auto mode share, increases the number of active travelers and

transit riders of all ages and abilities, and improves safety in all neighborhoods. Work with the Spokane Regional Health District and other agencies to promote active lifestyles through educational and encouragement programs and safe and accessible routes for active travelers of all ages and abilities in all neighborhoods. Consider the needs of all roadway users when applying traffic calming measures. Implementing safety efforts should be done in a comprehensive manner to safeguard against shifting traffic problems from one neighborhood to another. Spokane will seek to improve safety through the use of supporting federal and state programs, documents, and policies such as: FHWA Towards Zero Deaths (TZD), the FHWA Highway Safety Improvement Program (HSIP), and Washington State Department of Transportation's (WSDOT) Target Zero: Strategic Highway Safety Plan. Spokane recognizes the importance of evaluating transportation projects using objective criteria to reflect community standards. An environmental justice approach strives to avoid decisions that can have a disproportionate adverse effect on the environmental and human health of traditionally underserved neighborhoods and vulnerable populations compared to the population as a whole.

TR 1 – Transportation Network For All Users

Design the transportation system to provide a complete transportation network for all users, maximizing innovation, access, choice, and options throughout the four seasons. Users include pedestrians, bicyclists, transit riders, and persons of all abilities, as well as freight, emergency vehicles, and motor vehicle drivers. Guidelines identified in the Complete Streets Ordinance and other adopted plans and ordinances direct that roads and pathways will be designed, operated, and maintained to accommodate and promote safe and convenient travel for all users while acknowledging that not all streets must provide the same type of travel experience. All streets must meet mandated accessibility standards. The network for each mode is outlined in the Master Bike Plan, Pedestrian Master Plan, Spokane Transit's Comprehensive Plan, and the Arterial Street map.

**Key Actions**

a. Make transportation decisions based upon the adopted policies, plans, design standards and guidelines, taking into consideration seasonal needs of users, system wide integration, and impacts on the relevant transportation planning decisions of neighboring jurisdictions.

b. Utilize relevant performance measures and adopted level of service standards to track the city's progress in developing the transportation network for all users.

c. Recognize and accommodate the special transportation needs of the elderly, children, and persons with disabilities in all aspects of, transportation planning, programming, and implementation.

i. Address the community's desire for a high level of accommodation for persons with disabilities by using the applicable and context sensitive local, state, or federal design standards in all projects within the city's right-of-way. City of Spokane Comprehensive Plan 4-20

ii. Implement the city's ADA Transition Plan, Pedestrian Plan and Bicycle Plan with a new focus on broader user groups

TR 5 – Active Transportation

Identify high-priority active transportation projects to carry on completion/ upgrades to the active transportation network.

**Key Actions**

a. Ensure that the pedestrian and bicycle networks provide direct connections between major activity centers and transit stops and stations.
b. The planning, design and construction of transportation projects should maintain or improve the accessibility and quality of existing and planned pedestrian and bicycle facilities.
c. Implement a network of low vehicle volume, bike-friendly routes throughout the city.
d. Support the development of a bike-share program within the city core.
e. Seek grant funding for projects and programs such as Safe Routes to School, Transportation Alternatives, and other active transportation initiatives.
f. Utilize the Bicycle Plan and the Pedestrian Plan to guide the location and type of bicycle and pedestrian facilities developed in Spokane to:
    i. Provide safe, attractive, convenient and quality pedestrian and bicycle linkages to transit stops and stations.
    ii. Provide safe, attractive, convenient and quality pedestrian and bicycle linkages between major activity areas where features that act as barriers prevent safe and convenient access.
    iii. Provide safe, attractive, convenient and quality pedestrian and bicycle facilities and an aesthetically pleasing environment on bridges.
    iv. Enhance the pedestrian and bicycle environment along routes to schools to provide a safe walking and riding environment for children. Means of accomplishing this include:
        - encouraging school routes not to cross arterials;
        - having user-activated signals at arterial intersections;
        - implementing safety patrols with traffic-control signs at busy intersections;
        - working with schools to promote walking groups; and
        - strengthening and enforcing pedestrian right-of-way laws.
    v. Enhance the pedestrian, bicycle and transit environment along routes to desirable destinations for seniors.
    vi. Enhance the pedestrian, bicycle and transit environment along routes in communities with a high percentage of underserved populations.
    vii. Provide safe bicycle and pedestrian access to city parks from surrounding neighborhoods.
g. Provide viable facilities for active transportation modes as alternatives to driving.
    i. Ensure gaps in the bicycle network are identified and prioritized to complete and expand the connected bicycle network.

ii. Ensure sidewalk gaps are not present and provide for safe pedestrian circulation within the city. Wherever possible, this should be in the form of sidewalks with a pedestrian buffer strip or other separation from the street.
iii. Use pedestrian safety strategies on high bicycle and pedestrian traffic corridors.
iv. Establish and maintain crosswalks at key locations where active transportation facilities cross collector and arterial roadways.

h. Provide secure parking for bicyclists at key destinations (i.e. Downtown, identified Centers and Corridors, schools and universities, community centers, key transit locations) and ensure future developments include bicycle parking on site that adheres to city-established design and siting standards.
i. Work with local and regional partners to implement the "Spokane County Wayfinding and Gateway Feature Placement & Design Plan".
j. Coordinate with other departments and partner agencies to combine related projects for the purpose of cost-sharing.

TR 6 – Commercial Center Access

Improve multi-modal transportation options to and within designated district centers, neighborhood centers, employment centers, corridors, and downtown as the regional center.

**Key Actions**

a. Maintain Street Design Standards and Guidelines to support pedestrian activity and pedestrian-supportive amenities such as shade trees, multimodal design, street furniture, and other similar amenities.

b. Maintain street design guidelines reflecting best practices to implement designs that effectively manage traffic flow within designated Centers and Corridors while ensuring designs correspond to and support local context.

c. Designate and develop neighborhood greenways and low vehicle volume bicycle routes that parallel major arterials through designated Centers and Corridors.

d. Establish and maintain bicycle parking guidelines and standards for Centers and Corridors to provide sufficient and appropriate short- and long-term bicycle parking.

e. Provide transit supportive features (e.g. sidewalks, curb ramps, transit benches, etc.) in support with STA

TR 9 – Promote Economic Opportunity

Focus on providing efficient and affordable multi-modal access to jobs, education, and workforce training to promote economic opportunity in the city's designated growth areas, develop "Great Streets" that enhance commerce and attract jobs.

**Key Actions**

a. Ensure street designs support business activity-and thus jobs creation-to ensure that travelers feel comfortable to stop and shop.

b. Coordinate closely with STA and area colleges and universities to provide convenient, cost-efficient transit service for students.

c. Use new technology when feasible to increase efficiency in all transportation modes, such as:

    i. Intelligent feedback to users;

    ii. Dynamic traffic signals;

    iii. Priority transit routes and signaling; and,

    iv. Information sharing about capacity.

d. Coordinate closely with STA to identify opportunities for service improvements in designated land use areas.

e. Coordinate with Visit Spokane and other relevant groups to support and promote bicycle tourism in the city and region.

f. Partner with business entities and organizations to educate them and their members on the economic benefits of transit and active transportation oriented development.

g. Implement the city's bicycle master plan for improved city-wide mobility.

TR 20 – Bicycle/Pedestrian Coordination

Coordinate bicycle and pedestrian planning to ensure that projects are developed to meet the safety and access needs of all users.

**Key Actions**

a. Coordinate City of Spokane departments and other agencies to efficiently provide transportation alternatives and facilitate the accomplishment of the city's transportation priorities.
b. Incorporate bicycle/pedestrian facilities as early as possible into development and roadway plans to reduce costs and take advantage of cooperative opportunities.
c. Seek funding sources for active transportation projects.
d. Maintain Street Design Standards and Guidelines to ensure that public and private developments meet a variety of transportation needs. Refer to national references (such as NACTO) for facilities design when updating the standards and guidelines.
e. Develop transportation-related educational programs for both nonmotorized and motorized transportation users.
f. Consistently update and implement the pedestrian and bicycle master plans for active transportation users.

# General Application

Rev.20180104

## DESCRIPTION OF PROPOSAL

Map amendments to the Bicycle Master Plan Map TR-5 in order to show newly-built bikeways and to reflect minor adjustments to planned bikeways.

Address of Site Proposal *(if not yet assigned, obtain address from Public Works before submitting application)*:

Multiple locations and street segments. Please see attached list.

## APPLICANT

Name: City of Spokane Department of Integrated Capital Management

Address: 808 W. Spokane Falls Blvd.

Phone: _____ Email: _____

## PROPERTY OWNER

Name: City of Spokane Public Right-of-Way

Address: 808 W. Spokane Falls Blvd.

Phone: _____ Email: _____

## CONTACT

Name: Colin Quinn-Hurst, Assistant Planner

Address: Neighborhood and Planning Services, Rm. 610, 808 W. Spokane Falls Blvd.

Phone: (509) 625-6804 Email: cquinnhurst@spokanecity.org

Assessor's Parcel Numbers: Various Public Right-of-Ways

Legal Description of Site: _____

Size of Property: Various

List Specific Permits Requested in this Application: Adjustments to Map BMP 2 (Map TR 5).

## SUBMITTED BY:

X Applicant □ 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, Not Applicable , owner of the above-described property, do hereby authorize Not Applicable to represent me and my interests in all matters regarding this application.

## ACKNOWLEDGMENT

STATE OF WASHINGTON )
) ss.
COUNTY OF SPOKANE )

On this _____day of _____ , 20____ , before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____ 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.

Not Applicable

Notary Public in and for the State of Washington, residing at

**Comprehensive Plan Amendments: Bicycle Master Plan Map TR-5 Adjustments - 2021**

Updates to Map BMP 2 (Map TR-5) - Future Bike Network

| | Street | From | To | Description |
|---|---|---|---|---|
| 1 | High Drive | 21st | 29th | Remove shared-use path designation |
| 2 | Havana | Dearborn | 19th | Shift from soft-surface to shared-use |
| 3 | Havana | 29th | 37th | Shift from soft-surface to shared-use |
| 4 | 37th Ave | Perry | Regal | Change to bike lanes |
| 5 | Cedar | 3rd | Riverside | Add as bike lanes |
| 6 | Pacific Ave | Howard | Sherman | Update to Neighborhood Greenway |
| 7 | Rhoades-Weile | Post | Standard | Add as Neighborhood Greenway |
| 8 | Longfellow Ave | NW Blvd. | Market | Add Neighborhood Greenway |
| 9 | 9 Mile Rd. | Francis | Rifle Club | Add shared-use path designation |
| 10 | Altamont Circle | Fiske | 9th Ave. | Extend Neighborhood Greenway on Altamont Circle to Benn Burr Trail off 9th Ave, link Neighborhood Greenway to Fiske on 12th instead of 12th, shift Mt. Vernon to Bike-Friendly Route |
| 11 | Jackson-Montgomery-Knox Greenway | Pittsburg | Belt | Upgrade designation to neighborhood greenway on Montgomery and Knox from Belt to Astor, add Jackson from Pittsburg to Astor as neighborhood greenway |
| 12 | Thorpe Rd. | Westwood Ln. | Trainor Rd. | Update from bike lane to pathway |

# Z21-022COMP: Overview of Changes to Bike Map (Map TR-5)

Drawn: 2/26/2021

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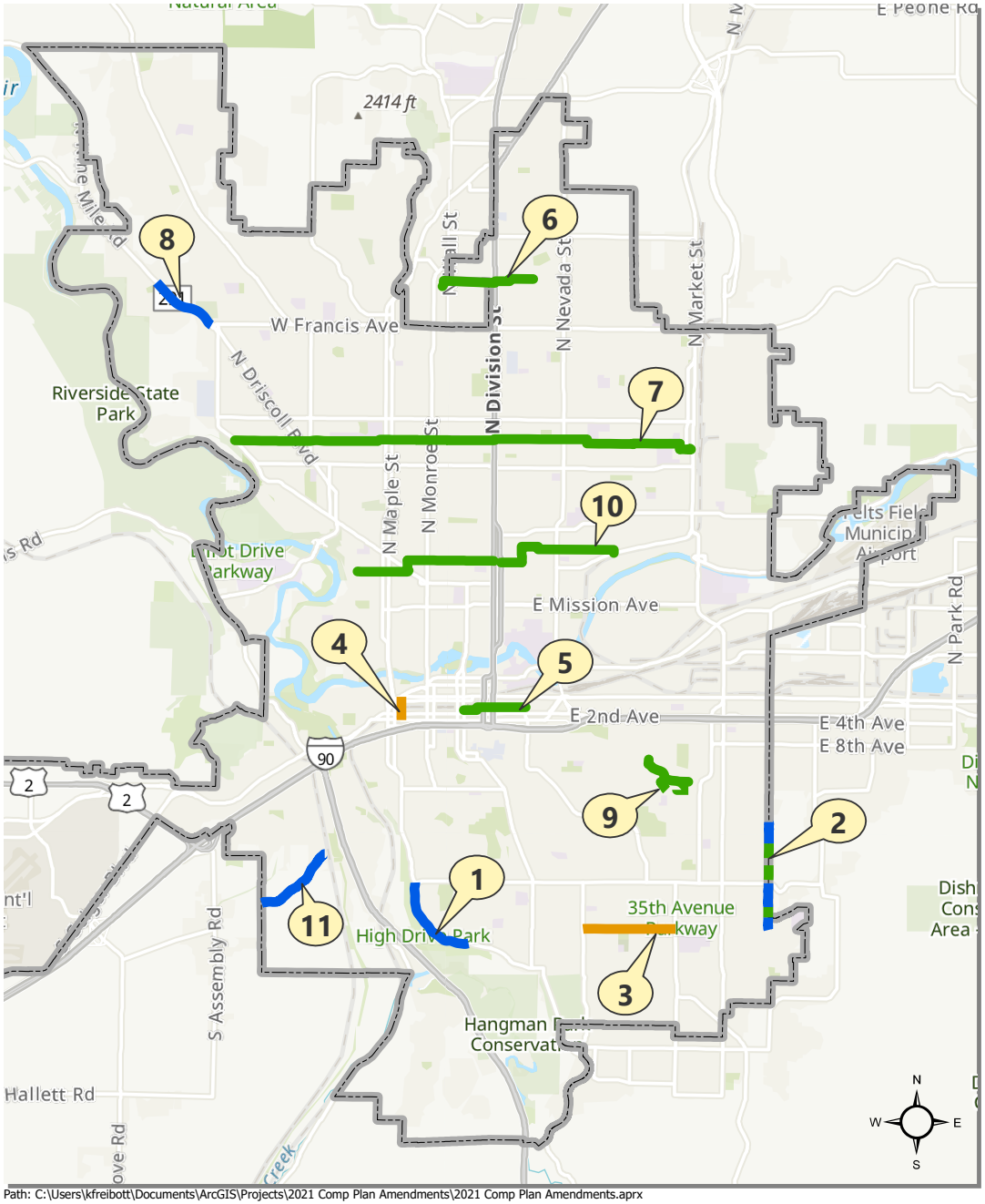
2020/2021 Comprehensive Plan Amendment Proposals

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| Mod | Name | Description |
|---|---|---|
| 1 | W High Dr | Remove shared-use path designation, retain bike lane. |
| 2 | S Harvard St | Change soft-surface path portions to shared-use path. |
| 3 | E 37th Ave | Change shared street to bike lanes. |
| 4 | S Cedar St | Add bike lanes. |
| 5 | Pacific Ave | Change bike-friendly route to neighborhood greenway. |
| 6 | Weile & Rhoades Ave | New neighborhood greenway. |
| 7 | Longfellow Ave | Change bike-friendly route to neighborhood greenway. |
| 8 | W Nine Mile Falls | Change shared street to shared use path. |
| 9 | Altamont Circle (Various Streets) | Modification of existing neighborhood greenway route. |
| 10 | Jackson-Montgomer-Knox Greenway | Change bike-friendly route to neighborhood greenway, add new sections on E Jackson Ave. |
| 11 | W Thorpe Rd | Change bike lanes to shared use path. |

## Bicycle Facility Types

- Bike Friendly Route
- Closed to Bike
- Difficult Connection
- High Traffic (Bike Lane)
- High Traffic (Shared)
- Moderate Traffic (Bike Lane)
- Moderate Traffic (Shared)
- Neighborhood Greenway
- Shared Use Path
- Soft Surface Path

0 1 2 4
Miles

**Drawing Scale:** 1:120,000

Neighborhood and Planning Services
Drawn By: Kevin Freibott

**State Environmental Policy Act (SEPA)**
**ENVIRONMENTAL CHECKLIST**
**File No. Z21-022COMP**

**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: City of Spokane Comprehensive Plan Map Amendments to Bicycle Master Plan Map TR-5
2. Applicant: City of Spokane
3. Address: 808 W. Spokane Falls Blvd.
   City/State/Zip: Spokane, WA 99201 Phone: 509-625-6804
   Agent or Primary Contact: Colin Quinn-Hurst
   Address: 808 W. Spokane Falls Blvd.
   City/State/Zip: Spokane, WA 99201 Phone: 509-625-6804
   Location of Project: Various Locations Citywide
   Address:
   Section: Quarter: Township: Range:
   Tax Parcel Number(s)
4. Date checklist prepared: 3/22/2021
5. Agency requesting checklist: City of Spokane, Washington
6. Proposed timing or schedule (including phasing, if applicable): A Plan Commission hearing on this proposal will be requested to be held in the third quarter of 2021. Then the Plan Commission will make a recommendation to the City Council. Then the amendments must be approved by City Council and signed by the Mayor if they are to be adopted. The projects call for by the Bicycle Master Plan may be implemented over the course of the next 20 years.

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, minor updates are anticipated on an annual basis as City projects and private developments alter land use and transportation patters. A broader, comprehensive review of the Bicycle Master Plan is anticipated as part of the City of Spokane Comprehensive Plan update, due to be completed by 2025.

   b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain. Most of the facilities involved in this proposal are within City rights-of-way or are on or adjacent to land owned by the City of Spokane

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. None that is directly related to this proposal. The Six-Year

Comprehensive Program for Streets have associated SEPA Checklists adopted with the program on an annual basis. They are available upon request. At the time of this checklist no technical reports are required or expected as a result of this proposal.

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. None. _____

10. List any government approvals or permits that will be needed for your proposal, if known. The proposed amendments to the City of Spokane Comprehensive Plan require approval of the Spokane City Council and Mayor. For any new construction projects involving proposals within the Bicycle Master Plan, proper permits will need to be obtained.

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. This proposed amendment would amend the Bicycle Master Plan in Map TR-5 of the Comprehensive Plan, to acknowledge minor adjustments to the routing and designations of planned bikeways. Individual facilities will be added with future construction projects where a particular roadway is widened or reconstructed, street signs or on-street markings are added, or new off-street paths are constructed, depending on the type of facility designated on the map.

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. Affected facilities are located in the City of Spokane and within its Urban Growth Area.

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). Not applicable, this is a non-project action. Appropriate disposal of stormwater will be addressed for new projects at the time of construction.

(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.

(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. Bicycle lanes and other facilities will be analyzed for their consistence with the City of Spokane Critical Aquifer Recharge Area Aquifer Protection Code, Chapter 17E.010 SMC, as well as other local, state and federal regulations, per Spokane Municipal Code requirements.

(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. Storage, handling and use will be addressed when each project is designed and constructed.

b. Stormwater

(1) What are the depths on the site to groundwater and to bedrock (if known)? The depth to groundwater varies, depending on location within the Urban Growth Area.

(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: Varies.

b. What is the steepest slope on the site (approximate percent slope)?

Varies.

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.

Varies.

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. 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.

h. Proposed measures to reduce or control erosion or other impacts to the earth, if any:

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.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
Not applicable. This is a non-project action.

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.

Not applicable. This is a non-project action.

(4) Will the proposal require surface water withdrawals or diversions? If yes, give general description, purpose, and approximate quantities if known.

Not applicable. This is a non-project action.

(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.

Not applicable. 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.
Not applicable. This is a non-project action.

(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.

Not applicable. This is a non-project action.

d. PROPOSED MEASURES to reduce or control surface, ground, and runoff water, and drainage patter impacts, if any.
Not applicable. This is a non-project action.

**4. Plants**

a. Check the type of vegetation found on the site: Not applicable. This is a non-project action.

Deciduous tree: ☐ alder ☐ maple ☐ aspen

Other: _____

Evergreen tree: ☐ fir ☐ cedar ☐ pine

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?

Not applicable. This is a non-project action.

c. List threatened and endangered species known to be on or near the site.

Not applicable. This is a non-project action.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Not applicable. This is a non-project action.

e. List all noxious weeds and invasive species known to be on or near the site.

Not applicable. This is a non-project action.

**5. Animals**

a. Check *and* List any birds and other animals which have been observed on or near the site or are known to be on or near the site: Not applicable. This is a non-project action.

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: ☐ bass ☐ salmon ☐ trout ☐ herring ☐ shellfish

Other: Not applicable. This is a non-project action. _____

Other (*not* listed in above categories): Not applicable. This is a non-project action. _____

b. List any threatened or endangered animal species known to be on or near the site.

Not applicable. This is a non-project action.

c. Is the site part of a migration route? If so, explain.

Not applicable. This is a non-project action.

d. Proposed measures to preserve or enhance wildlife, if any:

Not applicable. This is a non-project action.

e. List any invasive animal species known to be on or near the site.

Not applicable. 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.

Future bicycle infrastructure that includes lighting would require electrical energy in limited amounts. No other energy sources are expected to be required.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No. Bicycle facilities typically are at ground-level and do not include structures that could shade solar power generation.

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.

Not applicable. This is a non-project action.

(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.

Not applicable. This is a non-project action.

(4) Describe special emergency services that might be required.

Not applicable. This is a non-project action.

(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)?

Most bicycle facilities are located on or near roadways, subject to typical street noise.

(2) 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.

Typical pedestrian and bicycle traffic noises, largely limited to conversation and similar noise.

(3) Proposed measure to reduce or control noise impacts, if any:

Noise generated during construction or use of bicycle facilities would by restricted by Spokane Municipal Code Chapter 10.08D Noise Control.

**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.

Bicycle facilities are to be located mostly on city rights-of-way that contain streets and sidewalks. Adjacent land uses are of all types, including residential, commercial, industrial and open space uses.

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?

No, the project sites have not been used as working farmlands or working forest lands.

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.

Sites designated for bicycle infrastructure by nature are from structures.

d. Will any structures be demolished? If so, which?

None are expected to be demolished (see "c" above).

e. What is the current zoning classification of the site?

Zoning varies, based on the adjacent land use. See answer "a" above.

f. What is the current comprehensive plan designation of the site?

Land Use designation varies.

g. If applicable, what is the current shoreline master program designation of the site?

Some bicycle facilities designated on map TR-5 lie within shoreline designations. Future development of bicycle infrastructure in those locations is subject to City of Spokane Shoreline Regulations as defined in Section 17E.060.290 Shoreline Substantial Development Permit.

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.

i. Approximately how many people would reside or work in the completed project?

None. Bicycle facilities do not typically employ persons.

j. Approximately how many people would the completed project displace?

None, as no structures would be demolished and projects are usually restricted to City rights-of-way.

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:

None.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

None are required.

**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:

None.

**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?

Typical bicycle facilities are located at ground level. Some signage or lighting could be installed above ground but would be limited in height, subject to the requirements of the SMC.

b. What views in the immediate vicinity would be altered or obstructed?

None.

c. Proposed measures to reduce or control aesthetic impacts, if any:

None.

**11. Light and Glare**

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Lighting may be installed that provides for the light necessary to provide for safe use of the facilities. This lighting would operate from dusk to dawn in most cases.

b. Could light or glare from the finished project be a safety hazard or interfere with views? No, subject to the requirements of the relevant SMC Title 17C, Section 17C.160.020 and Section 17C.160.030.

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:

None.

**12. Recreation**

a. What designated and informal recreational opportunities are in the immediate vicinity?
Various parks and recreation facilities.

b. Would the proposed project displace any existing recreational uses? If so, describe.
No. The proposed improvements are themselves recreational uses.

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. 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.
None.

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.
None know. Future construction is subject to SMC requirements for the discovery and protection of these resources.

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.
None known. Future construction is subject to SMC requirements for the discovery and protection of these resources.

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
None known. Future construction is subject to SMC requirements for the discovery and protection of these resources.

**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.
Various.

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, by various stops and routes.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?
None and 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).
Bicycle facilities called for in the proposal are typically located on streets and pedestrian/bicycle facilities. As such, the proposal calls directly for improvement to these resources.

e. Will the project or proposal 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 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?

None.

(*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:

None.

**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.
No, as the proposal generates no new residents or employees in the City.

b. Proposed measures to reduce or control direct impacts on public services, if any:
None.

**16. Utilities**

a. Check utilities currently available at the site: Varies.

☐ 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:

Varies. In some cases, lighting may be installed that requires electrical energy.

## 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: 3/22/2021 Signature: Colin Quinn-Hurst

***Please Print or Type:***

Proponent: City of Spokane Address: 801 W. Spokane Falls Blvd.

Phone: 509-625-6804

Person completing form (if different from proponent): Colin Quinn-Hurst

Phone: 509-625-6804 Address: 808 W. Spokane Falls Blvd. Spokane, WA 99201

**FOR STAFF USE ONLY**

Staff member(s) reviewing checklist: Kevin Freibott

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? The proposal would not directly increase any of these elements, save for the use of typical hazardous substances for construction and generating typical noise related to construction. This is commensurate with similar construction projects and would be temporary in nature and consistent with Spokane Municipal Code requirements. As part of the Bicycle Master Plan the proposed routes are intended to offset automobile traffic and encourage non-motorized transportation, with a net benefit to air quality and a net reduction in harmful emissions.

   Proposed measures to avoid or reduce such increases are: The City Senior Traffic Planning Engineer would evaluate impacts at the time that specific improvements are design to ensure that the addition of bicycle facilities does not unintentionally lead to auto traffic congestion.

2. How would the proposal be likely to affect plants, animals, fish or marine life? Most of the proposed projects would likely not affect plants, animals, fish or marine life. For any project requiring a newly constructed path or wider roadway, an environmental review would take place to evaluate these impacts consistent with Spokane Municipal Code 17E.050.

   Proposed measures to protect or conserve plants, animals, fish or marine life are: Environmental review of projects at the time of construction engineering and permitting would ensure that each bike project would enact measures to protect and conserve plants, animals, fish and marine life that are affected.

3. How would the proposal be likely to deplete energy or natural resources? The proposal promotes bicycling as a utilitarian transportation option, reducing or mitigating the growth of overall motorized travel in the vicinity of these projects, with a commensurate reduction in fossil fuel use. In cases where

lighting is installed as a component of constructed projects, minor amounts of electrical energy would be required.

Proposed measures to protect or conserve energy and natural resources are: None required.

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? This proposed Comprehensive Plan amendments will not directly affect environmentally sensitive areas. Full implementation of the Bicycle Master Plan will promote access to some parks, wilderness, rivers, historic or cultural sites, etc. New construction will be subject to the Shoreline and critical area standards of the Spokane Municipal Code.

   Proposed measures to protect such resources or to avoid or reduce impacts are: Specific measures as required would be carried out in the construction of projects that could affect these resources, including the possible use of permeable surfaces, to be determined during the design and permitting stage of any proposed improvements. Path placement and road adjustments would be sensitive to the preservation of parks, rivers, threatened or endangered species habitat, historic or cultural siges, wetlands, flood plains or prime farmlands.

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? Projects implementing the plan that are constructed under the proposed amendments are required to meet the development regulations adopted under the Comprehensive Plan and, where applicable, shoreline development standards.

   Proposed measures to avoid or reduce shoreline and land use impacts are: No additional measures are proposed.

6. How would the proposal be likely to increase demands on transportation or public services and utilities? The proposal incrementally enhances a transportation system that supports non-motorized transportation options by adding or altering planned bikeways in about 12 locations. As such, the projects described by the proposal are expected to ultimately reduce the demand on existing transportation infrastructure and public services.

   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. The proposal would not conflict with local, state or federal laws or requirements for the protection of the environment.

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: March 22, 2021 Signature: Colin Quinn-Hurst

***Please Print or Type:***

Proponent: City of Spokane Address: 808 W. Spokane Falls Blvd.

Phone: 509-625-6804 Spokane, WA 99201-3329

Person completing form (if different from proponent): Colin Quinn-Hurst

Phone: 509-625-6804 Address: 808 W. Spokane Falls Blvd.

Spokane, WA 99201-3329

**FOR STAFF USE ONLY**

Staff member(s) reviewing checklist: Kevin Freibott

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.

## NONPROJECT DETERMINATION OF NONSIGNIFICANCE

**FILE NO(S):** Z21-022COMP

**PROPONENT**: City of Spokane

**DESCRIPTION OF PROPOSAL**: Amendment of Map TR-5, "Proposed Bike Network Map", of Chapter 4, Transportation, of the Comprehensive Plan to modify the proposed bike network in various locations throughout the City. Map TR-5 identifies the proposed future bike facilities expected to be constructed during the lifetime of the Comprehensive Plan. No specific development proposal is being approved at this time.

**LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY**: Various public rights-of-way throughout the City.

**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 October 12, 2021 if they are intended to alter the DNS.

**********

**Responsible Official:** Louis Meuler

**Position/Title:** Interim Director, Planning Services **Phone:** (509) 625-6300

**Address:** 808 W. Spokane Falls Blvd., Spokane, WA 99201

**Date Issued:** September 28, 2021 **Signature:** Louis Meuler (Sep 16, 2021 14:21 PDT)

**********

**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 October 19, 2021 (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.

**********

2020/2021 Comprehensive Plan Amendments

# PLAN COMMISSION FINDINGS OF FACT, CONCLUSIONS, AND RECOMMENDATIONS ON COMPREHENSIVE PLAN AMENDMENT

# FILE Z21-022COMP

**A Recommendation of the Spokane Plan Commission to the City Council to APPROVE the Comprehensive Plan Amendment application seeking to amend the Map TR5 in Chapter 4 of the Comprehensive Plan for bicycle facilities for various public rights-of-way citywide.**

**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 Z21-022COMP (the "Application") was submitted in a timely manner for review during the City's 2020/2021 amendment cycle.

D. The Application seeks to amend Map TR5 in Chapter 4 of the Comprehensive Plan to update and keep current planned bikeway facility designations.

E. The proposal seeks to update future facility designations for segments of the planned bikeway network to be consistent with available right-of-way, engineering assessment, neighborhood plans and proposals, and community feedback.

F. Annual amendment applications were subject to a threshold review process to determine whether the applications will be included in the City's Annual Comprehensive Plan Amendment Work Program.

G. On February 17, 2021, an Ad Hoc City Council Committee reviewed the applications that had been timely submitted and forwarded its recommendation to City Council regarding the applications.

H. On April 26, 2021, the City Council adopted Resolution RES 2021-0023 establishing the 2021 Comprehensive Plan Amendment Work Program and included the Application in the Work Program.

I. Thereafter, on May 19, 2021, staff requested comments from agencies, departments, and neighborhood councils. The City received two comment letters, from City of Spokane Streets Department and the Community Assembly representative from North Indian Trail.

J. On May 20, 2021, the Land Use Subcommittee of the Community Assembly received a presentation regarding the 2020 Comprehensive Plan Amendment Work Program, including the Application.

K. A Notice of Application was published on June 21, 2021 in the Spokesman Review and was mailed to all properties and owners within a 400-foot radius of the subject Properties and any adjacent

properties with the same ownership. Signs were also placed on the subject Properties in plain view of the public. The Notice of Application initiated a 60-day public comment period from June 21 to August 20, 2021, during which no comments were received.

L. On July 28, 2021, the Spokane City Plan Commission held a workshop to study the Application.

M. On August 5, 2021, the Community Assembly received a presentation regarding the 2021 Comprehensive Plan Amendment Work Program and the Application and was provided with information regarding the dates of Plan Commission workshops and hearings.

N. On September 20, 2021, 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.

O. On September 26 and October 6, 2021, notice was published in the Spokesman Review providing notice of a SEPA Determination of Non-Significance and notice of the Plan Commission Public Hearing.

P. On September 28, 2021, staff published 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 29, 2021, a State Environmental Policy Act (SEPA) Checklist and Determination of Non-Significance were issued for the Application. The deadline to appeal the SEPA determination was September 14, 2020. No comments on the SEPA determination were received.

    1. Notice of the SEPA Determination for the Application was published in the Official Gazette on September 29 and October 6, 2021.

R. On September 29, 2021, 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 Properties.

S. On October 13, 2021, the Plan Commission held a public hearing on the Application, including the taking of verbal testimony, closed the verbal record, closed the written record as of Monday, October 25, and postponing deliberations until the following hearing date.

    1. No public testimony was provided at the hearing.

T. On October 27, 2021, the Plan Commission conducted its deliberations on this application and voted to recommend the City Council approve this application.

U. 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 do so.

V. 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").

W. The Plan Commission finds that the proposal meets the intent and requirements of the Comprehensive Plan, most specifically policies TR 1—Transportation Network for All Users; TR 5 – Active Transportation; and TR 7—Neighborhood Access.

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 application File No. Z21-022COMP, 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 2021 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 as it pertains to the Comprehensive Plan, as described in SMC 17G.020.030.E.

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 2021 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.

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 Z21-022COMP, a request by the City of Spokane to amend Map TR5 in Chapter 4 of the Comprehensive Plan concerning bicycle facilities in various public rights-of-way citywide, based upon the above listed findings and conclusions, by a vote of 8 **to 0**, the Spokane Plan Commission recommends City Council **APPROVE** 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 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 application.

_____

**Todd Beyreuther, President**
Spokane Plan Commission
November __, 2021

# Findings and Conclusions - Z21-022COMP

Final Audit Report 2021-11-08

| | |
|---|---|
| Created: | 2021-11-05 |
| By: | Jackie Churchill (jchurchill@spokanecity.org) |
| Status: | Signed |
| Transaction ID: | CBJCHBCAABAA1nD-ZUDiwUzfRKv2ZIQAb4_e9e6cWY1D |

## "Findings and Conclusions - Z21-022COMP" History

Document created by Jackie Churchill (jchurchill@spokanecity.org)
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Document emailed to Todd Beyreuther (tbeyreuther@spokanecity.org) for signature
2021-11-05 - 2:25:49 AM GMT

Email viewed by Todd Beyreuther (tbeyreuther@spokanecity.org)
2021-11-08 - 8:13:57 PM GMT- IP address: 73.11.187.178

Document e-signed by Todd Beyreuther (tbeyreuther@spokanecity.org)
Signature Date: 2021-11-08 - 8:14:52 PM GMT - Time Source: server- IP address: 73.11.187.178

Agreement completed.
2021-11-08 - 8:14:52 PM GMT

**From:** Mark Davies
**To:** Freibott, Kevin
**Subject:** FILE NO. Z21-022COMP, TR-5 Map Amendments
**Date:** Thursday, May 20, 2021 12:25:45 PM

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**[CAUTION - EXTERNAL EMAIL - Verify Sender]**

Kevin,

If bike paths are such a big deal to include in the Comp Plan Amendments, why was the bike lane allowed to be eliminated on Indian Trail Road to do the silly widening in only one direction? It seems to me the city is talking out of both sides of their mouth and only supporting what is good for them. We now have people driving over 50 MPH in the single lane trying to get traffic to move. We will have a fatality on that road soon if nothing is done to enforce speed limits and put in the Flashing Crosswalk that has been requested for several years.

Mark S. Davies
CA Rep North Indian Trail

CITY OF SPOKANE

**STREET DEPARTMENT**
**TRAFFIC OPERATIONS**

**DATE:** May 27th, 2021

**TO:** Kevin Freibott, Development Services

**FROM:** Bobby Halbig, Street Department

**SUBJECT:** Planning Document Amendment Review

**PROJECT #: Z21-022COMP Proposed Bike Network Map Amendments**

We have reviewed the design plans and have the following comments.

1 Modification #1 – West High Drive
   a. No comment. (VM)
2 Modification #2 – South Harvard Street
   a. Should this say "South Havana Street"? (VM)
3 Modification #3 – East 37th Avenue
   a. Need to provide for bike detection at intersecting traffic signals. (VM)
   b. Existing curblines are not wide enough for bike lanes. The Street Department has discussed the inability for 37th Ave to carry bike lanes with Planning in the past and believe this should be removed from this planning document. (GTO & BH)
4 Modification #4 – South Cedar Street
   a. Need to provide for bike detection at intersecting traffic signals. (VM)
   b. This would require extensive parking changes and would require significant buy-in from the local businesses. (BH)
   c. Existing Cedar parkway curblines, from Sprague Ave to First Ave, is not wide enough for parking, bike lanes, and vehicle travel lanes. (BH)
   d. Existing angled parking on Cedar St, south of First Ave and south of Third Ave, would have to be removed and parallel parking installed to allow for bike lanes. (BH)
   e. Existing Cedar curblines at Viaduct, is not wide enough for parking, bike lanes, and vehicle travel lanes. (BH)
   f. This does not connect to anything on the south end and angled parking will be problematic adjacent to the bike lane. (GTO)
5 Modification #5 – Pacific Avenue
   a. Need to provide enhanced crossing treatments at Division and Browne Street. (VM)
   b. State highway crossings will need WSDOT acceptance. (BH)
6 Modification #6 – Weile & Rhoades Avenue
   a. Will need to provide enhanced crossing treatments at Division Street if planned Pedestrian Hybrid Beacon signal is not installed. (VM)
   b. State highway crossing treatment will need WSDOT acceptance. (BH)

c. Cost prohibitive. Over half this route is undeveloped meaning there are no curbs or pavement. Paving this will require extensive development including storm water treatment. (GTO)

7 Modification #7 – Longfellow Avenue
   a. Need to provide enhanced crossing treatments at Northwest Blvd, Driscoll Blvd, A St, Alberta St, Ash St, Maple St, Monroe St, Wall St, Division St, Nevada St, Crestline St, Haven St, and Market St. (VM)
   b. Longfellow St dead ends at Rogers High School. (BH)
   c. Longfellow St dead ends at Regal Elementary. (BH)
   d. Longfellow St dead ends at Haven Street. (BH)
   e. Running this "greenway" along several schools introduces bicyclists, who would believe they are travelling on a protected route, to the hazardous conditions of heavy vehicular turning movements presented during school let-in and let-out times. (BH)
   f. Will require major investment in crossing treatments at the Principal Arterials. (GTO)

8 Modification #8 – West Nine Mile Falls
   a. No comment. (VM)

9 Modification #9 – Altamont Circle
   a. Should this say "North & South Altamont Blvds"? Altamont Circle does not exist. (VM)

10 Modification #10 – Jackson-Montgomery-Knox Greenway
   a. Need to provide for bike detection at intersecting traffic signals. (VM)
   b. Will require major investment in crossing treatments at the Principal Arterials. (GTO)

11 Modification #11 – West Thorpe Road
   a. Where would a shared path go to or be from? (VM)
   b. How would planning propose that the path get over/around the railroad lines? The existing tunnel is not wide enough for pedestrian activity. (BH)
   c. How would the path access the Fish Lake Trail? There is a significant grade difference. (BH)
   d. Remove, as this does not connect to anything due to the railroad embankment and narrow tunnels. (GTO)

Val Melvin, P.E.
Gerald Okihara, P.E.
Marcus Eveland
Ken Knutson, P.E.

| | | | |
|---|---|---|---|
| **Agenda Sheet for City Council Meeting of:** 11/8/2021 | | **Date Rec'd** | 10/27/2021 |
| | | **Clerk's File #** | FIN 2021-0001 |
| | | **Renews #** | |
| **Submitting Dept** | FINANCE, TREASURY & ADMIN | **Cross Ref #** | OPR 2021-0666 |
| **Contact Name/Phone** | PAUL INGIOSI 509-625-6061 | **Project #** | |
| **Contact E-Mail** | PINGIOSI@SPOKANECITY.ORG | **Bid #** | |
| **Agenda Item Type** | Hearings | **Requisition #** | |
| **Agenda Item Name** | 0410 - BUDGET HEARINGS | | |

**Agenda Wording**

Hearings for review of the 2022 Proposed Budget beginning Monday, November 8, 2021 and continuing thereafter at the regular Council meetings through December 6, 2021.

**Summary (Background)**

As part of the annual budget process, the City Council will hold public hearings on the 2022 Proposed Budget for the City of Spokane. Public testimony is welcome on all sections of the budget at each hearing. The first hearing will be held on November 8, 2021, and are currently scheduled to continue each Monday through December 6, 2021. The City Council may continue the hearing day-to-day up to the 25th day prior to the beginning of the next fiscal year.

Lease? NO Grant related? NO Public Works? NO

| **Fiscal Impact** | **Budget Account** |
|---|---|
| Select **$** | **#** |
| Select **$** | **#** |
| Select **$** | **#** |
| Select **$** | **#** |

| **Approvals** | | **Council Notifications** | |
|---|---|---|---|
| **Dept Head** | INGIOSI, PAUL | **Study Session\Other** | Finance & Administration Commitee - 10/18/21 |
| **Division Director** | MURRAY, MICHELLE | **Council Sponsor** | Council President Beggs |
| **Finance** | MURRAY, MICHELLE | **Distribution List** | |
| **Legal** | PICCOLO, MIKE | twallace@spokanecity.org | |
| **For the Mayor** | ORMSBY, MICHAEL | jstratton@spokanecity.org | |
| **Additional Approvals** | | jmiller@spokanecity.org | |
| **Purchasing** | | | |
| | | | |
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