This cover page is not part of the draft Comprehensive Plan and is intended to only help with navigation of the drafts.

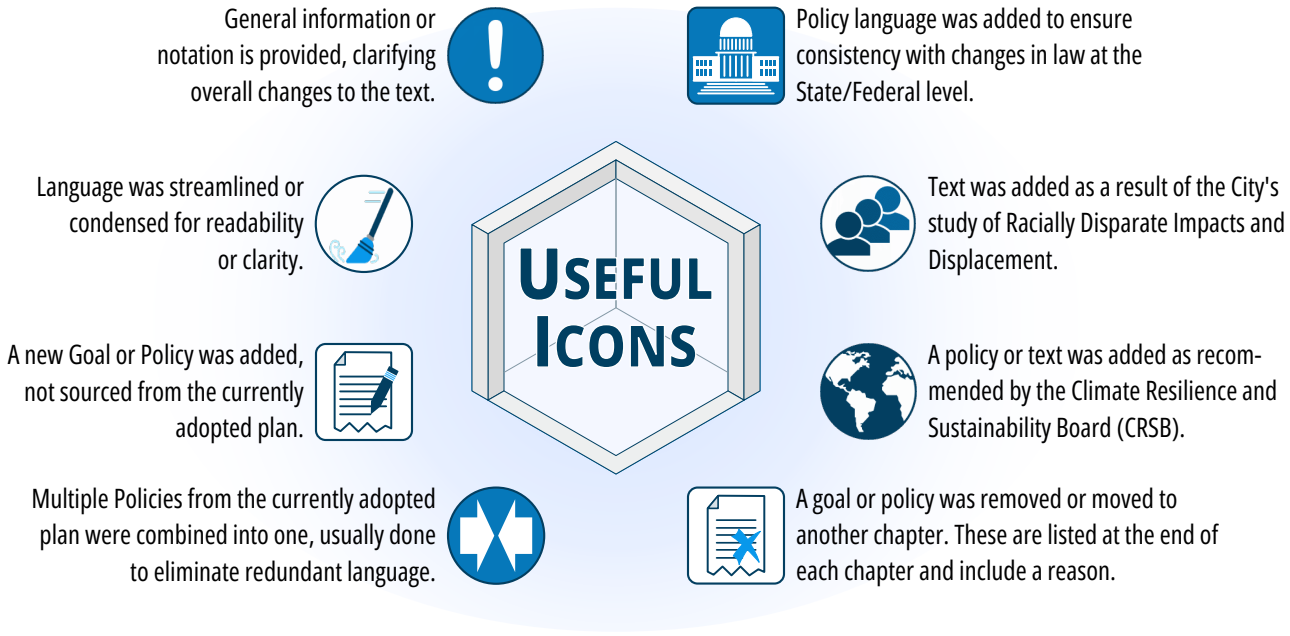
PLANSPOKANE
Resilient | Connected | Livable | 2046

The chapter you see here is the result of months of work by countless individuals throughout the community. It represents a combination of inputs generously provided by the public, Plan Commission, City Council, and many others. This updated chapter will be considered by the Plan Commission and City Council for inclusion in PlanSpokane 2046.

Our teams have worked hard to create these updated chapters. Each has been discussed at the Plan Commission, by various Plan Commission subcommittees, with City Council in general, and shared with the public at various points along the way. These chapters represent the efforts of many, helping to describe the policy and guidance the Comprehensive Plan can provide in each topic area.

Please note this version supersedes any previously published versions. All prior versions should be considered out-of-date from this point on.

As with prior versions, this chapter includes the basic text, but might not match the visual look and format of the final document (we're still working on that). To help readers identify where updated language has been provided, a series of icons are shown at right along the way. These aren't part of the final document--they're provided to help readers understand where certain changes may have come from, where past policies have been combined, etc. A guide to those icons is provided below. Each chapter will use the same set of icons for consistency.



What's Next for PlanSpokane?

If you have any comments on the chapters, please engage with us at http://planspokane.org or by email at planspokane@spokanecity.org. All comments are considered and each will be provided to the Plan Commission and City Council for their consideration prior to any hearings on the proposed document.

Chapter 3: Growth Strategy

The growth strategy represents the community's vision for how different parts of a city should develop in the long-term. The guidance it provides informs future decisions such as how zoning and development regulations are crafted, making that vision a reality. Spokane has a long history of planning for its future, including the establishment of the City Plan Commission in 1917 and the first zoning ordinance passed in 1929. The first Land Use Plan, a guide for future growth that included both maps and policies, was adopted in 1968 as the official guide for development in Spokane. Later, the first Growth Management Act (GMA) compliant Comprehensive Plan was adopted by the City Council in 2001. Since then, many updates and complementary plans have been adopted, helping guide and shape future growth based on the evolving wants and needs of the community.

While land use is the primary method by which the City of Spokane can determine its growth patterns and strategies, it works together with the other important topics found in the Comprehensive Plan to inform decision making, help shape the city's future, and support the community's vision.

The following Chapter includes both a narrative description of the overall growth strategy and specific Land Use Designations to be applied throughout the city. Goals and policies build upon past plans, community engagement, and the current and future needs of the community to inform and guide decision making. Accordingly, both the descriptions and policies should help inform decision makers and the public.

Capacity to Accommodate Growth

To create and implement a growth strategy, the City must understand its capacity for growth and the actual growth in population, housing units, and jobs expected over the 20-year planning horizon. A detailed analysis of the City's allocated 20-year growth has been conducted as part of the Environmental Impact Statement (EIS) adopted alongside this plan. Furthermore, certain detailed analyses and studies were undertaken to ensure that the proposed vision and strategies are sufficient to accommodate and serve that expected growth. A Land Capacity Analysis details the City's capacity for physical development, while additional analysis was done to identify the capacity to accommodate both permanent and emergency housing at different affordability levels.

Overall, the City has sufficient capacity to accommodate the expected population growth through 2046. The Comprehensive Plan has been crafted towards accommodating that growth and housing affordability for all income brackets, ensuring consistency with the community's vision for the future.



The title of the chapter has changed from Land Use to Growth Strategy to better relay the content of the chapter and more easily cross reference the impact of other chapters on this chapter, while also making the topic more understandable for the general public. The highlighted Growth Strategy aligns with the Growth Management Act (GMA) intent of planning for future growth, while also supporting current residents and environments. As a result of the name change, goals and policies in this draft use "GS" (Growth Strategy). References to existing policies use the "LU" (Land Use) indicator.



The original introduction has been replaced with a broader discussion of the setting for this chapter, avoiding outdated terms and concepts, and emphasizing the overall growth strategy, which is helped through the land use discussion but not *only* about land use.



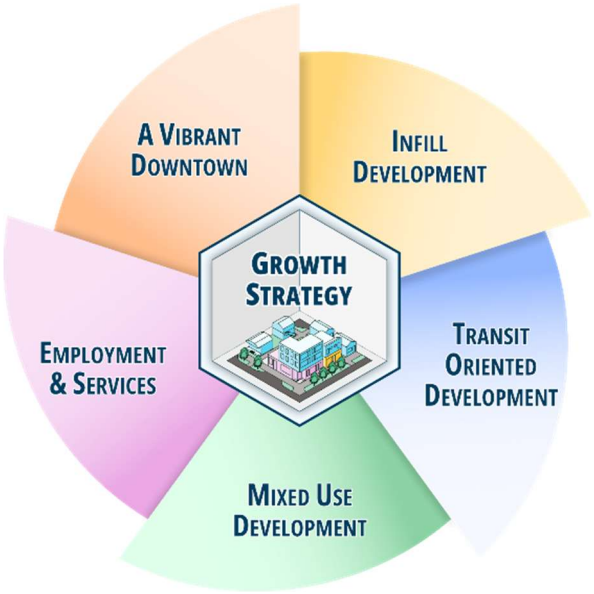
Much more detailed data on capacity and growth will be included in a technical appendix to this Chapter.

Growth Strategy

New section outlining the growth strategy for the City, including the five major focus areas that work together to achieve the community's vision for the future.

The overall Growth Strategy was developed through deep engagement with the community to help discern and understand the community's land use vision; an understanding and exploration of previous strategies; and careful study and analysis of various topics like how growth is concentrated and ways to improve prior strategies. The land use strategy, which highlights a mix of uses and types of development important to meet the City's future vision, includes five focus areas:

This graphic is still under development. It is intended to symbolize how the five focus areas all work together to achieve the community's vision.



Infill Development

Infill development is typified by new construction on vacant or underutilized lots in developed areas. It can occur at all scales of development, from backyard cottages in residential neighborhoods to large new apartment buildings on former parking lots.

Infill development is beneficial for many reasons. Building in already-developed areas reduces the need for new, expensive infrastructure, while also supporting environmental stewardship and community resiliency through reduced sprawl. Additionally, infill provides greater potential for vibrant and connected neighborhoods with housing and services in close proximity to one another, better meeting the diverse needs of the whole community.

Transit-Oriented Development

Transit Oriented Development (TOD) is defined by concentrated activity and a diversity of opportunities within easy walking, biking, and rolling distance of high-performance transit lines. TOD is most successful when it focuses on a fixed point of concentrated activity. Key characteristics of TOD include active street frontages with housing, shopping, and employment opportunities near transit stations. TOD enhances

neighborhood access to resources, provides safe streets, expands transportation options, and fosters local economic growth and resiliency.

Mixed-Use Development

Proximity to services, shopping, and other needs improves the quality of life of residents and visitors alike and reduces how far people must travel to access their daily needs. Allowances for mixed-use throughout the city at a range of scales will support active and vibrant communities for all. Neighborhood-scale commercial and retail uses such as small shops, cafes, and community spaces help establish a sense of community and place and serve neighbors who can easily access them. Mixed-use development can also serve as activity centers for the larger community. Urban Hubs, described in the next section, establish vibrant mixed-use areas, where elevated intensity is paired with enhanced development and design standards for people walking, biking, and rolling.

Employment and Services

In addition to housing, employment and services are important contributors to a healthy community, supporting both residents and visitors. Sufficient capacity and intensity must be accommodated to ensure the city's residents have a place to work and grow, and to access the services and materials they need. By providing a mix of employment opportunities throughout the city, residents can work closer to home, improving their work/life balance while also reducing the need for lengthy commutes.

A Vibrant Downtown

Downtown serves as the civic and commercial heart of the city, where housing, business, employment, community resources, recreation, and public spaces abound. Downtown is uniquely placed to serve both the community in Spokane and the wider interstate region. Spokane's downtown should continue to grow and evolve throughout the next twenty years and beyond, providing much needed opportunities for development, services, commercial uses, community spaces, cultural events, and housing in a growing, thriving city like Spokane.

The overall growth strategy seeks to address these five focus areas through implementation of Urban Hubs and Corridors, the Future Land Use Map (FLUM) and its Land Use Designations, and a range of goals and policies. All of these work together, alongside the rest of the Comprehensive Plan, to help the community achieve the vision it has laid out for the future.

Urban Hubs and Corridors

One way used to implement Spokane's growth strategy is the designation of Urban Hubs and Corridors throughout the city. Urban Hubs highlight where mixed-use development paired with elevated intensity and a vibrant people-



Urban Hubs are the next evolution in Centers and Corridors, implementing the recommendations of the Centers and Corridors Update Study and incorporating it into Spokane's new community vision.

focused environment seamlessly integrate housing, commerce, and community spaces to support residents and the local economy. Corridors connect Urban Hubs and have long-term potential for more mixed-use development and the ability to transition their orientation toward diverse modes of transportation.

Urban Hubs and Corridors may be designated in previously developed areas where existing infrastructure and the built environment contribute to a safe and accessible environment. Other Urban Hubs highlight future potential, and may take time to evolve into these important community assets. Flexibilty should be provided in these areas, allowing for the reuse of existing structures that can contribute to Urban Hub activity.

The success of Urban Hubs is a product of City investments in public infrastructure and amenities as well as private investments in buildings and attractions. The City should seek to balance the activity-oriented design elements of Urban Hubs with investments and incentives that support the feasibility of private development and redevelopment, ensuring that Urban Hubs transform into their envisioned future.

<<The following text will be included as a sidebar, outside the main chapter text>>

What is activity-oriented design?

Activity-oriented design focuses on providing a built environment that supports people who walk, roll, and bike, while also encouraging the active use of the area. When applied to structures, buildings, and public spaces, activity-oriented design encourages community interaction and socialization, commercial uses, housing, and well-being. Examples of activity-oriented design include people-scaled signage and lighting, amenities like bicycle racks and public plazas, and buildings, rather than parking lots, directly accessible from public sidewalks.

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Urban Hubs

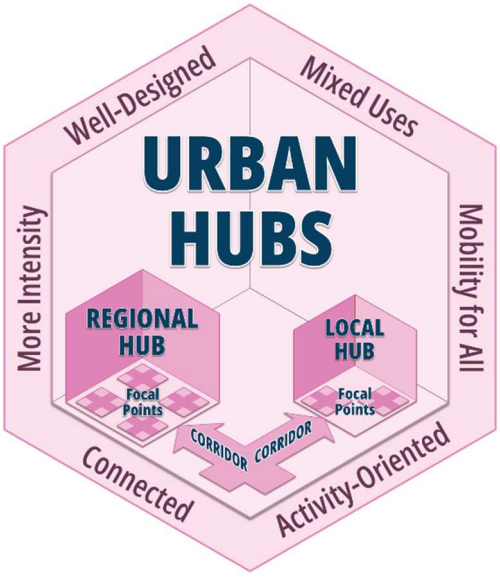
Urban Hubs are unique from other areas designated for mixed-use development by prioritizing people who walk, bike, roll, or take transit through additional amenities, investments, incentives, and development and design standards that support an activity-oriented environment. Buildings in Urban Hubs are built towards the street, with people-scaled signage and lighting to support a walkable environment. Public amenities provided throughout the city should be enhanced to provide additional opportunities within Urban Hubs, such as benches, bicycle parking, urban canopy, landscaping, covered bus shelters, and universal design to support all ages and abilities. Where possible, Urban Hubs should also include gathering spaces such as parks, plazas, greenspaces,

or indoor community spaces, and encourage placemaking efforts such as public art and pop-up vendors and events.

Urban Hubs reinforce neighborhood identity by focusing on activity nodes, which are reflected through zoning designations, designed to emphasize lively streets, a mix of uses, and people-oriented design. Activity and vibrancy around focal points such as key intersections, transit stations and stops, parks, and similar points of concentrated activity should be reinforced through investment in public amenities and targeted development standards.

Urban Hubs may encompass multiple blocks and their scale should be determined by the context of the surrounding uses as well as the potential for economic and community activity. All Urban Hubs shown on the Urban Hubs and Corridors Map (Map GS-1) are representative of general locations. The Map should not be used to determine the limits of any Urban Hub, but instead Land Use Designations on the Future Land Use Map (Map GS-2) and zoning districts will establish the locations where hub activity and intensity is appropriate.

Urban Hub Designations are organized into two scales: Local Hubs, which serve the needs of the residents in the surrounding neighborhood, and Regional Hubs, which serve the needs of a larger area.



This graphic is still under development. It is intended to symbolize how the overall concept of Urban Hubs contains two types of Hubs, plus corridors, planned around certain focal points of activity.

Local Hubs

Local Hubs are intended to primarily serve the residents of the surrounding neighborhood who can access the Urban Hub without using a vehicle, while also recognizing that activity in an Urban Hub – such as hosting community or cultural events – may draw visitors from the larger area. Local Hubs are characterized by

an elevated scale of development and a greater range of uses than are allowed in the surrounding residential areas, including higher intensity housing and concentrations of retail, restaurants, services, and community spaces catering to surrounding residents.

Individual commercial buildings should be scaled to provide neighborhood services, though bonuses may be provided for buildings that include housing units. Local hubs should be located where transit access is available and development should encourage active transportation to and through the Urban Hub.

Regional Hubs

Regional Hubs are intended to serve both regional visitors and local residents who may access the Urban Hub via a variety of transportation modes, including active transportation, public transit, and personal vehicles. Regional Hubs are appropriate along major transportation and commuter routes where they provide regional destinations for the high volume of visitors already moving through the area and those specifically drawn to the Urban Hub activity.

Regional Hubs encourage the greatest development intensity and mix of uses outside of Downtown. Regional Hubs should include high intensity residential development, along with expanded concentrations of commercial, service, employment, entertainment, and opportunities for social interaction through community spaces and events. The built environment in Regional Hubs should support the greater activity through increased public amenities and additional people-oriented design elements.

Corridors

Corridors are connections between Urban Hubs, with current or future transit access, where a range of uses may be appropriate. Pockets of Mixed Use along these Corridors can create connections to daily needs for residents in surrounding neighborhoods and those traveling along them. While current development patterns and uses along Corridors may be auto-oriented, future Mixed Use Designations can enhance and reinforce the success of initial mixed-use development which in turn can support future transit and active transportation. This can support their transition towards serving the needs of all users, expanding a network of connected housing, employment, and local services over time.

[INSERT HUBS AND CORRIDORS MAP]

Map GS-01

Map GS-01, a companion map to the Future Land Use Map, is under development and will be discussed with Plan Commission and the Public at a later date.

Land Use Designations and the Future Land Use Map

To direct future growth, this plan establishes Land Use Designations and descriptions, which are applied to land throughout the city in the Future Land Use Map (FLUM). Overall, each Land Use Designation is:

General in scope. Each designation is intended to provide general guidance, providing flexibility and adaptability to meet the intended outcome for a wide area. Site specific requirements, restraints, and other controls, are later established by the Spokane Municipal Code or other instruments. Each description (later in this chapter) applies generally to the overall area of that designation, not each individual parcel or development within it. Not all characteristics of the designation are found in every project and use.

Future focused. Land Use Designations are focused on the intended future vision for the city. What is found in a location today may not match the Land Use Designation. However, changes to zoning should seek to align areas with the future vision in conformance with Land Use Designations.

The descriptions below, as well as the FLUM, were informed by the selected Preferred Alternative in the Final Environmental Impact Statement. The nine Land Use Designations are described below.

A cross-reference to the Environmental Impact Statement will be included here.

<<The following text will be included as a sidebar, outside the main chapter text>>

The Land Use Designations described here include the following information:

Use Indicators: Provides general indicators informing the important characteristics of intensity and mix of uses. Each is intended to be general and intuitive, providing emphasis instead of direct measurement. The values show how each designation balances various needs in the city. These are not value judgments—one condition is not 'better' or worse' than another. Also, the indicators are meant to be general shades of grey—the ends of each scale are not absolute.

The values indicated are:

Development Intensity: Informs topics like building height, mass, footprint, site coverage, and the comparative compactness of development in the overall area.

Intensity—a combination of density, mass, spacing, etc., will be further explained in the Glossary.

Mix of Uses: Describes the relative variety of uses found across the whole area. This mix of uses may occur across the entire area or within a building or lot.

Predominant Uses: A narrative description of the area, as well as a list of various uses and other features that should be found throughout the area.

Secondary Uses: A narrative description of the various uses and other features that might not be found everywhere in the area but could be appropriate to support the overall intent of the designation in specific circumstances.

Intensity Description: As a companion to the Development Intensity Indicator (see above), this section provides additional commentary if needed.

Location Criteria: This section, when available, provides specific information identifying locations and characteristics that inform the types of places a given Land Use Designation might be appropriate or inappropriate.

Appropriate Zoning: This section lists the appropriate zoning districts for each Land Use Designation. These indicate, generally, which zoning districts implement the intended characteristics of each designation. Which district is appropriate in specific parts of a designation will be described in the Zoning Code.

<<End of Sidebar>>

Because zoning is currently under development by BUILDSpokane, the zones appropriate in each designation will be added later, prior to Plan Commission's hearing on the overall plan.

Land Use Designations

Land Use Designations are shown on the Future Land Use Plan Map (Map LU-2). The Land Use Designations and their general characteristics are as follows:

The City's current 19 Land Use Designations have been condensed into 9. The intent is for each to allow for a choice of possible zoning and development standards depending on location, use, and other factors. These factors are informed by the text here and the policies, but specifics will be worked out by BUILDSpokane, the City's update to the Zoning Code.

Open Space (OS)



Predominant Uses: Areas designated as Open Space are intended to preserve natural areas and provide opportunities for active and passive recreation, allowing both residents and visitors to enjoy the wellness and community benefits offered by these features. Open Space Designations should prioritize parks or outdoor recreational facilities and opportunities, especially where views and proximity to nature provide essential benefits to the community, such as the Spokane River Gorge.

The Open Space Designation also identifies lands for potential conservation which contain significant natural, ecological, cultural, or scenic resources that warrant protection from encroachment to enhance their long-term

Language around lands for potential conservation added since August release based on community feedback, clarifying the different purposes for the Open Space Land Use Designation.

value. Examples include sections of the Spokane River, significant landforms and geologic features, sensitive watersheds and drainage areas, areas of Tribal significance, and others.

While the Open Space Designation is the primary means to reflect areas with more expansive green and open space, access to open space and green infrastructure is encouraged throughout the city in all Land Use Designations.

Secondary Uses: Limited continuation of legal non-conforming uses should be accommodated, though the intent is for these uses to phase out over time. Areas with existing development that are designated for future conservation may maintain pre-existing zoning until such time as full conservation is feasible. For areas identified for conservation, limited facilities supporting community enjoyment of those features should be allowed when appropriate, such as parking, trails, or other features. However, development unrelated to the resource under protection should be avoided.

Intensity Description: Intensity is generally very low in Open Space areas. In the case of active recreation facilities (e.g. sports complexes), that intensity may be elevated due to the structures and facilities required for active operations.

Location Criteria: Open Space Designations may be used to rectify past disinvestment or address a lack of open space in some areas of the city. Consultation with the Parks Department and applicable plans (e.g. the Parks Master Plan), as well as local Tribal Governments, Urban Native Communities, and other local neighborhood and community organizations, should inform selection of new or expanded Open Space Designations. Land availability and interest by property owners are additional considerations.

Appropriate Zoning: <<This section will be inserted later, prior to Plan Commission consideration, as part of BUILDSpokane.>>

Agriculture (AG)



Predominant Uses: Important pockets of agriculture remain within City Limits, regardless of the City's overall urban nature. These areas provide a unique resource for the community, allowing local food and agricultural operations that support the local economy and enhance food security. Agricultural uses include open land farming or growth of agricultural products, limited livestock, greenhouses (including aquaculture and hydroponic operations), and other similar types of operation.

A wide range of agricultural operations are appropriate in Agriculture areas so long as they limit health impacts and environmental harms. Agritourism is allowed but should be limited in scope, design, and scale to avoid adverse impacts to adjacent properties. Development standards should be sensitive to the needs of agricultural operations.

Secondary Uses: Uses in the Agriculture Designation should prioritize agricultural operations, limiting low-intensity residential and commercial uses to those that support the agricultural uses.

Sales of agricultural products grown or produced on-site should be allowed (e.g. farm stands) with limits on other types of commercial operation.

Intensity Description: While intensity should be low, allowing for appropriate agricultural uses, individual operations may be more intense if, for example, greenhouses or larger storage buildings are needed. Residential uses should be strictly limited in the Agriculture Designation and should not represent a significant amount of residential capacity.

Location Criteria: The Agriculture Designation is appropriate where agricultural operations already exist. Generally, Agriculture Designations are not expected outside their current areas, though any adjustment to this area should consider whether agricultural operations are feasible in that location and any potential impacts to surrounding uses.

Appropriate Zoning: <<This section will be inserted later, prior to Plan Commission consideration, as part of BUILDSpokane.>>

Residential Low (RL)



Predominant Uses: Primarily residential in nature, single-unit and middle housing types are expected everywhere within the Residential Low Designation. It is essential that a full range of housing types be available, ensuring a diversity of housing scale, tenure, and affordability throughout the city and limiting large homogenous areas of a single housing type.

A cross reference to the Housing Chapter will be included here.

Secondary Uses: These areas should also include opportunities for small commercial spaces primarily serving people who live and work near them, such as gathering spaces and community centers, coffee shops, corner stores, childcare centers, schools, places of worship, and home-based businesses. Infrastructure opportunities for people to walk, bike, or roll to their daily needs should be provided, as well as green spaces and open space for the enjoyment of residents and visitors. Connections to public open spaces, parks, in other parts of the city should be provided in these

areas as well, including connections to and between neighborhoods. Noisy, odorous, or otherwise impactful development should be avoided. Allowances for larger development, with mitigation limiting surrounding impacts, may be appropriate if they provide residential capacity or other benefit to the local neighborhood.

Intensity Description: While remaining low, some variability and diversity in intensity is encouraged. Greater intensity is more acceptable close to significant amenities, where access and circulation is enhanced, or where the more intense use also provides community or neighborhood benefit. Areas of lowest intensity should exhibit at least six residential units per acre, while elevated intensity areas might rise as high as 12 units per acre. Individual Parcels may exceed this range.

Location Criteria: The Residential Low Designation is appropriate in any location where more intense or significant amounts of non-residential use are either not warranted or cannot be supported due to constraints such as infrastructure limitations. The designation should consider potential environmental or other impacts, avoiding locations that would be more appropriate for higher impact uses such as industrial.

Appropriate Zoning: <<This section will be inserted later, prior to Plan Commission consideration, as part of BUILDSpokane.>>

The density range was updated since the August release to close a gap in density range and address public feedback. While the prior gap between the residential Land Use designations is anticipated to be met through non-residential Land Uses, this change avoids confusion while not affecting assumed density analysis. As such, Residential Low went from a density range of 6 to 10 to 6 to 12.

Residential High (RH)



Predominant Uses: Areas designated for the Residential High designation indicate where intense residential development is appropriate, such as larger multi-unit developments (e.g. apartment buildings) alongside more intense middle-housing types. Additionally, these areas should seek a range of appropriately scaled neighborhood features like interconnected open spaces, recreational opportunities, and a greater degree of design considerations for those that walk, bike, roll, and take transit.

Secondary Uses: In addition to intense residential uses, Residential High areas include provisions for retail and service uses that are appropriately scaled for the overall area primarily serving the residents of the higher intensity residential development, with some allowances for minor regionally serving commercial uses. Generally, the intensity of these non-residential uses may be higher than those found in Residential Low Designations, but still less than in a Commercial or Industrial area. Open space and green spaces should be included to some degree throughout,

scaled and designed for the higher residential intensity expected in these areas.

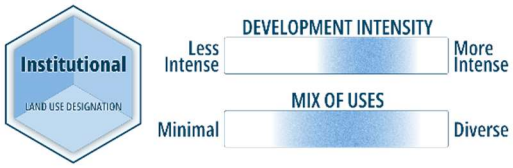
Intensity Description: Intensity in Residential High areas should naturally be high, especially when adjacent to or near more intense areas that provide amenities, services, public transit, or other elements that support residents in these areas (e.g. adjacent to Mixed Use Designations). Residential density across a wider area should range between 13 and 40 units per acre on average. Individual projects may vary above or below this range. Somewhat reduced intensity may be appropriate when adjacent to much lower-intensity areas.

Location Criteria: Placement of Residential High areas should consider topics like the availability of utilities and services, connections to other essential parts of the city through transit or circulation features, and whether sufficient nearby retail and employment opportunities exist. New Residential High Designations should weigh the costs and benefits of impact to existing uses and residents, limiting potential community displacement when possible.

Appropriate Zoning: <<This section will be inserted later, prior to Plan Commission consideration, as part of BUILDSpokane.>>

The density range was updated since the August release to close a gap in density range and address public feedback. While the prior gap between the residential Land Use designations is anticipated to be met through non-residential Land Uses, this change avoids confusion while not affecting assumed density analysis. As such, Residential High went from a density range of 15 to 40 to 13 to 40.

Institutional (INST)



Predominant Uses: The Institutional Designation is intended for areas that are located around significant public-serving operations such as colleges, other large educational institutions, and medical centers. The Institutional Land Use Designation allows for a wide range of uses and development that serve the primary institution, while also leveraging the opportunities within surrounding areas created by those same institutions. Allowances for the mix of uses or zones in Institutional Designations should consider the type and function of the related institution(s), as each institution can inform what other uses either support it or benefit from its presence.

Secondary Uses: In addition to a mix of residential, commercial, and open space uses, limited low-impact industrial uses may be appropriate in Institutional Designations, especially where the related institution provides a technical or mechanical service or need specific to that institution. As with most Land Use Designations, green spaces, plazas, and small parks are also desirable in certain areas.

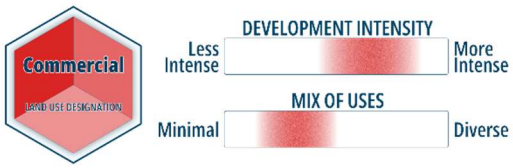
Intensity Description: Intensity in each Institutional Designation should be generally elevated, but also sensitive to the overall intensity of the vicinity in

which it is located (i.e. higher near Downtown, Industrial, and major activity centers or employers; lower near low-intensity residential areas). Related to this somewhat elevated intensity, residential density in Institutional areas should range between 20 and 40 units per acre on average, with variation above or below this range on individual sites.

Location Criteria: The presence of large, regional, public-serving institutions is essential to this designation. This includes, but is not limited to, colleges and universities, large trade schools, major employers, laboratories, large medical centers and hospitals, and other public-serving facilities.

Appropriate Zoning: <<This section will be inserted later, prior to Plan Commission consideration, as part of BUILDSpokane.>>

Commercial (COM)



Predominant Uses: The Commercial Land Use Designation is intended for areas of the city containing intense commercial development, large in both building scale and intended customer base. This includes both retail and service uses as well as significant office developments and other operations that provide significant amounts of employment and/or commercial value. This land use supports access for all modes, including auto-oriented uses. Commercial uses generally serve the wider community and region.

Secondary Uses: Higher intensity residential is also appropriate in Commercial areas, as those residents also benefit from locations where circulation, utility, and service capacity exist to serve higher intensities of development. Greater numbers of residents in and near these Commercial Designations help support the businesses and services within them as well. Limited open space or green spaces should be allowed as well, both for the enjoyment of residents and visitors and for the benefits they provide to climate and heat island effects that might result from large-scale development in the Commercial Designation.

Intensity Description: In general, the intensity of Commercial areas should be moderately high, but should also consider the location within the city and nearby intensities. Increased intensity should be considered in areas where vehicle access is high and significant transit capacity is available or planned. Residential uses in Commercial Designations should range between 20 and 45 units per acre.

Location Criteria: Large new Commercial areas should avoid predominantly lower-intensity residential portions of the city and, where

possible, include standards or other controls that buffer adjacent areas of less intense development from negative impacts originating from commercial uses and development. Adjacency to major automobile routes should be considered.

Appropriate Zoning: <<This section will be inserted later, prior to Plan Commission consideration, as part of BUILDSpokane.>>

Mixed Use (MIX)



Predominant Uses: Mixed Use Designations denote places with a wide array of possible uses and development types. The mix of uses should be broad, allowing for both a mix of uses on a single site as well as a range of uses across the entire area. Accordingly, there may not be any single predominant use. However, the mix of uses should seek to balance non-residential opportunities and services with housing, open spaces, and public amenities.

Some lighter industrial uses that aid in employment, education, or the creative economy may be permitted, provided there is sufficient mitigation for environmental safety and nuisance impacts (e.g. noise, odor, pollution).

Generally, Mixed Use areas should emphasize more intense development types in new construction.

Secondary Uses: Mixed Use Designations will be served best by a diverse mix of uses and development types throughout. Some areas with a Mixed Use Designation may support auto-oriented development while others may focus more on access through transit, walking, and rolling. Where possible, areas designated for Mixed Use should also include green spaces, vegetation, and open space serving the residents, visitors, and employees in the Mixed Use Designation and surrounding uses.

Intensity Description: Intensity in the Mixed Use Designation differs widely from location to location and should be informed by the intensity of surrounding uses, as well as access to infrastructure. In areas where adjacent uses are less intense, the Mixed Use intensity should also be less. Conversely, higher intensity Mixed Use areas are appropriate in the vicinity of other higher intensity use categories. Of additional consideration, Mixed Use areas that are large and span many blocks should consider more intensity overall than those that are geographically small. In areas where significant transit opportunities exist or are planned, more intense transit-oriented development is appropriate.

As intensity varies widely in Mixed Use areas, so too does residential density. Average units per acre in these areas may range between 10 and 45, with significant variation on individual sites, depending on the characteristics of the surrounding area.

Location Criteria: Mixed Use should consider opportunities for a wide range of development options, including but not limited to circulation capacity, cultural or social connections, potential development or redevelopment, and any displacement that may occur as a result of establishing a new Mixed Use area. The Mixed Use Designation is the primary designation for implementing Urban Hubs, though the designation is not restricted to those areas.

Appropriate Zoning: <<This section will be inserted later, prior to Plan Commission consideration, as part of BUILDSpokane.>>

Downtown (DT)



Predominant Uses: Throughout the City of Spokane's history, Downtown has been the heart of the community, serving the need for essential services and opportunity. While it represents similar features to Mixed Use, the Downtown Designation acknowledges and continues this unique place in Spokane's story by allowing for the highest concentration of intensities and densities, the largest scale of development, and the broadest range of allowed uses.

Achieving a healthy mix of housing at all price points should be a priority, as well as development of numerous non-residential uses that support a large customer base and attract a diversity of services and retail operations. Culture, arts, and entertainment opportunities are also encouraged, as Downtown serves as the cultural center for the region. Downtown commercial uses and services that support Downtown's residents should be prioritized, including grocery stores and other providers of basic needs.

Recreational opportunities are provided through open spaces, such as plazas and playgrounds, public art, cultural spaces, and other public and private amenities. Open space in the Downtown should include greenery and vegetation, not only hardscape and paving. This includes Riverfront Park, an essential regional feature, and the Spokane Falls.

Limited industrial operations should be allowed with mitigation of potential negative impacts (e.g., noise, vibration, odor). As an example, a greater population density coupled with an urban connected environment may

attract more artisans and craftspeople, uses sometimes considered industrial in nature but perhaps warranted in the Downtown.

Secondary Uses: Downtown is intended to provide a mix of virtually all use types which contribute to an activated and vibrant environment.

Intensity Description: The Downtown Designation indicates the highest intensities anywhere in the city. Residential densities should exceed 40 units per acre. However, it is assumed that not all of Downtown will exhibit the same level of intensity—some local adjustment may be warranted due to open space, recreational uses along the river, topography, utility/service capacity, nearby designations, and other topics.

To match the high-level of public investment Downtown, it may be appropriate to limit or prohibit low-intensity development.

Location Criteria: Areas with a clear circulation, community, or commerce connection to Downtown may be appropriate inclusions in this designation. Designating areas of predominantly single-unit or middle housing should include consideration for potential displacement of existing residents.

Appropriate Zoning: <<This section will be inserted later, prior to Plan Commission consideration, as part of BUILDSpokane.>>

Industrial (IND)



Predominant Uses: The Industrial Designation recognizes the changing needs of industry in the city, providing flexibility to support current and future employment opportunities. Industrial areas represent a range of different use types, recognizing that industries can vary in scale, impact, and the materials used. They can be a source of significant employment (large operations) or provide materials or products unique to the city or region. This designation is appropriate for those more impactful industrial operations like chemical processing, manufacturing, and fabrication, but also less impactful industries like tech hubs, small shop manufacturing, maker spaces, and other small production and creative uses.

Secondary Uses: Residential uses in Industrial areas of high impact (such as near Spokane International Airport) should be avoided. However, limited residential uses such as live-work units and caretaker residences may be appropriate near less impactful industry. These residential uses should be strictly limited, not representing any measurable residential capacity. Existing legal non-conforming low-intensity residential should be permitted to remain but not expand.

Intensity Description: While the intensity of Industrial Designations is generally high, when in close proximity to other designations, intensity may be limited to avoid adverse impacts.

Location Criteria: The Industrial Designation is warranted wherever more traditional and impactful industrial operations should be allowed, especially in areas with significant connection to freight networks and transportation connections needed to serve them. Opportunities for less impactful new forms of industry should consider the potential economic benefits that can occur from proximity to other economically active designations like Mixed Use, Downtown, or Commercial.

Appropriate Zoning: <<This section will be inserted later, prior to Plan Commission consideration, as part of BUILDSpokane.>>

[INSERT FUTURE LAND USE MAP]

Map GS-02

Map GS-02 is under development and will be discussed with Plan Commission and the Public at a later date.

Goals and Policies

The following goals and policies provide specificity for planning and decision-making. Overall, they indicate the desired direction, aims, or accomplishments in relation to the growth and development of Spokane.

Along with the Chapter name changing to "Growth Strategy", the goals and policies now use "GS" (Growth Strategy) instead of the previous "LU" (Land Use) indicator. Only references to existing policies will use "LU".

Goal: GS-1, Uses of Land

Name of goal changed from Citywide Land Uses to Uses of Land to indicate a difference between Land Use Designations and individual property uses.

Support a livable city by providing balanced opportunities for housing, employment, recreation and access to nature, education, shopping, public facilities and utility services, and cultural events throughout all parts of the city.

Policy: GS-1.1, Lower Intensity Residential Uses

Language added to both lower and higher intensity residential uses to include different scales of commercial, reflecting community engagement and mixed-use development strategy.

Focus a range of lower intensity residential uses, including middle housing and other small-scale dwelling units, as well as neighborhood-serving commercial uses throughout the city while ensuring that development complements the form and function of the area in which it is located.

Policy: GS-1.2, Higher Intensity Residential Uses

High-frequency transit language was added to conform with recent legislation (HB 1491).

Focus higher intensity residential uses towards areas near high-frequency transit, major roadways, Urban Hubs, commercial opportunities, and in other areas where development intensity is consistent with development of this type or sufficient capacity or need exists to warrant more intense residential use.

Policy: GS-1.3, A Vibrant Downtown

Language added to reflect the mix of uses supported by Downtown. Policy updated since August release to include those who use transit.

Develop citywide plans and strategies designed to ensure a viable, economically strong downtown area serving as the most intense, mixed-use, and dynamic heart of the city, providing a mix of industry, retail, social,

cultural, and residential uses but also a high degree of public amenities like open spaces, public plazas, and support for those that walk, bike, roll, and use transit.

Policy: GS-1.4, Industry and Employment

Accommodate a variety of commercial, office, medical, educational, and industrial uses at varying sizes and intensities throughout the city, respecting the need for these essential services and products to provide employment opportunities and industrial operations that support the regional economy and employ the people of Spokane.

Policy combines concepts of existing LU 1.5 Office, LU 1.8 General Commercial and LU 1.10 Industry to reflect the how all uses support local industry and employment. Direct references to medical and educational employment added based on public feedback.

Policy: GS-1.5, Industrial Lands

Consider potential impacts on the City's capacity for industrial uses and the future need for employment and industrial services before redesignating industrial lands within Spokane. Future eliminiation of industrial lands should generally be avoided to support the local economy and community resiliency.

Policy: GS-1.6, Urban Agriculture

Identify and designate areas that are suited for ongoing agricultural production, while also permitting smaller-scale urban agricultural uses such as community gardens, home gardens, and small livestock throughout the city, recognizing urban agriculture as a community and economic asset that supports food security, local resiliency, and public health.

Climate Resilience and Sustainability Board (CRSB) recommended policy. Language expanded beyond the Land Use Designation to reflect a more expansive definition of urban ag. and incorporate community feedback.

Policy: GS-1.7, Parks and Open Spaces

Identify, prioritize, and develop funding mechanisms, incentives, development requirements, and other methods to procure land for both formal parks and/or natural open space throughout the city, especially in areas of historic disinvestment or climate vulnerability, providing access to a variety of outdoor recreation options for all.

Existing LU-6.2 consolidated into proposed LU-1.7.

Goal: GS-2, Land Use Context

Promote compatible and efficient use of land that meets the changing needs of the community by consolidating supportive uses and mitigating potential negative impacts.

Goal name changed from Efficient Land Use to Land Use Context to better reflect the policies contained within. Language from existing LU-3 goal and LU-5.5 policy added to consolidate related concepts.

Policy: GS-2.1, Airfield Influence Areas

Recognize and protect the status and operation of Spokane's airports as an essential community resource and economic benefit by prohibiting the siting of land uses that are incompatible with aviation operations in Airfield Influence Areas designated on Comprehensive Plan maps, such as by curtailing increases in residential density in these locations and applying

Language updated to clarify the reason behind Airfield Influence Areas.

limits on uses that might concentrate people or hazardous materials, consistent with federal, state, and local laws, guidelines, and agreements.

Policy: GS-2.2, Public Facilities and Services

Ensure that public facilities and services are sufficient and will be in place to accommodate proposed development before allowing new development to occur, including necessary consultation and coordination with local service providers and utilities.

Policy: GS-2.3, Displacement Risk

Consider displacement risk in land use and zoning decisions, infrastructure projects, and public investments, ensuring these actions are informed of the risk and identify potential steps to lessen that risk.

Displacement policy added to conform with recent legislation (HB 1181).

Policy: GS-2.4, Non-conforming Uses

Consider the scale of non-conforming uses that may occur as a result of future land use and zoning decisions. Limit displacement by allowing existing uses to continue where feasible.

LU 2.4 Expanded to reflect existing policies allowing for grandfathered uses.

Policy: GS-2.5, Coordinated and Efficient Land Use

Encourage coordinated and efficient growth and development through infrastructure financing and construction programs, tax and regulatory incentives, and growth focused in areas where adequate services and facilities exist or can be economically extended before considering development in new areas where provision of services is less feasible.

Policy: GS-2.6, Lot Sizes

Establish lot size standards that achieve the desired density and scale, allow housing types at all price points, respect the City's status as the urban center of the region, increase housing options, provide homeownership opportunities, and meet the requirements of growth management. Lot sizes should be adopted with consideration for the potential exclusionary effects of large lot sizes.

Language adjusted to move away from only residential density and to strengthen the homeownership and affordability aspects. Additional language was added to acknowledge potential impacts of lot sizes.

Policy: GS-2.7, Sub-Area Planning Framework

Undertake sub-area and neighborhood planning in collaboration with local residents, impacted Neighborhood Councils and community members, and key regional partners, seeking to develop more detailed analyses and decisions by the City while developing and implementing these plans consistent with the Comprehensive Plan.

Language updated since August release to include key regional partners.

Policy: GS-2.8, Built and Natural Environment

Ensure uses consider and enhance the built and natural environment – including impacts to air and water quality, groundwater quality and

Existing LU 5.1 Built and Natural Environment combined with LU-5.2 Environmental Quality Enhancement.

quantity, wildfire risk, noise, traffic congestion, and public utility and service capacity – requiring adequate mitigation to maintain and enhance quality of life.

Policy: GS-2.9, Encouraging Infill Development

Prioritize infill development, including development and redevelopment of vacant and underdeveloped properties, to leverage existing infrastructure and investment, reduce urban sprawl, and support fiscal responsibility.

New policy reflecting community engagement and land use strategy.

Policy: GS-2.10, Land Use Transitions

Utilize recognizable boundaries like major roadways, the Spokane River, and other physical barriers as buffers between land uses with different intensity and types of uses when possible and establish a transition in intensity between more impactful uses like Industrial and less intense uses when physical boundaries are not present.

New policy reflecting community engagement while also acknowledging the use of recognizable barriers as the first layer of land use transitions. Previously "natural" barriers--the language change better reflects the types of barriers being described.

Policy: GS-2.11, Neighborhoods

Recognize the value of neighborhoods as a reference for planning housing, transportation, services, amenities, and placemaking at a scale appropriate for the area.

Existing LU 1.1 relocated to relevant goal with minor phrasing adjustments. Placemaking added to reflect feedback heard during community engagement.

Policy: GS-2.12, Connection and Accessibility

Establish an expectation of connected and accessible spaces throughout the city, leveraging the interconnection of land use, transportation, design, and development decisions to foster built environments that support walk- and rollability and benefit community members of all abilities and ages.

New policy recognizing the impact of land use, transportation, and development decisions on how accessible and connected the city can become.

Goal: GS-3, Accommodating Housing Capacity

Encourage a wide range of housing types across the city that meet the changing needs of the community while ensuring residential uses are located near supportive and complementary uses that provide employment, transportation, recreation, daily needs, services, and educational opportunities.

New goal reflecting the importance of housing capacity as identified by recent state legislation (HB 1220) and community engagement. Language also consolidates language from H 2.4 Linking Housing with Other Uses.

Policy: GS-3.1, Addressing Housing Displacement

Balance investment in areas identified for future growth and the potential for housing displacement, including anticipated demolitions or rising rents. Ensure land use actions and patterns do not disproportionately harm historically marginalized areas and communities.

Displacement policy added to conform with recent legislation (HB 1220).

Policy: GS-3.2, Access to Transportation

Encourage housing in areas of the city that provide easy access to public transit and other efficient modes of transportation. Seek to reduce household transportation costs, Vehicle Miles Traveled (VMT), and greenhouse gas emissions.

Existing policy H 1.11 relocated to Land Use Chapter. VMT added to reflect climate and resilience language.

Policy: GS-3.3, Reducing Sprawl

Plan for and accommodate diverse, affordable, and attainable housing types to meet demand while avoiding sprawl in order to decrease emissions and infrastructure costs and preserve open space.



Climate Resilience and Sustainability Board (CRSB) recommended policy.

Policy: GS-3.4, Infrastructure Investment

Prioritize transportation, utility, and public infrastructure improvements in areas identified for higher housing capacity, in order to reduce development barriers, improve safety, support economic development, and facilitate future development of affordable housing and homeownership opportunities.



New policy since May 2026 draft release based on community feedback. Policy addresses infrastructure investment in areas identified for potential new growth.

Goal: GS-4, Mix of Uses

Encourage more flexible and dynamic land uses citywide, with the most intense forms targeted in areas where transit service, walking, riding, rolling, and biking opportunities exist or can be developed in an integrated active manner.



This goal is new to reflect the growth strategy expanding mixed-use throughout the city. Language updated since August release to change transit ridership to transit service.

Policy: GS-4.1, Flexible Land Uses

Permit a compatible range of uses within each Land Use Designation, supporting flexibility in development throughout the city, including expanded allowances for developments providing housing.



New policy reflecting one of the goals of PlanSpokane to provide flexibility for development throughout the city.

Policy: GS-4.2, Neighborhood-Serving Retail

Allow and support neighborhood-serving commercial uses that help meet the daily needs of residents in every neighborhood, including allowance for corner and grocery stores, community gathering spaces, food service, and small-scale mixed-use development within residential areas.



New policy reflecting extensive public feedback from residents wanting neighborhood serving businesses they could easily get to from home throughout the city.

Policy: GS-4.3, Scalable Mixed-Use

Designate mixed-use areas at a range of scales throughout the city that provide a compatible mix of housing, commercial uses, and activities to focus growth, and support complete, walkable places.



CRSB recommended policy.

Policy: GS-4.4, Mixed-Use Design

Establish common activity-oriented design and development standards for all mixed-use areas such as buildings built to the street and people-scaled signage and lighting.



New policy highlighting the need for development and design standards tailored to people in all mixed-use areas.

Goal: GS-5, Urban Hubs

Guide growth in the city through vibrant Urban Hubs that serve the community by seamlessly integrating housing, commerce, transit access, and services with activity-oriented design focused on people who walk, bike, ride transit, and roll.



This goal is new to reflect the growth strategy, with some new policies and other policies adjusted from existing Center and Corridor policies. Language updated since August release to incorporate transit more explicitly.

Policy: GS-5.1, Designate and Plan Urban Hubs

Identify, establish, and support Urban Hubs around nodes of community activity through an inclusive public engagement process, and in consultation with relevant City departments and operations. Designation of Urban Hubs should be done with recognition of the equitable distribution of opportunities for economic investment while considering the potential for displacement.

Policy: GS-5.2, Urban Hub Context

Scale Urban Hubs based on proximity to major roadways and transit service, intensity of surrounding development, market opportunities, and potential community draw, recognizing they may be implemented through a range of sizes, shapes, and allowed uses based on their context.

Policy: GS-5.3, Focal Points

Reinforce activity and vibrancy in Urban Hubs through zoning districts that support and center on key focal points such as transit stops, parks, and other locations of concentrated activity.

Policy: GS-5.4, Elevated Standards in Urban Hubs

Promote activity-oriented design in Urban Hubs, pairing flexible standards and enhanced public amenities with an emphasis on buildings and design features that elevate the experience for those that walk, bike, and roll. To ensure feasibility of private development, investments and incentives may be required to balance the activity-oriented design elements in Urban Hubs.

Policy: GS-5.5, Transition and Reinvestment in Urban Hubs

Support the transition of Urban Hubs from their current form towards the future vision of these areas through infrastructure and built environment investments and incentives, while also allowing flexibility for the reuse and reactivation of existing buildings.

Policy: GS-5.6, Corridors

Identify Corridors to connect Urban Hubs and establish a network of increased multimodal connection throughout the city, encouraging mixed-use development, neighborhood services, housing, public open space, and employment along their length. The intensity of development along Corridors should be scaled to the intensity of the roadway and transit service.

Goal: GS-6, Transit-Oriented Development

Coordinate land use and transportation planning so that an efficient pattern of development is created supporting active transportation modes and making significant progress toward reducing sprawl, traffic congestion, and air pollution.

Policies GS-5.1 and 5.2, draw on existing LU 3.2, 3.3, and 3.4 policy language, while also reflecting the new Urban Hub growth strategy.

New policy to reflect the need for elevated standards at key locations within hubs to ensure an active street is achieved.

New policy reflecting activity-oriented design in Urban Hubs and the need to balance those requirements with investments and incentives to ensure development feasibility. Policy DP-1.7 in Urban Design and Historic Preservation also highlights the need to balance design requirements with development feasibility.

New policy to reflect that City investments and incentives play a role in these areas transitioning from their current form toward meeting the future vision of Urban Hubs.

New policy to connect Urban Hubs with Corridors, allowing a range of uses along their length, and creating a network of connected housing, services, and employment throughout the city.

Goal title updated to clarify the intent of Transportation and Land Use coordination. Goal language reflects existing LU 4.1 Land Use and Transportation policy language, updated to be consistent with language used throughout the Comprehensive Plan update..

Policy: GS-6.1, Transit-Oriented Development

Encourage transit-oriented development in areas of existing or planned high-performance transit, encouraging higher intensity development, a mix of employment, residential, and commercial uses, and appropriate development design to provide access to active forms of transportation, reduce automobile reliance and commute times, increase convenience and accessibility for the public, and leverage the benefits of transit investment.

Consolidation of existing policies LU 4.2 Land Uses That Support Travel Options and Active Transportation and LU 4.6 Transit-Supported Development. Supportive of Climate Resilience and Sustainability Board (CRSB) recommendation.

Policy: GS-6.2, Vehicle Miles Traveled Reduction

Encourage development of increased intensity and density as well as provisions for public amenities and infrastructure useful for transit riders adjacent to high-performance transit stops to encourage and provide opportunities for increased transit ridership, reduce greenhouse gas emissions, and reduce per capita Vehicle Miles Traveled (VMT).

New policy recognizing the connection between VMT and land use, added to reflect climate and resilience language. Language updated since August release to clarify opportunities for increased transit ridership.

Goal: GS-7, Resilient Land Use

Establish land use and development patterns that increase the climate resilience of Spokane's built environment, ecosystems, and communities.

New goal and associated policies to reflect Climate Resilience and Sustainability Board (CRSB) recommendations.

Policy: GS-7.1, Climate Considerations

Incorporate climate hazard risk and environmental justice criteria and mitigation into land use and infrastructure planning before major land use plan or policy changes, or when siting, replacing, or relocating community assets, such as transportation, civic facilities, and parks.

Policy: GS-7.2, Wildland-Urban Interface Standards

Apply resilience-focused development standards and best practices in high-risk zones, including the Wildland–Urban Interface (WUI) and flood-prone areas.

Policy: GS-7.3, Wildland-Urban Interface Outreach

Provide residents living in Wildland-Urban Interface (WUI) areas information about fire prevention and Firewise best practices while applying WUI best practices to new development such as building code, ventilation, and landscaping provisions.

Policy: GS-7.4, 100-Year Floodplain

Consolidation of NE-19.2 and NE-19.4 in Natural Environment Chapter, relocated here because topic is best addressed in Growth Strategy.

Coordinate with federal and state agencies in the reassessment of the 100-year floodplain and adopt standards and mitigation that provide adequate protection in areas where flooding is more likely, discouraging development and redevelopment within the 100-year floodplain.

Policy: GS-7.5, 500-Year Floodplain

Coordinate with federal and state agencies to explore and understand the 500-year floodplain and its effects on potential future limitations on land use and development, with an eye towards being prepared to consider the 500-year floodplain if regulations come forward concerning that area.

Policy NE-17.3, a new policy found in the early Chapter Review edits, relocated from Natural Environment Chapter.

Policy: GS-7.6, Floodplain Awareness and Education

Develop a public awareness and education program for residents living within or near floodplains, highlighting the associated risks and ways to mitigate their risk.

Policy NE-19.5 relocated from Natural Environment Chapter.

Policy: GS-7.7, Impervious Surfaces

Reduce impervious surfaces throughout the city, prioritizing areas of drainage concern mapped by the City, to address urban heat island mitigation, and promote groundwater recharge and infiltration.

Climate Resilience and Sustainability Board (CRSB) recommended policy.

Policy: GS-7.8, Food Access

Incentivize and enable uses that provide healthy, affordable, and locally produced food in parts of the city with limited food access, including by amending land use and zoning designations, as well as updating code requirements.

CRSB recommended policy.

Policy: GS-7.9, Tree Canopy

Maintain and expand the City's tree canopy through incentives, zoning regulations, permitting processes, or other efforts for existing and new development, including infill, throughout the city.

CRSB recommended policy. Cross references are anticipated here to policies around maintenance and incentives.

Goal: GS-8, Adequate Public Lands and Facilities

Ensure the provision and equitable distribution of adequate public lands and facilities throughout the city, incorporating different levels of public review depending on facility scale and location with an eye towards efficiency and high responsiveness to opportunities.

Policy: GS-8.1, Advanced Siting

Identify, in advance of development, sites for parks, open space, wildlife habitat and corridors, police stations, fire stations, major stormwater facilities, schools, and other lands useful for public purposes to support the ability to develop those resources efficiently.

Policy: GS-8.2 Coordination and Partnerships with Providers

Continue to build and expand close working relationships with service and utility providers as well as City departments that plan and install utilities and services, to ensure that land use expansion and growth is considered through the lens of facility and utility capacity.

New policy noting the importance of coordination in providing public facilities and services.

Policy: GS-8.3, School Locations

Work with all local school districts that serve Spokane's students to identify future school sites throughout the city, ensuring land use and transportation decisions reduce exposure to environmental harms from noise, air, and climate impacts for students and staff and support accessible and safe routes to the sites for those that walk, bike, roll, and ride transit.

Language around safe routes to schools to reflect community engagement feedback, while consolidating collaboration language from LU 6.4. Additional language added to address environmental justice and safety.

Policy: GS-8.4, Siting Essential Public Facilities

Utilize a process for locating and expanding essential public facilities, meeting state and regional standards, balancing the necessary establishment and continuation of these facilities with potential community impacts, with explicit consideration of equity and avoidance of disproportionate impacts on overburdened communities, and engaging directly with impacted community members.

Language added to include expansion of public facilities, recognition of regional standards, and clarify who should be engaged. Language around considering equity and avoidance of disproportionate impacts added based on an Environmental Justice Review of the Land Use Chapter.

Policy: GS-8.5, Public Facility Compatibility and Context

Ensure the use, scale, and location of public facilities are compatible with the surrounding area and are designed with the scale of development in the vicinity, to the maximum extent possible, without affecting the use or function of the facility.

Language expanded to focus on use, scale, and location, not just design.

Policy: GS-8.6, Surplus City Property

Establish a process and funding mechanism to lease, sell, or otherwise dispose of appropriate unused city-owned buildings and/or property that has been determined surplus to non-profit organizations for community benefit and neighborhood revitalization.

Policy relocated from current Social Health Chapter (SH-1.7) with phrasing update to broaden process beyond specific funding mechanism.

Goal: GS-9, Urban Growth Area

Participate and coordinate in the regional process for designating and managing the Urban Growth Area (UGA), seeking to ensure Spokane's services and utilities that extend beyond City limits are sufficient to accommodate, but not exceed, the region's allocated growth, including the accommodation of institutional, industry, and service facilities necessary to serve such growth.

Language updated to reflect the importance of regional collaboration as well as the role of the City within the UGA outside of City Limits.

Policy: GS-9.1, Role of Urban Growth Areas

Limit urban sprawl by requiring more density and intensity of development in urban areas where adequate public facilities already exist or where such facilities can be more efficiently provided, considering both physical and financial impacts.

Language added for the consideration of physical and fiscal impacts.

Policy: GS-9.2, Joint Planning in Urban Growth Area

Coordinate with Spokane County and adjacent jurisdictions to plan for orderly and efficient services and development and long-term resiliency in

Language updated to recognize regional collaboration beyond Spokane County, while clarifying what should be considered in joint planning efforts. Reference to regional emergency response added since August release.

the unincorporated portions of the Urban Growth Area, including considerations for regional emergency response and recovery.

Policy: GS-9.3, Urban Growth Areas and Regional Growth

Review and consider the Urban Growth Area boundary through the lens of population and housing allocations as well as community resiliency for the City of Spokane and the region, consistent with the Countywide Planning Policies and the Growth Management Act, seeking to ensure the Urban Growth Area is sized correctly for future growth.



Language updated to clarify what is planned for in relation to regional growth and the intent of the UGA. Community resiliency added as a point of consideration.

Policy: GS-9.4, Consistent Development Standards

Coordinate with Spokane County and other adjacent jurisdictions to ensure utilities, roads, services, and land uses in the adjacent Urban Growth Area are compatible with City standards, reducing eventual costs and conflicts when portions of the unincorporated Urban Growth Area are annexed, and increasing options for efficient evacuation and emergency response.



Policy relocated from existing Goal LU 10 Joint Planning and updated to reflect the City's role in regional standards while adding the reason behind City involvement. Reference to evacuation and emergency response added since August release.

Goal: GS-10 Annexation

Consider annexations of lands that, where possible, would enhance effective and efficient government, evaluating all annexations on the basis of their short and long-term community benefits and potential fiscal impacts while also limiting sprawl and infeasible growth at the edges of the city.



Existing policy LU 9.4 Community Impacts added to goal language to provide a reason and potential impacts of annexations.

Policy: GS-10.1, Annexation Boundaries

Ensure the area of any future annexation results in logical boundaries and reasonable service areas, while also considering the existing and planned capacity to provide public services and avoiding potential negative fiscal impacts.



Concepts in existing policy LU-9.5 Funding Capital Facilities in Annexed Areas consolidated into policy language.

Policy: GS-10.2, Peninsula Annexation

Encourage and assist with annexation of unincorporated peninsulas of Urban Growth Area or in areas already surrounded by the City of Spokane, so they can be part of the community surrounding their property and benefit from the services and facilities offered by Spokane.

Policy: GS-10.3, City Utilities

Require property owners outside the city yet served by City utilities or services to either annex to the City or sign a binding agreement not to contest a future annexation if such an action is proposed.

Policy: GS-10.4, Land Use and Zoning Designations upon Annexation

Honor the intent of adopted county plans and ordinances for previously developed or vested areas annexed into the city, provided the City has not

adopted specific policies and standards for those areas by some other means or agreement.

Policy: GS-10.5, City Bonded Indebtedness

Require property owners within an annexing area to assume a proportionate share of the City's bonded indebtedness, as would be required of any property owner inside the city at the time of bonding, while identifying strategies to mitigate disproportionate financial impacts on low-income residents.

Language added to acknowledge that this is not unique to annexed properties but is ensuring equal share of costs. Additional language around mitigating disproportionate financial impacts based on an Environmental Justice Review of the Land Use Chapter.

Policy: GS-10.6, Special Purpose Districts and Adjacent Jurisdictions

Confer and consult with any impacted special purpose districts when considering or planning annexations, as well as other jurisdictions encompassing or adjacent to the area to be annexed, identifying and considering impacts that would result as part of the overall decision to annex.

Existing policy relocated from Goal 10, Joint Planning. Language expanded to include adjacent jurisdictions and not just special purpose districts.

Policy: GS-10.7, Weighing Fiscal Impacts of Annexation

Analyze the fiscal impacts of annexation prior to considering approval, measuring potential tax base, business, and employment growth against the cost of services and infrastructure resulting from annexation, ensuring that the fiscal cost does not exceed the other community benefits of annexation.

New policy focused on understanding the fiscal impacts of annexation, expanding on the existing community impacts language.

[AIRFIELD INFLUENCE AREAS MAP to be inserted later]

Map GS-03

This map is currently under development. It will show the various statutory boundaries around the airports that can affect development and land use.

LAND USE GLOSSARY

Many terms that were either in the discussions of this chapter or have been newly introduced will be located in the Glossary, e.g. neighborhoods.

POLICIES REMOVED FROM THE TEXT:

The following policies in blue have been removed from the text, largely due to redundancy, unclear goals/success, and similar factors.

Note that the original LU label for these policies is used to help readers find those policies in the previous plan.

Policy: LU-1.16, Mobile Home Parks

Designate appropriate areas for the preservation of mobile and manufactured home parks.

Goal: LU-2, Public Realm Enhancement

Encourage the enhancement of the public realm.

LU-2 and associated policies proposed to be removed or consolidated into the Urban Design and Historic Preservation Chapter as they focus on design.

Policy: LU-2.1, Public Realm Features

Encourage features that improve the appearance of development, paying attention to how projects function to encourage social interaction and relate to and enhance the surrounding urban and natural environment.

Policy: LU-2.2, Performance Standards

Employ performance and design standards with sufficient flexibility and appropriate incentives to ensure that development is compatible with surrounding land uses.

Policy: LU-3.8, Shared Parking

Encourage shared parking facilities for business and commercial establishments that have dissimilar peak use periods.

LU-3.8 proposed to be removed as it is more of an implementation action, with supportive policies already in the Transportation Chapter.

Policy: LU-4.3, Neighborhood Through-Traffic

Create boundaries for new neighborhoods through which principal arterials should not pass.

LU-4.3 proposed to be relocated to the Neighborhoods or Transportation Chapter, as appropriate.

Policy: LU-4.4, Connections

Form a well-connected network which provides safe, direct and convenient access for all users, including pedestrians, bicycles, and automobiles, through site design for new development and redevelopment.

LU-4.4 proposed to be removed or consolidated into existing Transportation Chapter policies.

Policy: LU-4.5, Block Length

Create a network of streets that is generally laid out in a grid pattern that features more street intersections and shorter block lengths in order to increase street connectivity and access.

LU-4.5 proposed to be removed or consolidated into existing Transportation Chapter policies.

Goal: LU-5, Development Character

Promote development in a manner that is attractive, complementary, and compatible with other land uses.

Goal LU-5 and associated policies proposed to be removed or consolidated into the Urban Design and Historic Preservation Chapter as appropriate. For instance, policy LU-5.4 is now DP-3.10.

Policy: LU-5.3, Off-Site Impacts

Ensure that off-street parking, access, and loading facilities do not adversely impact the surrounding area.

Policy: LU-5.4, Natural Features and Habitat Protection

Ensure development is accomplished in a manner that protects significant natural features and wildlife habitat.

Policy: 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.

Policy LU-6.5 proposed to be removed as school siting collaboration is already addressed in policies.

Policy: LU-6.6, Shared Facilities

Continue the sharing of city and school facilities for neighborhood parks, recreation, and open space uses.

Policy: LU-6.7, Sharing and Programming Planning

Develop a joint plan for the city and school districts serving Spokane for sharing and programming school sites for common activities.

Goal: LU-7, Implementation

Ensure that the goals and policies of the Comprehensive Plan are implemented.

Policy: LU-7.1, Regulatory Structure

Develop a land use regulatory structure that utilizes a variety of mechanisms to promote development that provides a public benefit.

Policy: LU-7.2, Continuing Review Process

Develop a broad, community-based process that periodically re-evaluates and directs city policies and regulations consistent with this chapter's Vision and Values.

Policy: LU-7.3, Historic Reuse

Allow compatible residential or commercial use of historic properties when necessary to promote preservation of these resources.

Goal: LU-10, Joint Planning

Support joint growth management planning and annexation requests which best meet the Comprehensive Plan's development goals and policies.

Policy: LU-10.1, Land Use Plans

Prepare land use plans in cooperation with Spokane County for the Urban Growth Area to ensure that planned land uses are compatible with adopted city policies and development standards at the time of annexation.

Policy: LU-10.4, Long Range Urban Growth Area Planning

Establish a forty-year planning horizon to address eventual expansion of UGAs beyond the twenty-year boundary required by the Growth Management Act.

Policy LU-6.6 proposed to be removed as similar language exits in the Community Health Chapter.

Policy LU-6.7 proposed to be removed. School siting collaboration already addressed in other policies.

Goal LU-7 and associated policies proposed to be removed as there will be an Implementation Chapter. Additionally, several policies are covered by other policies.

Goal LU-10 proposed to be removed as all remaining policies were relocated under the UGA or Annexation goals.

Policy LU-10.1 proposed to be removed as there are existing joint-planning policies related to the UGA.

Policy LU-10.4 proposed to be removed as it exceeds the state-mandated planning horizon and is not standard practice, as it cannot predict changing needs.

MAP GS-01: URBAN HUB MAP

A map of PlanSpokane 2046, the City of Spokane Comprehensive Plan.

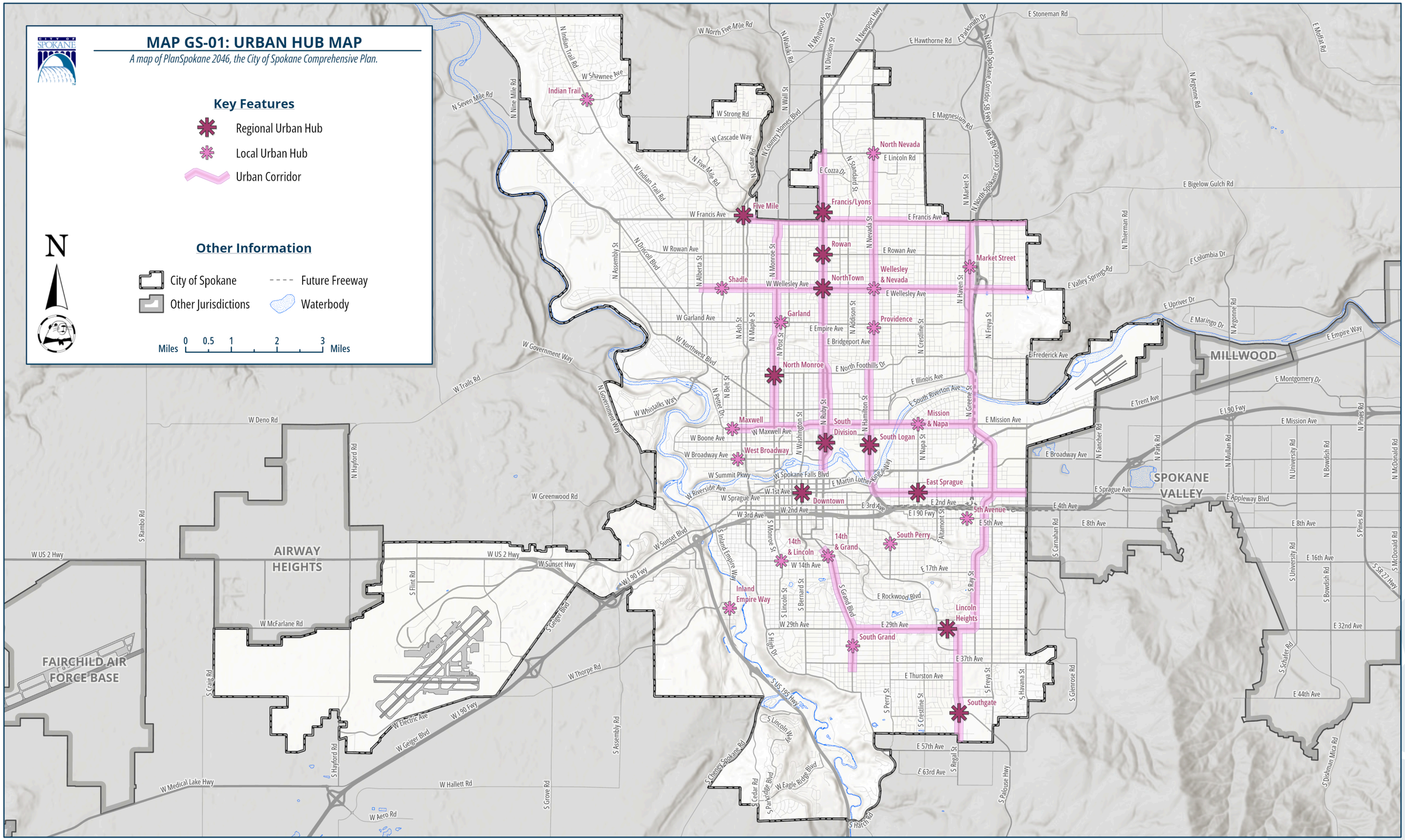
Key Features

- Regional Urban Hub
- Local Urban Hub
- Urban Corridor

Other Information

- City of Spokane
- Other Jurisdictions
- Future Freeway
- Waterbody

Miles 0 0.5 1 2 3 Miles



MAP GS-02: FUTURE LAND USE MAP

A map of PlanSpokane 2046, the City of Spokane Comprehensive Plan.

Part I: Northern Part of the City

Land Use Designation

- Open Space
- Agriculture
- Residential Low
- Residential High
- Institutional
- Commercial
- Mixed Use
- Downtown
- Industrial

Other Information

- City of Spokane
- Other Jurisdictions
- Future Freeway
- Waterbody

N

Miles 0 0.5 1 2 3 Miles

MAP GS-02: FUTURE LAND USE MAP

A map of PlanSpokane 2046, the City of Spokane Comprehensive Plan.

Part II: Southern Part of the City

Land Use Designation

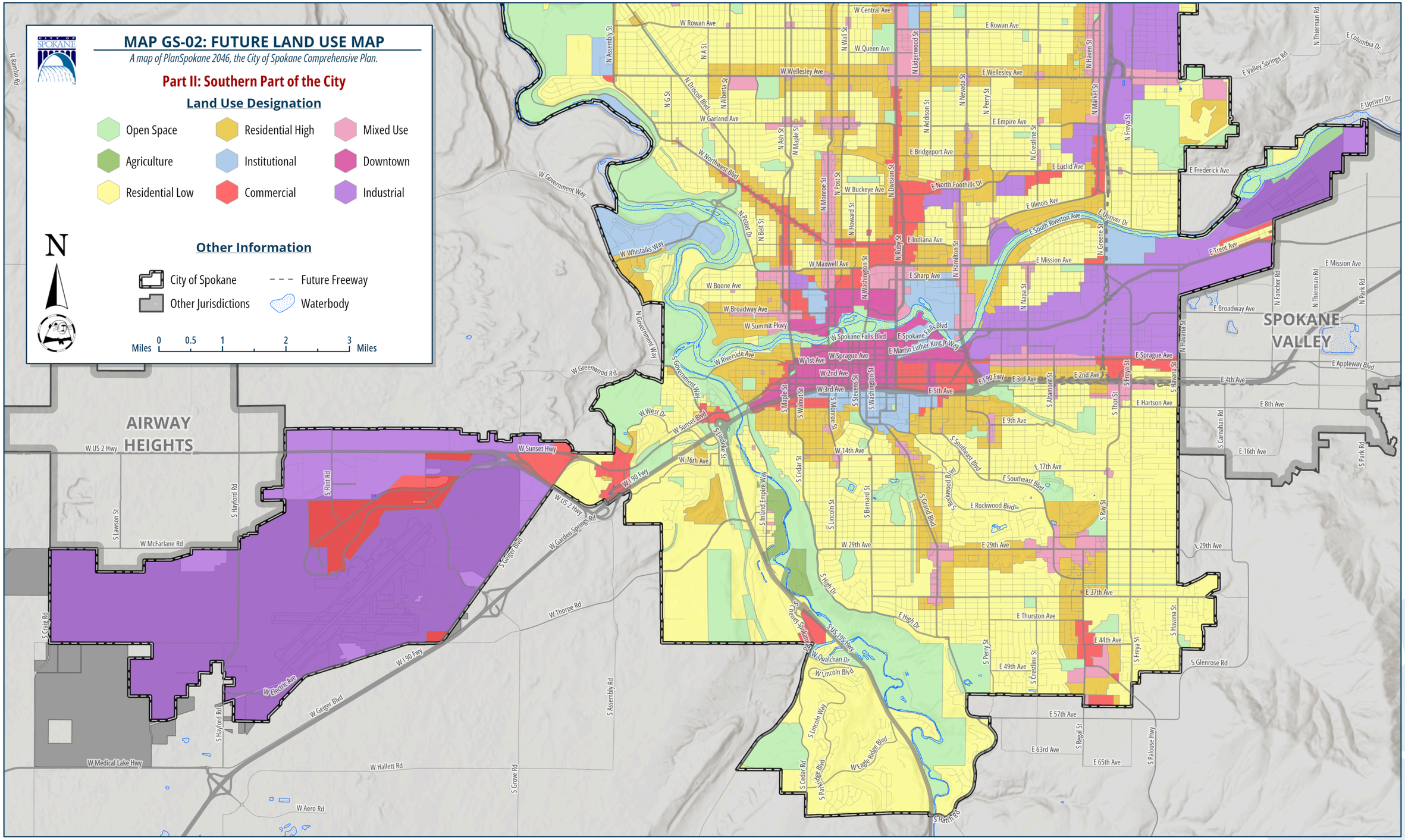
- Open Space
- Agriculture
- Residential Low
- Residential High
- Institutional
- Commercial
- Mixed Use
- Downtown
- Industrial

Other Information

- City of Spokane
- Other Jurisdictions
- Future Freeway
- Waterbody

N

Miles 0 0.5 1 2 3 Miles



City of Spokane Comprehensive Plan | Map GS-02 Future Land Use Map (FLUM) Part II

Version Date: October 26, 2026

Due to the large area represented and the amount of information shown, readers are recommended to visit http://planspokane.org and view the official online maps in greater detail.

MAP GS-03: AIRPORT INFLUENCE AREAS

A map of PlanSpokane 2046, the City of Spokane Comprehensive Plan.

Key Features

Airfield Influence Areas

Airports

Airport Property

Runway

Taxi-way

Other Information

City of Spokane

Other Jurisdictions

Future Freeway

Waterbody

Miles 0 0.5 1 2 3 Miles

N

SIA/Fairchild Influence Area

Felts Field Influence Area

AIRWAY HEIGHTS

FAIRCHILD AIR FORCE BASE

MILLWOOD

SPOKANE VALLEY