



October 28, 2019

Kevin Freibott, Planner II
City of Spokane, Planning & Development
808 W Spokane Falls Blvd,
Spokane, WA 99201

RE: Tampien Liberty Multi-Family Rezone Project
Rezone/Comprehensive Plan Amendment
City of Spokane, Washington
Storhaug Engineering Project #19-272



Dear Kevin,

The following proposal is for a rezone/comprehensive plan map amendment to change the zoning classification of three (3) Residential Single-Family zoned parcels into General Commercial. The ultimate purpose of this is for a future multi-family, mixed use project. The site is located at 3001, 3011, 3027 E Liberty Ave, in the City of Spokane, WA, 99207, parcel numbers 35033.1304, 35033.1305, and 35033.1306, respectively. See rezone/comprehensive map amendment exhibit for more information. The following language is a description of how the application for a Comprehensive Plan Amendment for the Tampien Liberty Multi-Family Rezone project satisfies the threshold review criteria in SMC 17G.020.026. The threshold review criteria are restated and answered below:

- 1.) Describe how the proposal amendment is appropriately addressed as a Comprehensive Plan Amendment.

The Comprehensive Plan Amendment Procedure (SMC 17G.020.025.A.1) grants members of the public or persons or entities other than the City Council and Spokane Plan Commission to initiate comprehensive plan amendment proposals.

- 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.

There are no ongoing work programs approved by the City Council or a neighborhood or subarea planning process that address this area and request.

- 3.) The proposed amendment can be reasonably reviewed within the resources and time frame of the Annual Comprehensive Plan Amendment Work Program.

The request is to change approximately 0.57 acres of RSF into GC-70 (approximately 0.14 of said acres belongs to a split-zoned parcel that is both RSF and GC-70). If necessary, a section of the proposal site can be zoned Office to act as a transition zone for the adjacent to the RSF zoned area. This can be reasonably reviewed within the resources and time frame for annual amendments.

- 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?

The client nor the agent has had any outreach to the surrounding property owners. Efforts to contact and meet with the Bemiss Neighborhood Council have been made, and if necessary, efforts to contact and meet with the Minnehaha Neighborhood Council will be made, as it is adjacent to the site.

- 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.

One of the guiding principles of the annual amendment process is to keep the comprehensive plan alive and responsive to the community (SMC 17G.020.010.B.1). The proposal area is adjacent to several RSF zoned parcels, and it is currently zoned RSF. However, the proposal is also surrounded by several GC-70 zoned parcels, which seem to form a small, unofficial "Corridor" in the area, and we believe that the proposed comprehensive plan amendment and associated zoning change would be beneficial to this "Corridor," and therefore keeps the comprehensive plan alive and responsive. On September 25, 2019, the Spokane Plan Commission recommended a policy text change for the comprehensive plan, for LU 1.8, General Commercial Uses. The new text amendment would allow for "expansions adjacent to existing General Commercial areas located outside Centers and Corridors." The proposal would be in conformance with the Plan Commissions' recommended text amendment.

Policy Topic 3 of the Countywide Planning Policies for Spokane County (CWPP) is the Promotion of Contiguous and Orderly Development and Provision of Urban Services, which states "[r]ealistically, growth would go first to areas with existing public services and facilities..." The proposal site is already in a developed urban area and has access to water and sewer. At the time of development (or potentially during the SEPA review process for this

proposal), the City of Spokane will determine if there are adequate services to the site, and that the levels of service will be maintained.

The first planning goal of the Growth Management Act (GMA) is to “[e]ncourage development in urban areas where adequate public facilities and services exist...” (RCW 36.70A.020.1). The proposal site is within a developed urban area in the City of Spokane, Washington, and already has access to water, sewer, public roads, and emergency services. Therefore, the proposal is consistent with the policy implementation of the GMA. It is also worth noting that the subject parcels are located within the Multi-Family Tax Exemption (MFTE) program area.

- 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.

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 and was not included in the Annual Comprehensive Plan Amendment Work Program.

- 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.

Please see attached correspondence.

If you have any questions, please do not hesitate to get in contact with us.

Respectfully Submitted,
Liam Taylor



Enclosures:

- 1.) Rezone/Comprehensive Plan Map Amendment Exhibit
- 2.) Outreach to Bemiss Neighborhood Council



General Application

Rev.20180104

DESCRIPTION OF PROPOSAL

The rezone/comp plan amendment of 3 parcels from RSF to GC for a mixed use/multi-family development.

Address of Site Proposal (if not yet assigned, obtain address from Public Works before submitting application)

3001, 3011, 3027 E Liberty Ave

RECEIVED

OCT 29 2019

APPLICANT

Name: Jordan Tampien

Neighborhood and Planning Services

Address: 915 W 2nd Ave, Spokane, WA 99201

Phone: 509-413-1956 Email: Jordan@4degrees.com

PROPERTY OWNER

Name: Liberty Project LLC

Address: 915 W 2nd Ave, Spokane WA 99201

Phone: 509-413-1956 Email: Jordan@4degrees.com

AGENT

Name: Storhang Engineering Inc. (Leslie Perez)

Address: 510 E Third Ave, Spokane, WA 99202

Phone: 509-242-1000 Email: lesliep@storhang.com

Assessor's Parcel Numbers: 35033.1304, 35033.1305, 35033.1306

Legal Description of Site: Minnehaha ADD L7-12 B13

BEMISS NEIGHBORHOOD OUTREACH

Application Z19-499COMP

liamt@storhaug.com

From: leslied@storhaug.com
Sent: Tuesday, October 22, 2019 4:40 PM
To: bemissneighborhood@gmail.com
Cc: jerryd@storhaug.com; Liam Taylor
Subject: Comprehensive Plan Amendment Notice
Attachments: 19-272 Rezone Exhibit.pdf

To Whom it May Concern,

We are reaching out to you regarding a possible Comprehensive Plan Amendment located within the Bemiss Neighborhood. The subject parcel numbers are [35033.1305](#) and [35033.1304](#), located at Market and Liberty (3001 and 3011 E Liberty Ave., Spokane, WA). Our client is considering a mixed-use/multi-family project in this location with a base zoning of GC-70 or Office. The client also owns the directly adjacent property at 3027 E Liberty, which is already zoned GC-70, and there currently exists a restaurant. As you can see in Scout (and the attached exhibit) the subject parcels are within an unofficial "corridor" of GC zoned properties to the north, east and west. Should you have any questions, require additional information, or would like to schedule a meeting to further discuss please feel free to get in touch.

My Best,

Leslie Perez, Planner III



civil engineering | planning
landscape architecture | surveying
510 east third avenue | spokane, wa 99202
p. 509.242.1000 | w. www.storhaug.com



REZONE/COMPREHENSIVE PLAN AMENDMENT

TAMPIEN LIBERTY

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 03,
TOWNSHIP 27 NORTH, RANGE 37 EAST, W.M.
CITY OF SPOKANE, WASHINGTON

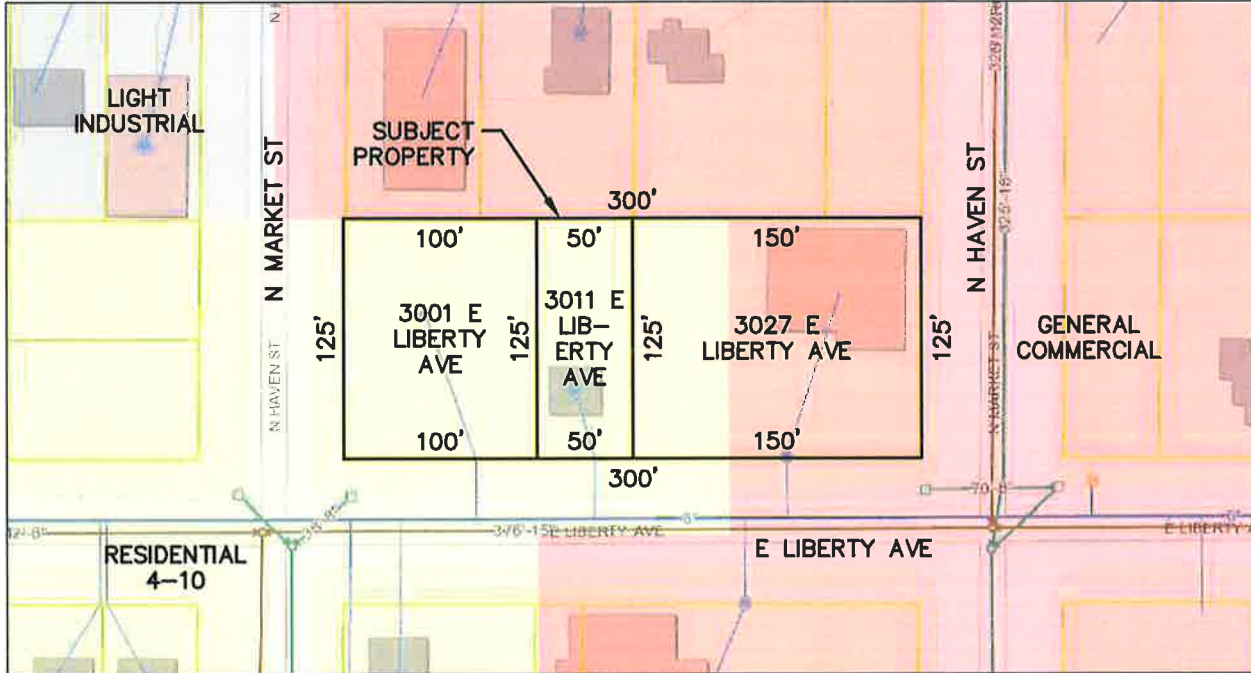
OWNER/APPLICANT

LIBERTY PROJECT LLC
915 W 2ND AVE
SPOKANE, WA 99201
509-499-2231

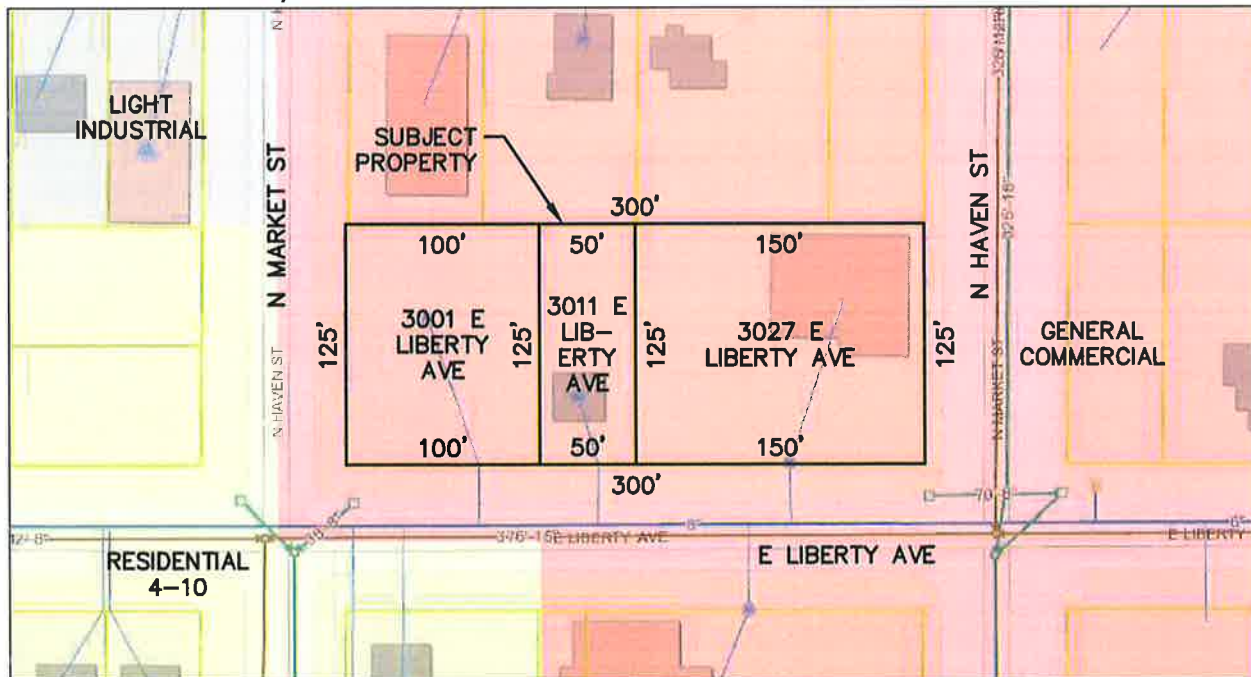
LEGAL DESCRIPTION

MINNEHAHA ADD
L7-12 B13

EXISTING ZONING/LAND USE PLAN:



PROPOSED ZONING/LAND USE PLAN:



CALL BEFORE YOU DIG 8-11



civil engineering | planning
landscape architecture | surveying

510 east third avenue | spokane, washington 99202 | p 509.242.1000 f 509.242.1001

TAMPIEN LIBERTY
REZONE/COMPREHENSIVE PLAN AMENDMENT
SPOKANE, WA.

DRAWN	LJT	DATE	10/28/2019	EXHIBIT	1 OF 1
CHECKED	JDS	SCALE	1" = 100'	PROJECT	19-272

REZONE/COMPREHENSIVE PLAN AMENDMENT

TAMPIEN LIBERTY

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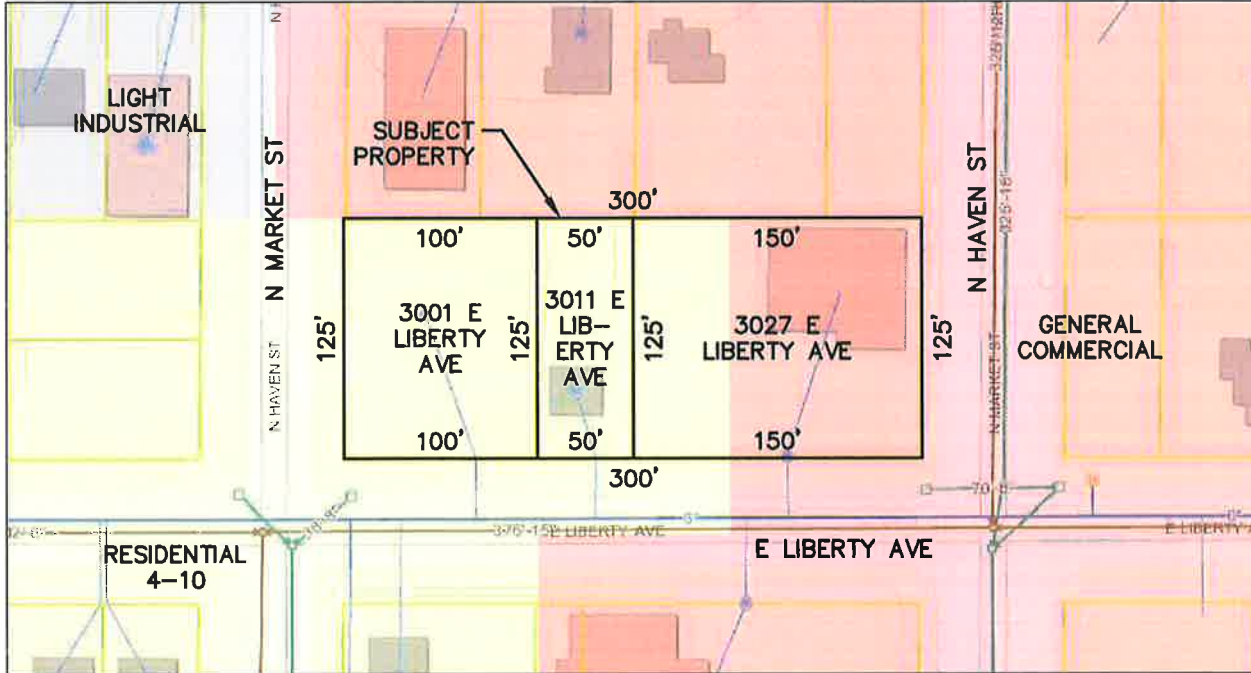
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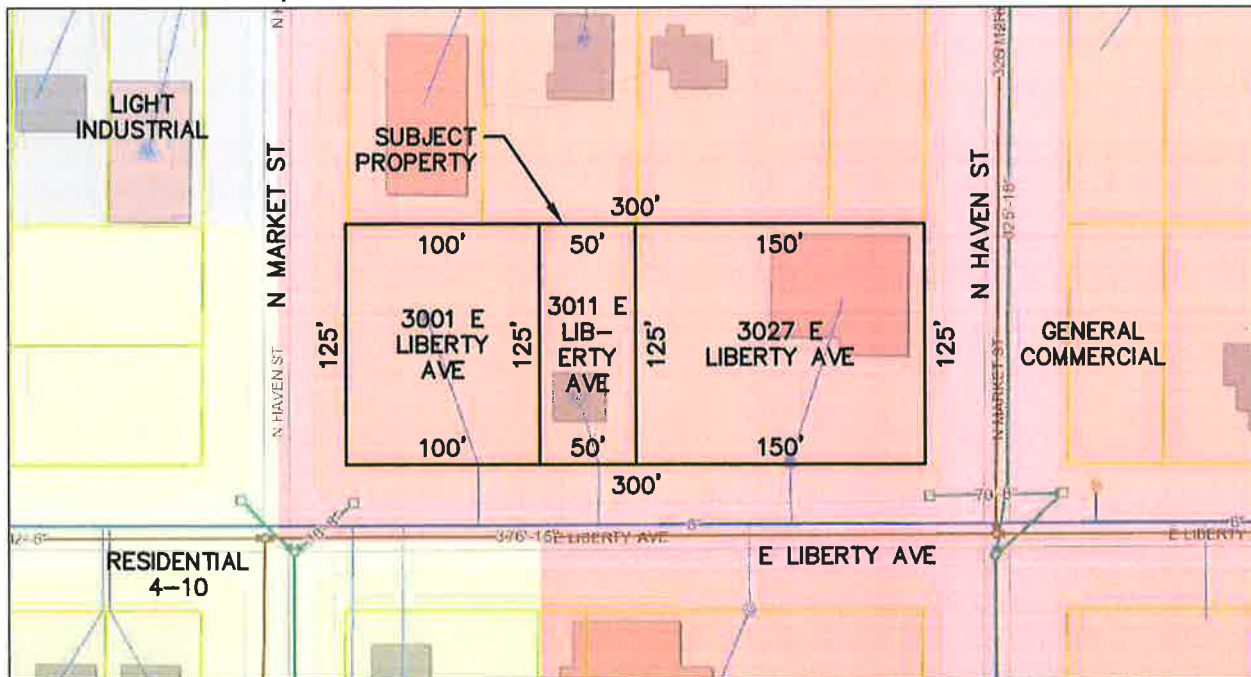
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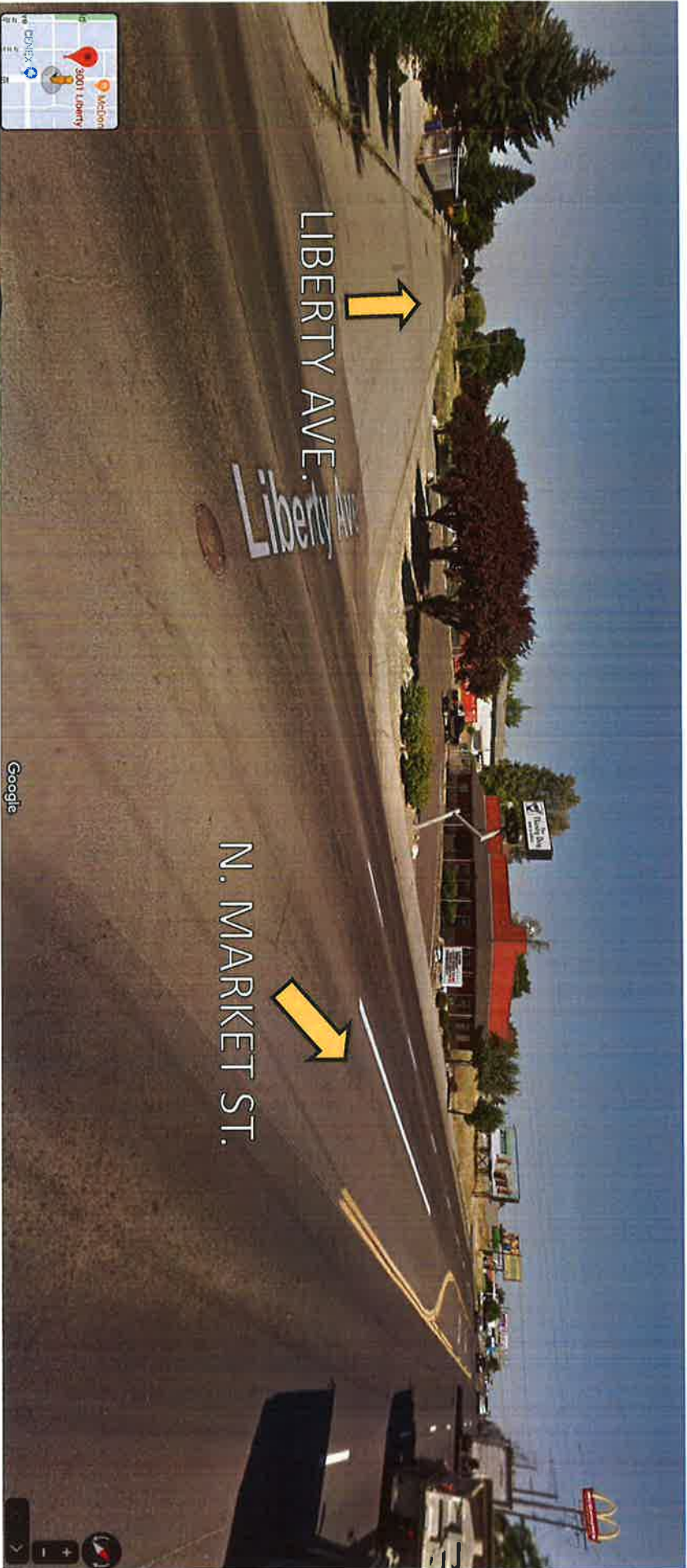


510 east third avenue | spokane, washington 99202 | p 509.242.1000 f 509.242.1001

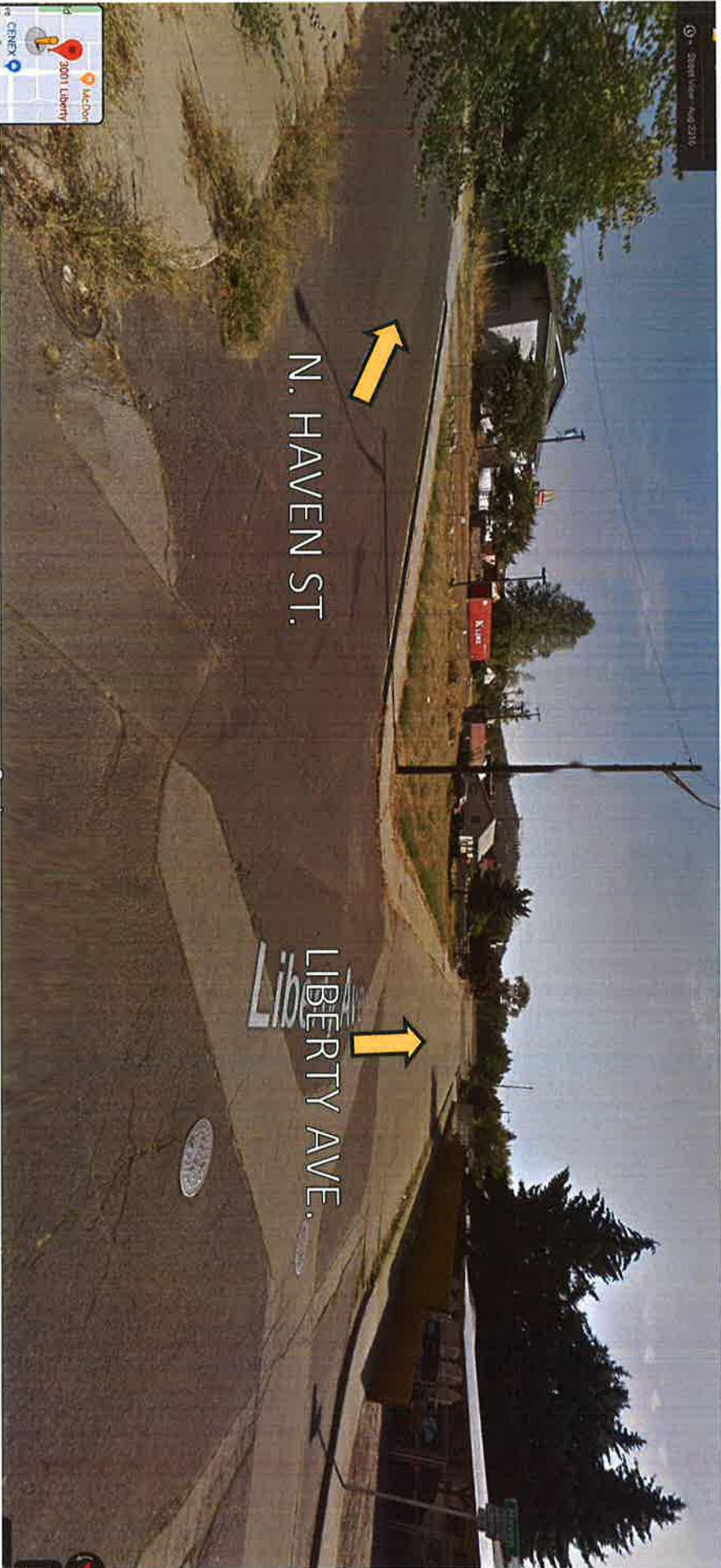
TAMPIEN LIBERTY REZONE/COMPREHENSIVE PLAN AMENDMENT SPOKANE, WA.			
DRAWN	LJT	DATE 10/28/2019	EXHIBIT 1 OF 1
CHECKED	JDS	SCALE 1" = 100'	PROJECT 19-272

19-272 REZONE EXHIBIT.dwg EXHIBIT

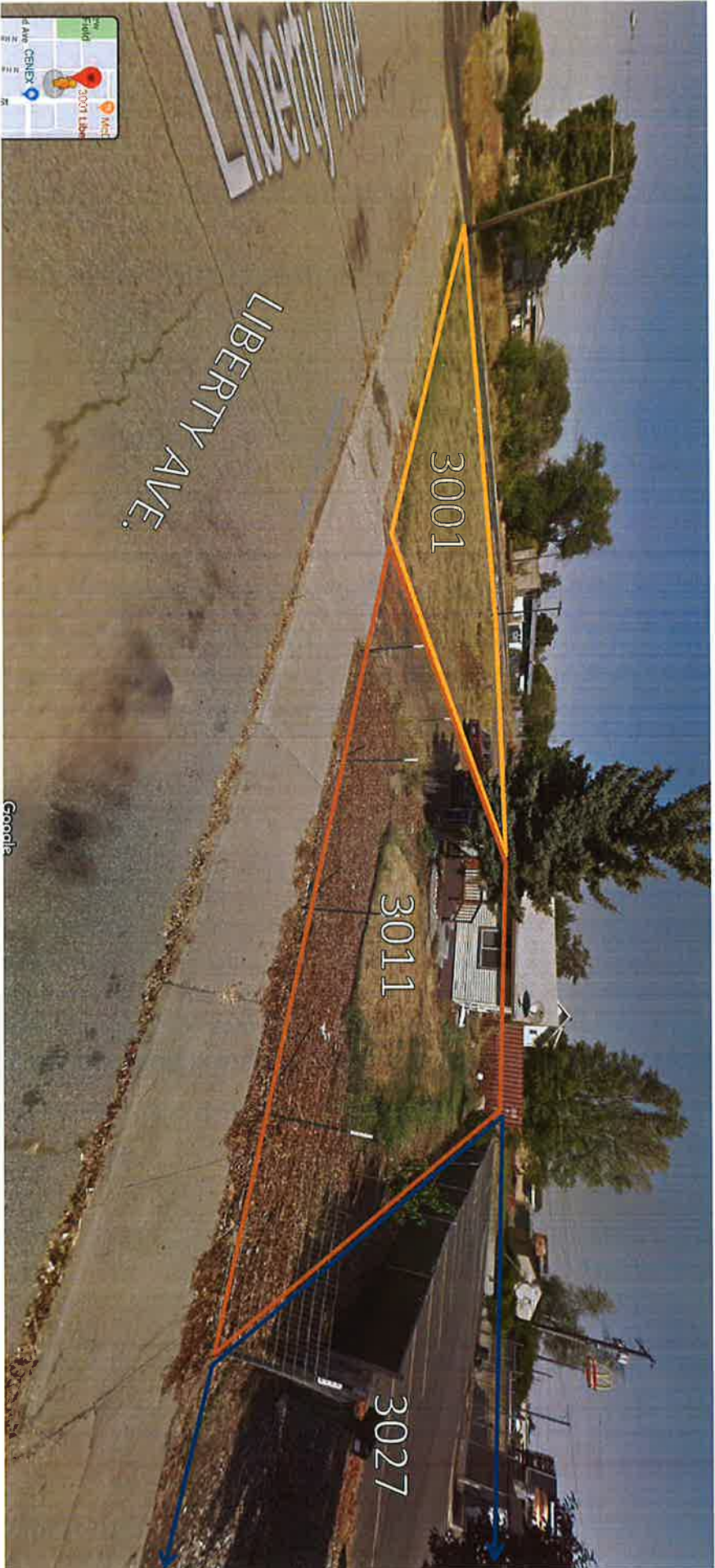
Liberty Ave. and N. Market St. Intersection



Liberty Ave. and N. Haven St. Intersection



View of 3001, 3011, and portion of 3027 E. Liberty Ave.





Comprehensive Plan or Development Standard Amendment Threshold Review - Counter Complete Checklist

This checklist includes all of the required information for submitting a **Early Threshold Review Application** for an item that has been docketed for full review as a COMPREHENSIVE PLAN OR DEVELOPMENT STANDARD AMENDMENT. It includes required information of the State Environmental Policy Act. Applications will not be processed until all of the following information is submitted and determined "Counter Complete."

Jordan Janquin Application...

- Predevelopment meeting summary (if applicable)
- Pre-application meeting or correspondence with neighborhood council (for map amendments)
- General Application, completed and signed
- Threshold Review Application for Comprehensive Plan Amendments
- Environmental checklist, if required under SMC Chapter 17E.050. *(waiting until threshold)*
- Additional materials such as photographs illustrating the site or visioning documents appropriate to a non-project action may be included.
- For a map amendment, (2) paper copies and one PDF (formatted for posting and emailing) of the site plan, drawn to a minimum scale of 1"=100', on a sheet no larger than 24"x36", which will include all of the following:

<input type="checkbox"/> Applicant's name, mailing address and phone number <input checked="" type="checkbox"/> Section, township and range <input checked="" type="checkbox"/> North arrow and scale <input checked="" type="checkbox"/> Legal description <input checked="" type="checkbox"/> Dimensions of property and property lines <input checked="" type="checkbox"/> City limits and section lines <input checked="" type="checkbox"/> Existing utilities in adjoining right-of-way <input type="checkbox"/> Existing streets, alleys, major easements or public areas <input checked="" type="checkbox"/> Location of existing buildings <input checked="" type="checkbox"/> Unstable slopes (if applicable) <input checked="" type="checkbox"/> Wetlands (if applicable) <input type="checkbox"/> Water courses such as streams, rivers, etc. (if applicable) <input type="checkbox"/> Flood plains, flood fringe or flood way (if applicable) <input checked="" type="checkbox"/> Significant habitat or vegetation (if applicable)	 <p>RECEIVED</p> <p>OCT 29 2019</p> <p>Neighborhood and Planning Services</p>
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- For a text amendment, instead of the site plan, please include the proposed amendment with the text to be added underlined and the text to be deleted with ~~strikeouts~~.
- Additional application information may be requested later if item is put on the Annual Comprehensive Plan Amendment Work Program and may include, but is not limited to, the following: critical area studies, noise studies, air quality studies, visual analysis, transportation impact studies, geotechnical and wetland studies
- Planning & Development Department filing fees, as required under SMC Chapter 8.02

Accepted By: Kevin Freitob, 10/29/2019

Planning Services
 3rd Floor, City Hall
 808 W. Spokane Falls Blvd
 Spokane, Washington 99201
 509.625.6300 (rev. 201709)