



### 2020-2021 Proposed Comprehensive Plan Amendments

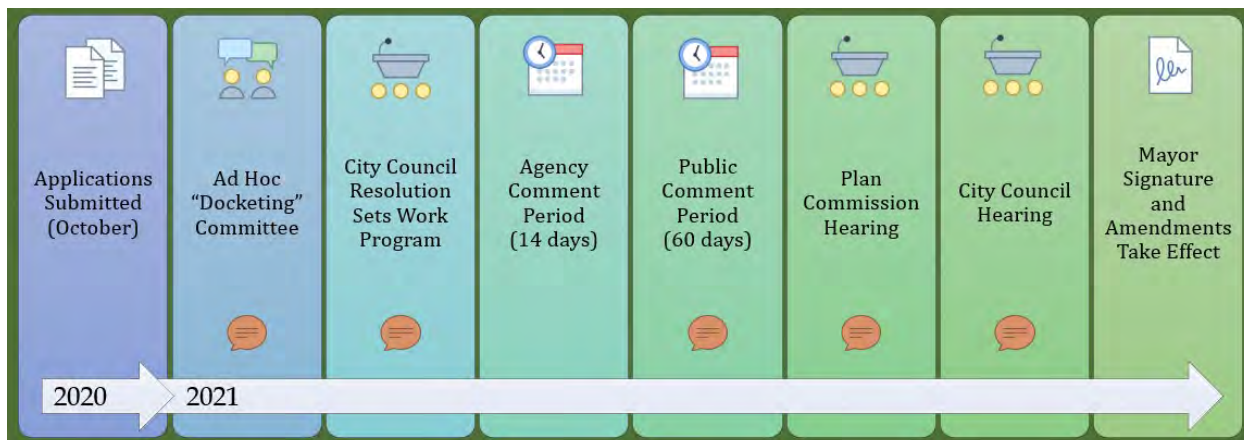
Under Revised Code of Washington (RCW) 36.70A.130, the City may generally amend the comprehensive plan once a year. During the application acceptance period in September and October of 2020, the City received seven private applications to amend the Land Use Plan Map. Furthermore, there is one city-sponsored application proposed for consideration. Each of the applications under consideration are listed in the following table, along with the pages in this packet where more information can be found for each.

#### Comprehensive Plan Amendment Applications under Consideration in 2020

Application #	General Address	Neighborhood Council	Proposed Change to the Land Use Plan Map LU-1	Page #
<a href="#">Z20-194COMP</a>	120 N. Magnolia St.	East Central; Adjacent to Chief Garry Park	"Light Industrial" to "CC Core"	p. 3
<a href="#">Z20-195COMP</a>	6211 S. Meadow Lane Rd.	Latah/Hangman	Establish a new Center Designation and related map changes	p. 6
<a href="#">Z20-196COMP</a>	S. Freya St. & Palouse Highway	Southgate	"Residential 4-10" to "Residential 15-30"	p. 9
<a href="#">Z20-206COMP</a>	155 E. Cleveland Ave.	Logan; Near Nevada Heights, North Hill, Emerson/Garfield	"Residential 4-10" to "Residential 15-30"	p. 12
<a href="#">Z20-207COMP</a>	1015 W. Montgomery Ave.	Emerson/Garfield	"Residential 4-10" to "General Commercial"	p. 15
<a href="#">Z20-208COMP</a>	1022 & 1028 W. Sinto Ave.	West Central; near Emerson/Garfield	"Residential 10-20" to "Residential 15+"	p. 18
<a href="#">Z20-209COMP</a>	1025 W. Spofford Ave.	West Central; Near Emerson/Garfield	"Residential 10-20" to "CC Core"	p. 21
TBD	Map TR-5 Proposed Bike Network Map, Chapter 4	Citywide	Amendments to the Proposed Bike Network Map	p. 24

Additional information regarding this year's suite of applications can be found here: <https://my.spokanecity.org/projects/2020-2021-proposed-comprehensive-plan-amendments/>

The process for each year's consideration of amendments is laid out in the Municipal Code under [SMC 17G.020](#). For your reference, the following graphic provides a rough outline of the process, which generally takes 12-14 months to complete.



### Threshold Criteria

SMC 17G.020.026 states that any application to be included in the annual work program should meet the following criteria:

- A. The proposed amendment presents a matter appropriately addressed through the comprehensive plan; and
- B. 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; and
- C. The proposed amendment can be reasonably reviewed within the resources and time frame of the Annual Comprehensive Plan Amendment Work Program; and
- D. When expansion of the geographic scope of an amendment proposal is being considered, shared characteristics with nearby, similarly situated property have been identified and the expansion is the minimum necessary to include properties with those shared characteristics; and
- E. The proposed amendment is consistent with current general policies in the comprehensive plan for site-specific amendment proposals. The proposed amendment must also be consistent with policy implementation in the Countywide Planning Policies, the GMA, or other state or federal law, and the Washington Administrative Code; and
- F. 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; or
- G. State law required, or a decision of a court or administrative agency has directed such a change.

**Application: Z20-194COMP**

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- Action:** Map amendment to the Land Use Plan Map in Chapter 3
- Applicant/Agent:** Mr. Dwight Hume of Land Use Solutions & Entitlement
- Site Address(es):** 120 N. Magnolia Street
- Neighborhood:** East Central (adjacent to Chief Garry Park)
- Current Land Use:** Light Industrial
- Proposed Land Use:** CC Core
- Current Zoning:** Light Industrial
- Proposed Zoning:** CC-1 EC (Centers & Corridors Type 1, Employment Center)
- Notes:** This proposal would add the historic McKinley School property into the adjacent Employment Center and allow residential development on the parcel.

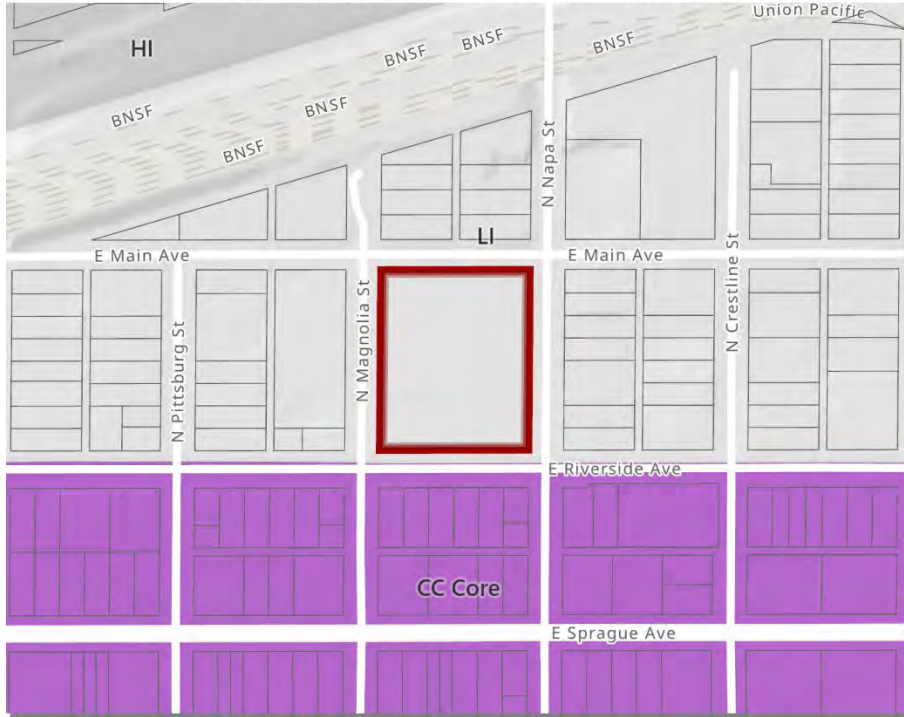




**Z20-194COMP (120 N Magnolia St)**  
 Concerning parcel(s) in the East Central Neighborhood of Spokane  
 2020/2021 Comprehensive Plan Amendment Proposals

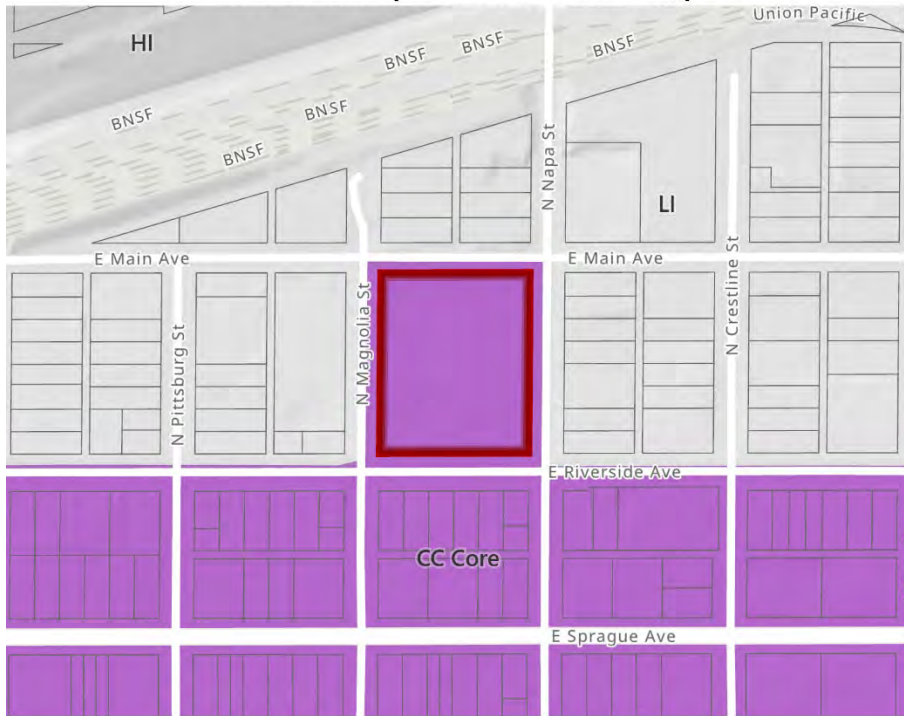
Drawn: 1/29/2021  
 THIS IS NOT A LEGAL DOCUMENT  
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**EXHIBIT A: Existing Land Use Plan Map**

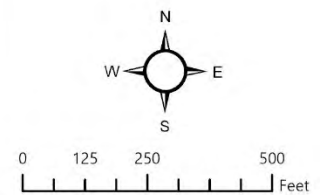


- Subject Parcel
- Parcels
- City Boundary
- Land Use Designation**
- CC Core
- Heavy Industrial
- Light Industrial

**EXHIBIT B: Proposed Land Use Plan Map**



**Parcel(s):** 335163.3001  
**Approximate Area:** 2.5 acres



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**Z20-194COMP (120 N Magnolia St)**  
 Concerning parcel(s) in the East Central Neighborhood of Spokane  
 2020/2021 Comprehensive Plan Amendment Proposals

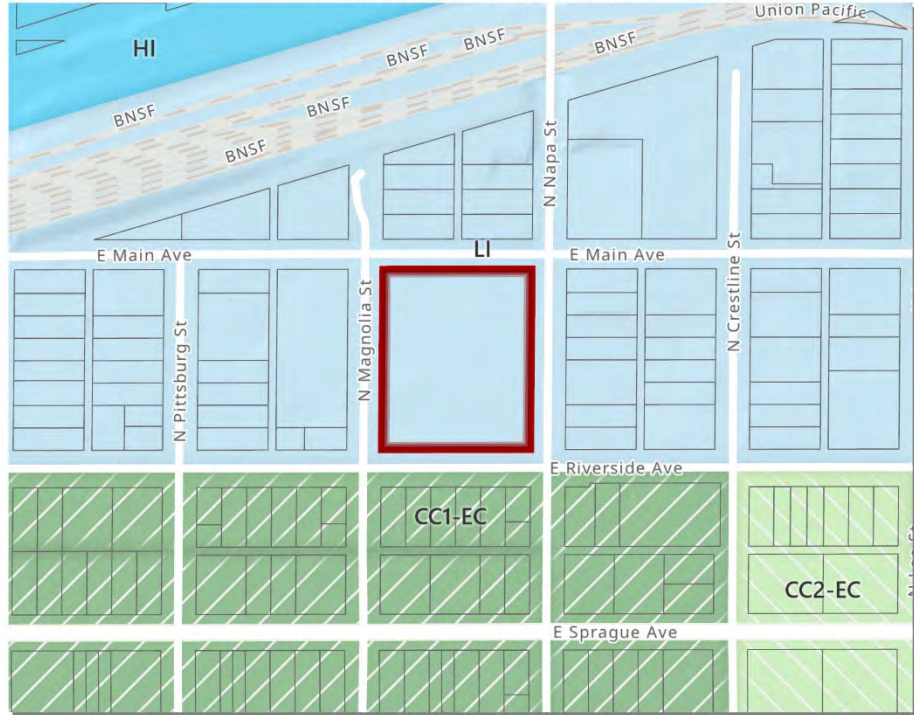
Drawn: 1/29/2021  
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**EXHIBIT C: Existing Zoning**

- Subject Parcel
- Parcels
- City Boundary

**Proposed Zoning**

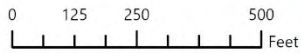
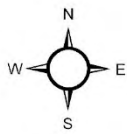
- Center and Corridor Type 1
- Center and Corridor Type 2
- Heavy Industrial
- Light Industrial



**EXHIBIT D: Proposed Zoning**

Parcel(s): 35163.3001

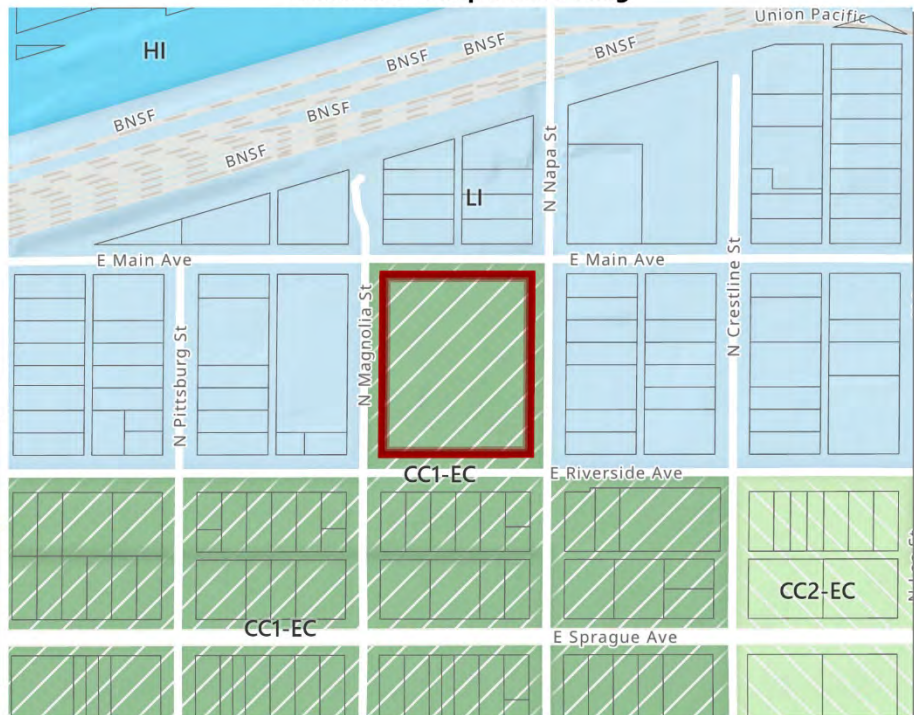
Approximate Area: 2.50 acres



**PROJECT LOCATION**



Neighborhood and Planning Services  
 Drawn By: Kevin Freibott

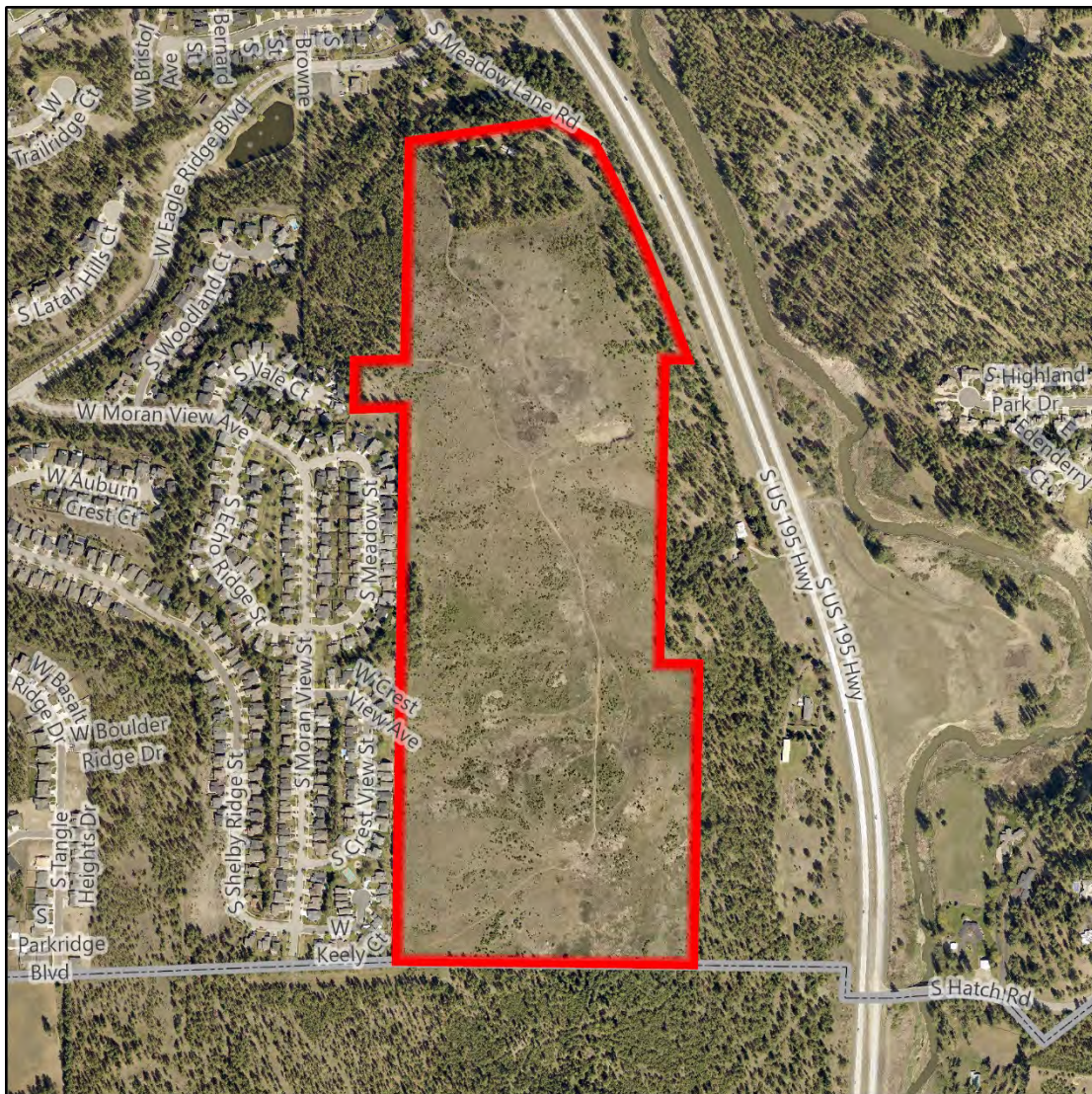


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## Application: Z20-195COMP

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- Action:** Map amendment to the Land Use Plan Map in Chapter 3
- Applicant/Agent:** Mr. Jay Bonnett of J.R. Bonnett Engineering
- Site Address(es):** 6211 S. Meadow Lane Road
- Neighborhood:** Latah/Hangman
- Current Land Use:** Residential 4-10
- Proposed Land Use:** CC-Core with Center Designation; R15+; R15-30; R10-20
- Current Zoning:** Residential Single Family
- Proposed Zoning:** CC2; RHD; RMF; RTF
- Notes:** This proposal seeks to establish and plan a new District Center in the southern end of the Latah/Hangman neighborhood, adjacent to the southern City boundary. The Land Use and Zoning categories are approximate and would be determined through a planning process. Refer to Comprehensive Plan policies LU 3.2, LU 3.3, and LU 3.4.





**Z20-195COMP (6211 S Meadow Lane)**  
 Concerning parcel(s) in the Latah Hangman Neighborhood of Spokane  
 2020/2021 Comprehensive Plan Amendment Proposals

Drawn: 1/29/2021  
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**EXHIBIT A: Existing Land Use Plan Map**



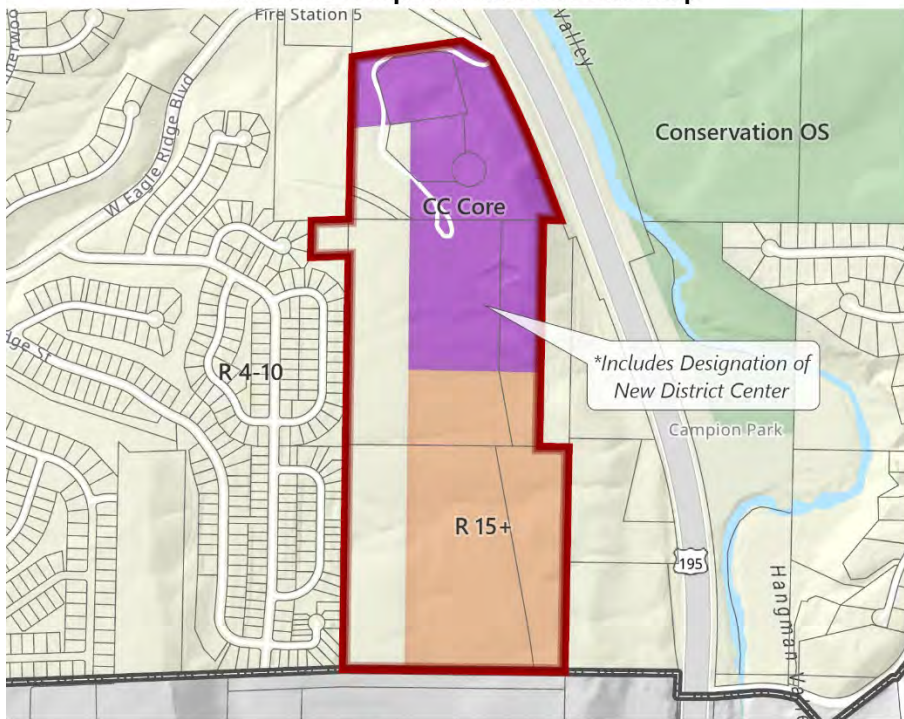
- Subject Parcel
- Parcels
- City Boundary

**Land Use Designation**

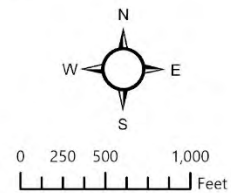
- CC Core
- Conservation OS
- Potential OS
- Res 15+
- Res 4-10

**Parcel(s):** 34053.0020, 34053.0044, 34053.0045, 34053.0069, 34053.0070, 34071.0001, 34082.0009, 34082.0010, 34082.0012, 34082.0051

**EXHIBIT B: Proposed Land Use Plan Map**



**Approximate Area:** 100.3 acres



**PROJECT LOCATION**



Neighborhood and Planning Services  
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**Z20-195COMP (6211 S Meadow Lane)**  
 Concerning parcel(s) in the Latah Hangman Neighborhood of Spokane  
 2020/2021 Comprehensive Plan Amendment Proposals

Drawn: 1/29/2021  
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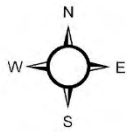
- Subject Parcel
- Parcels
- City Boundary

**Proposed Zoning**

- Center and Corridor Type 2
- Residential Multifamily
- Residential Single-Family

**Parcel(s):** 34053.0020,  
 34053.0044, 34053.0045,  
 34053.0069, 34053.0070,  
 34071.0001, 34082.0009,  
 34082.0010, 34082.0012,  
 34082.0051

**Approximate Area:** 100.3 acres



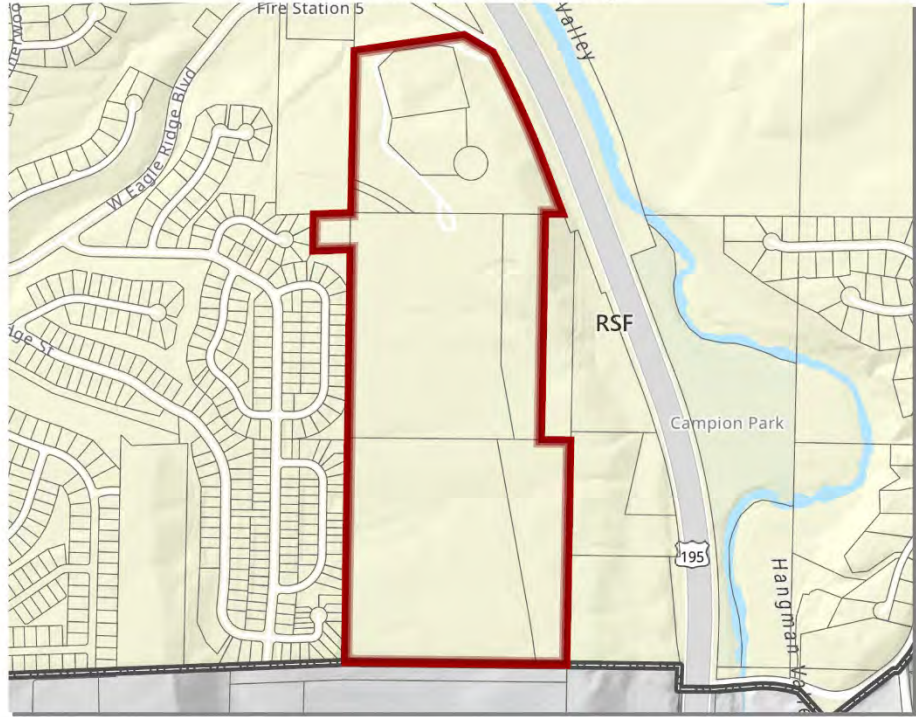
07550300  
 Feet

**PROJECT LOCATION**

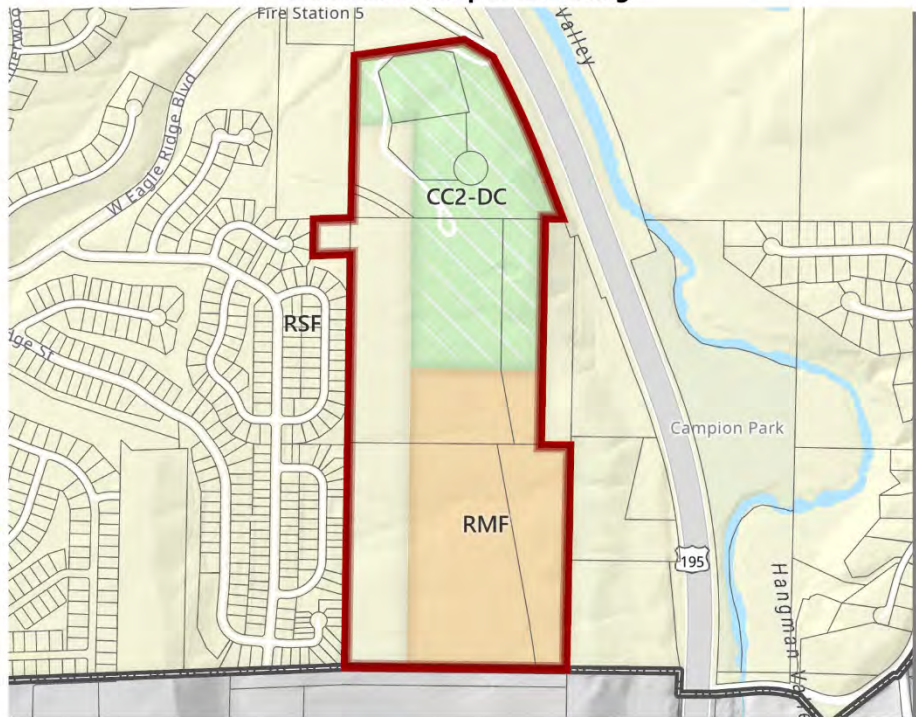


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**EXHIBIT C: Existing Zoning**



**EXHIBIT D: Proposed Zoning**



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**Application: Z20-196COMP**

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- Action:** Map amendment to the Land Use Plan Map in Chapter 3
- Applicant/Agent:** Mr. Ben Goodmansen of Whipple Consulting Engineers
- Site Address(es):** 5408 S. Freya Street; 5216 S. Palouse Highway; Unassigned Address
- Neighborhood:** Southgate
- Current Land Use:** Residential 4-10 dwelling units/acre
- Proposed Land Use:** Residential 15-30 dwelling units/acre
- Current Zoning:** RSF (Residential Single Family)
- Proposed Zoning:** RMF (Residential Multi Family)
- Notes:** This proposal seeks to increase the residential density of multiple parcels in the vicinity of two designated District Centers.





# Z20-196COMP (Freya & Palouse Hwy)

Concerning parcel(s) in the Southgate Neighborhood of Spokane

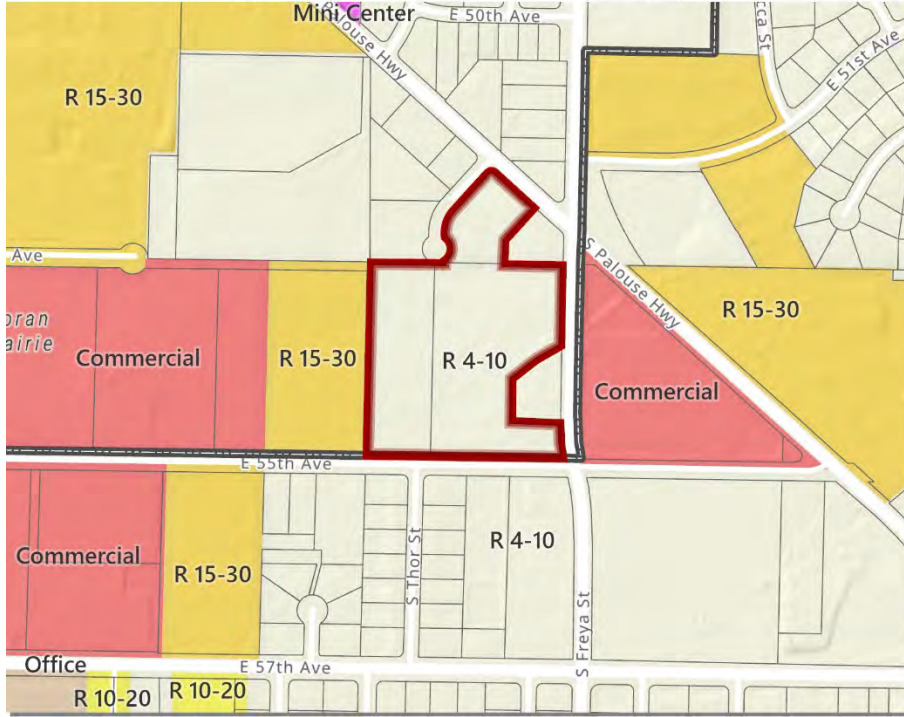
2020/2021 Comprehensive Plan Amendment Proposals

Drawn: 1/29/2021

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## EXHIBIT A: Existing Land Use Plan Map



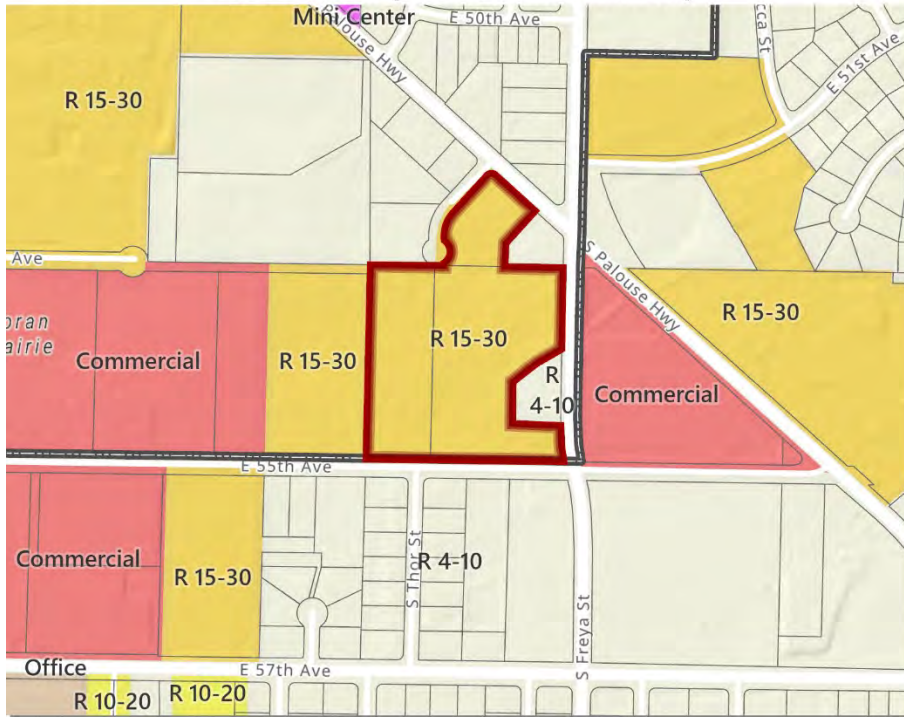
### Area Type

- Subject Parcel
- Parcels
- City Boundary

### Current Land Use Designation

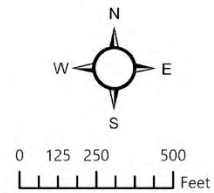
- CC Core
- General Commercial
- Mini Center
- Office
- Res 10-20
- Res 15-30
- Res 4-10

## EXHIBIT B: Proposed Land Use Plan Map



**Parcel(s):** 34032.0401, 34032.0432, 34032.0607

**Approximate Area:** 9.76 acres



### PROJECT LOCATION



Neighborhood and Planning Services  
Drawn By: Kevin Freibott

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# Z20-196COMP (Freya and Palouse Hwy)

Concerning parcel(s) in the Southgate Neighborhood of Spokane

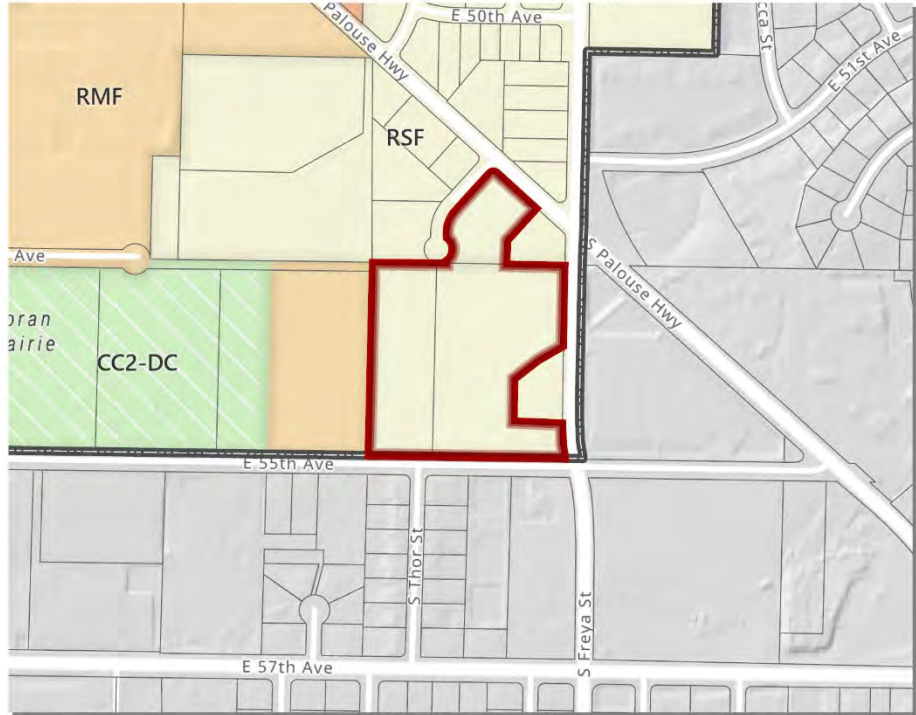
2020/2021 Comprehensive Plan Amendment Proposals

Drawn: 1/29/2021

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## EXHIBIT C: Existing Zoning

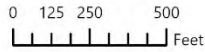
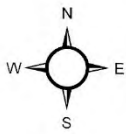
- Area Type**
- Subject Parcel
  - Parcels
  - City Boundary
- Current Zoning**
- Center and Corridor Type 2
  - Neighborhood Retail
  - Residential Multifamily
  - Residential Single-Family



## EXHIBIT D: Proposed Zoning

**Parcel(s):** 34032.0401,  
34032.0432, 34032.0607

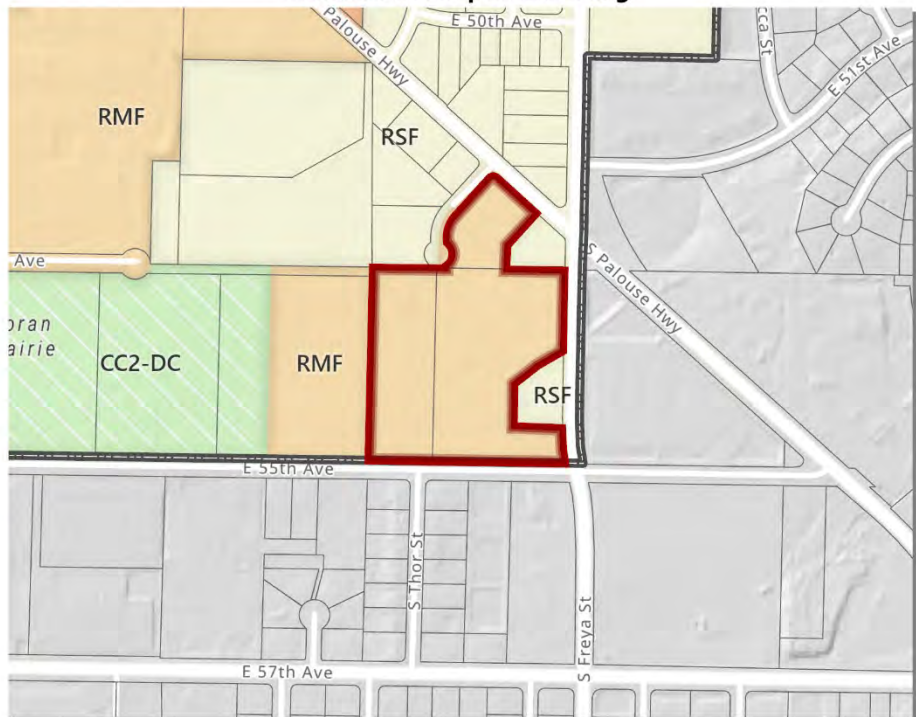
**Approximate Area:** 9.76 acres



### PROJECT LOCATION



Neighborhood and Planning Services  
Drawn By: Kevin Freibott



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**Application: Z20-206COMP**

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- Action:** Map amendment to the Land Use Plan Map in Chapter 3
- Applicant/Agent:** Ms. Lindsay Kornegay of Witherspoon Kelley
- Site Address(es):** 155 E. Cleveland Avenue
- Neighborhood:** Logan (near Nevada Heights, North Hills, Emerson/Garfield)
- Current Land Use:** Residential 4-10 dwelling units/acre
- Proposed Land Use:** Residential 15-30 dwelling units/acre
- Current Zoning:** RSF (Residential Single Family)
- Proposed Zoning:** RMF (Residential Multi-Family)
- Notes:** This proposal would increase the residential density of a single parcel near, but not adjacent to, Division Street. A large WSDOT facility is located directly to the south, across E. Cleveland Avenue.

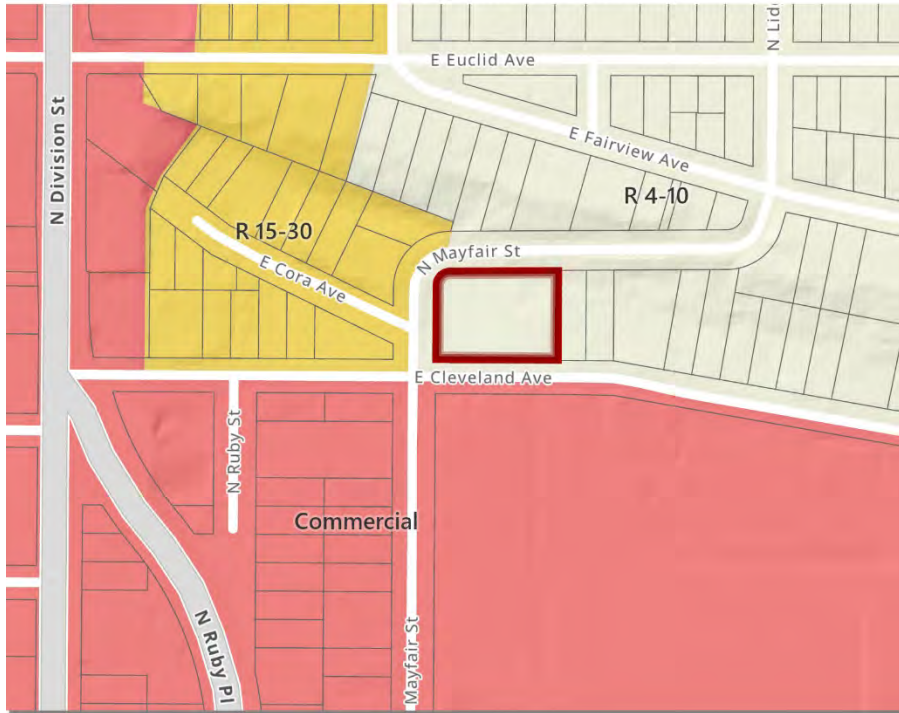




**Z20-206COMP (155 E Cleveland)**  
 Concerning parcel(s) in the Logan Neighborhood of Spokane  
 2020/2021 Comprehensive Plan Amendment Proposals

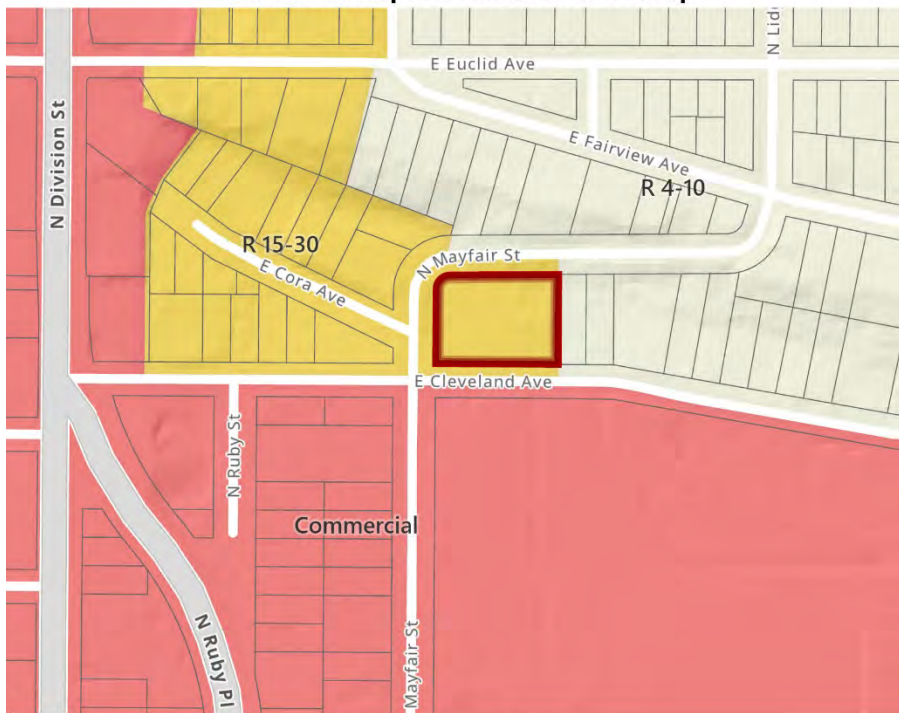
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**EXHIBIT A: Existing Land Use Plan Map**

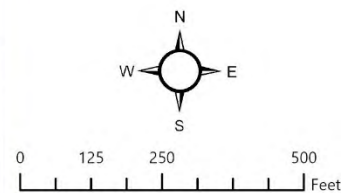


- Area Type**
- Subject Parcel
  - Parcels
  - City Boundary
- Current Land Use Designation**
- General Commercial
  - Res 15-30
  - Res 4-10

**EXHIBIT B: Proposed Land Use Plan Map**



**Parcel(s):** 35082.0919  
**Approximate Area:** 0.78 acres



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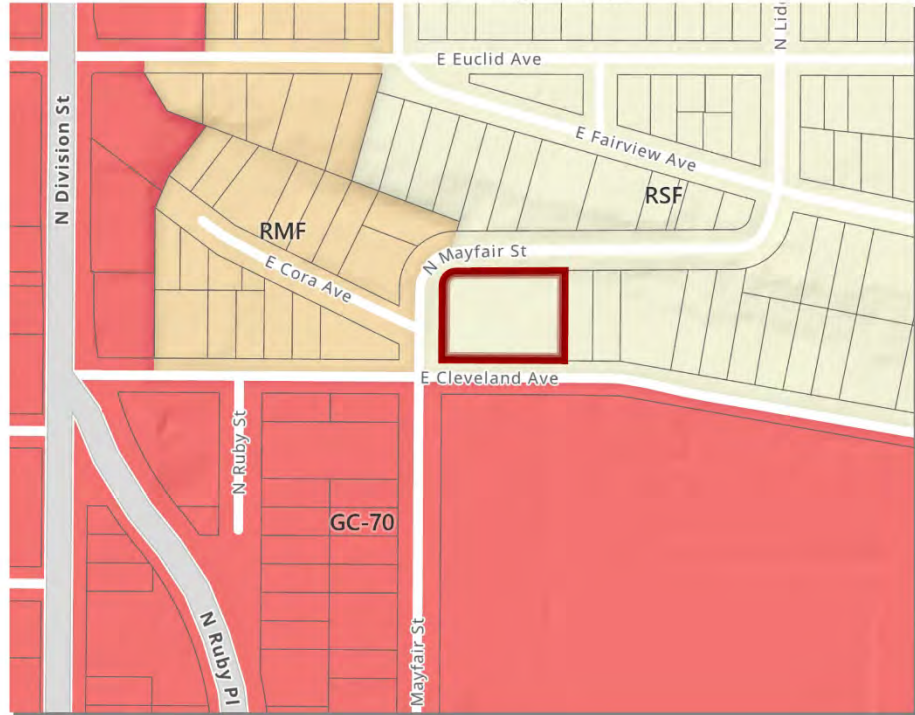


**Z20-206COMP (155 E Cleveland)**  
 Concerning parcel(s) in the Logan Neighborhood of Spokane  
 2020/2021 Comprehensive Plan Amendment Proposals

Drawn: 1/29/2021  
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**EXHIBIT C: Existing Zoning**

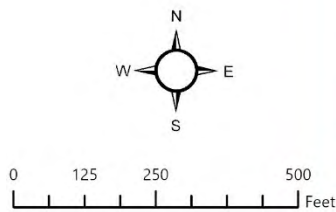
- Area Type**
- Subject Parcel
  - Parcels
  - City Boundary
- Current Zoning**
- General Commercial
  - Residential Multifamily
  - Residential Single-Family



**EXHIBIT D: Proposed Zoning**

Parcel(s): 35082.0919

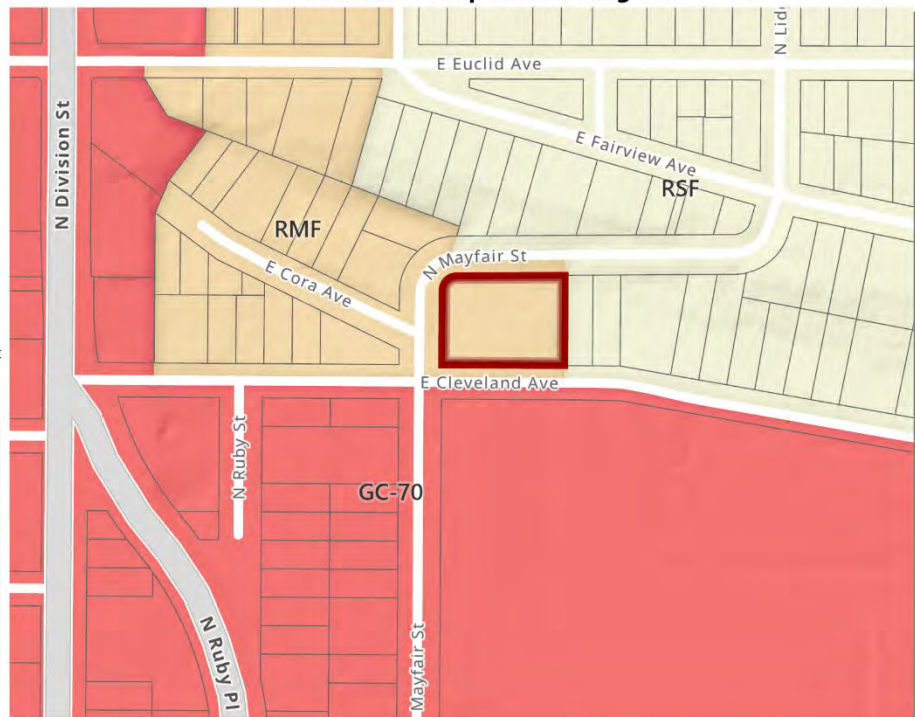
Approximate Area: 0.78 acres



**PROJECT LOCATION**



Neighborhood and Planning Services  
 Drawn By: Kevin Freibott



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**Application: Z20-207COMP**

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- Action:** Map amendment to the Land Use Plan Map in Chapter 3
- Applicant/Agent:** Mr. Dwight Hume of Land Use Solutions & Entitlement
- Site Address(es):** 1015 W. Montgomery Avenue
- Neighborhood:** Emerson-Garfield
- Current Land Use:** Residential 4-10 dwelling units/acre
- Proposed Land Use:** General Commercial
- Current Zoning:** Residential Single Family
- Proposed Zoning:** CC2, DC (Centers & Corridors, Type 2- District Center)
- Notes:** This proposal is requested to allow new development on commonly owned parcels facing the North Monroe streetscape improvements made a few years ago. Those parcels owned by the same entity are shown in hashmarks below.

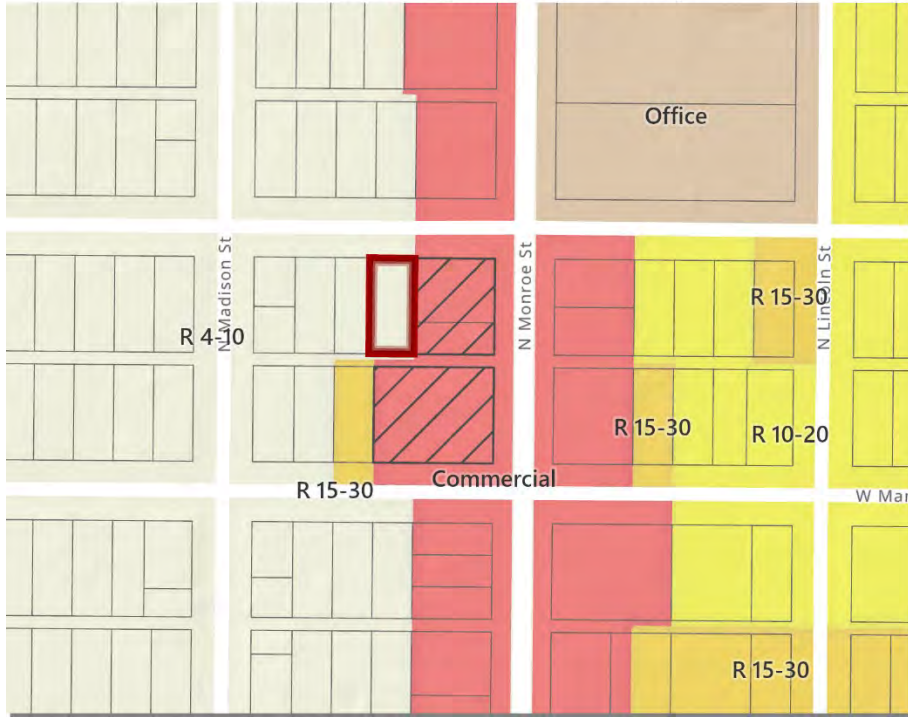




**Z20-207COMP (1015 W Montgomery)**  
 Concerning parcel(s) in the Emerson Garfield Neighborhood of Spokane  
 2020/2021 Comprehensive Plan Amendment Proposals

Drawn: 1/29/2021  
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**EXHIBIT A: Existing Land Use Plan Map**

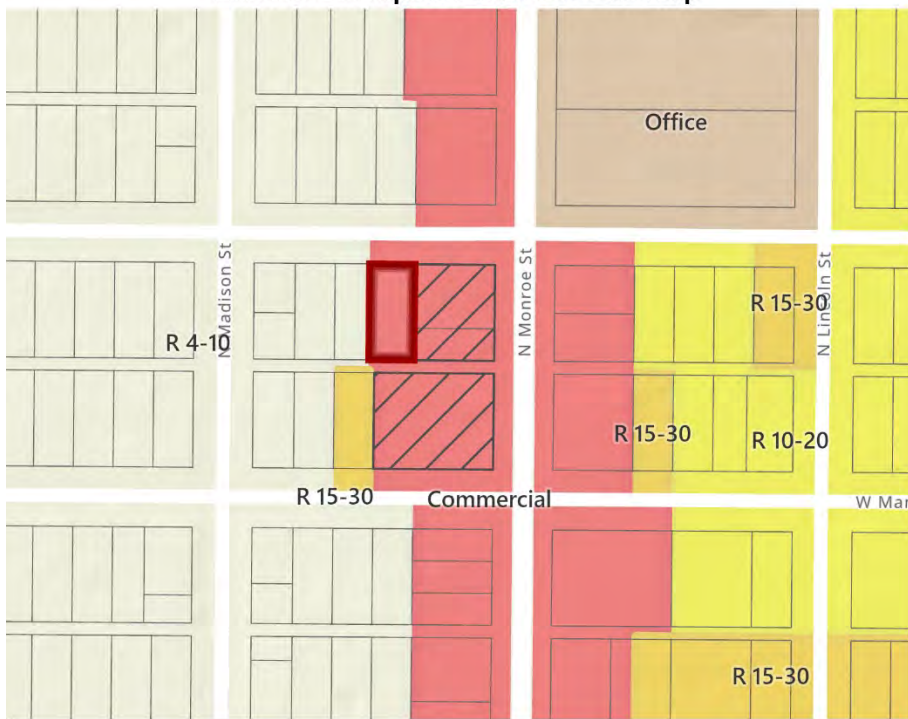


- Subject Parcel
- Same Owners
- Parcels
- City Boundary

**Current Land Use Designation**

- CC Core
- General Commercial
- Office
- Res 10-20
- Res 15-30
- Res 4-10

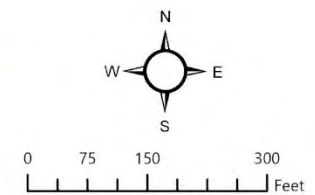
**EXHIBIT B: Proposed Land Use Plan Map**



**Parcel(s):** 35073.2505

**Approximate Area:** 0.16 acres

**Same Ownership:** 0.69 acres



**PROJECT LOCATION**



Neighborhood and Planning Services  
 Drawn By: Kevin Freibott

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**Z20-207COMP (1015 W Montgomery)**  
 Concerning parcel(s) in the Emerson Garfield Neighborhood of Spokane  
 2020/2021 Comprehensive Plan Amendment Proposals

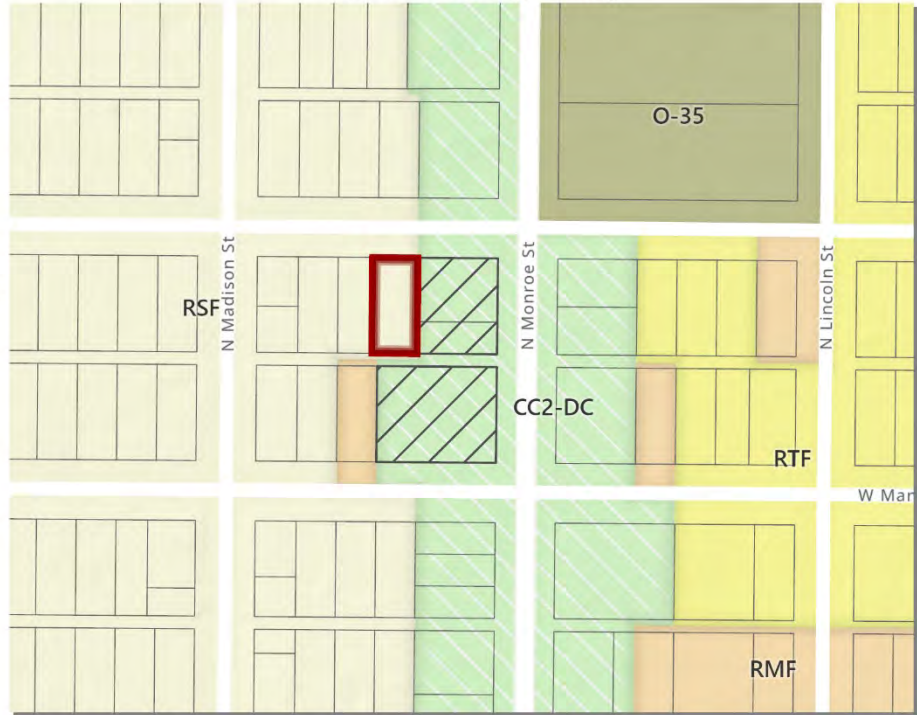
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**EXHIBIT C: Existing Zoning**

- Subject Parcel
- Same Ownership
- Parcels
- City Boundary

**Current Zoning**

- Center and Corridor Type 2
- Community Business
- Office
- Residential Multifamily
- Residential Two-Family
- Residential Single-Family

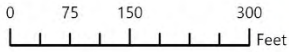
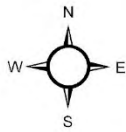


**EXHIBIT D: Proposed Zoning**

Parcel(s): 35073.2505

Approximate Area: 0.16 acres

Same Ownership: 0.69 acres



**PROJECT LOCATION**



Neighborhood and Planning Services  
 Drawn By: Kevin Freibott



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**Application: Z20-208COMP**

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- Action:** Map amendment to the Land Use Plan Map in Chapter 3
- Applicant/Agent:** Mr. Dwight Hume of Land Use Solutions & Entitlement
- Site Address(es):** 1022 & 1028 W. Sinto Avenue
- Neighborhood:** West Central (near Emerson/Garfield)
- Current Land Use:** Residential 10-20 dwelling units/acre
- Proposed Land Use:** Residential 15+ dwelling units/acre
- Current Zoning:** RTF (Residential Two Family)
- Proposed Zoning:** RHD (Residential High Density)
- Notes:** This proposal has been proposed to possibly redevelop these parcels with new multi-family uses, although no such proposal has been developed or submitted as yet. Both parcels are in common ownership and are within the Monroe Street Corridor, a designated but unplanned Corridor on the Land Use Plan Map.



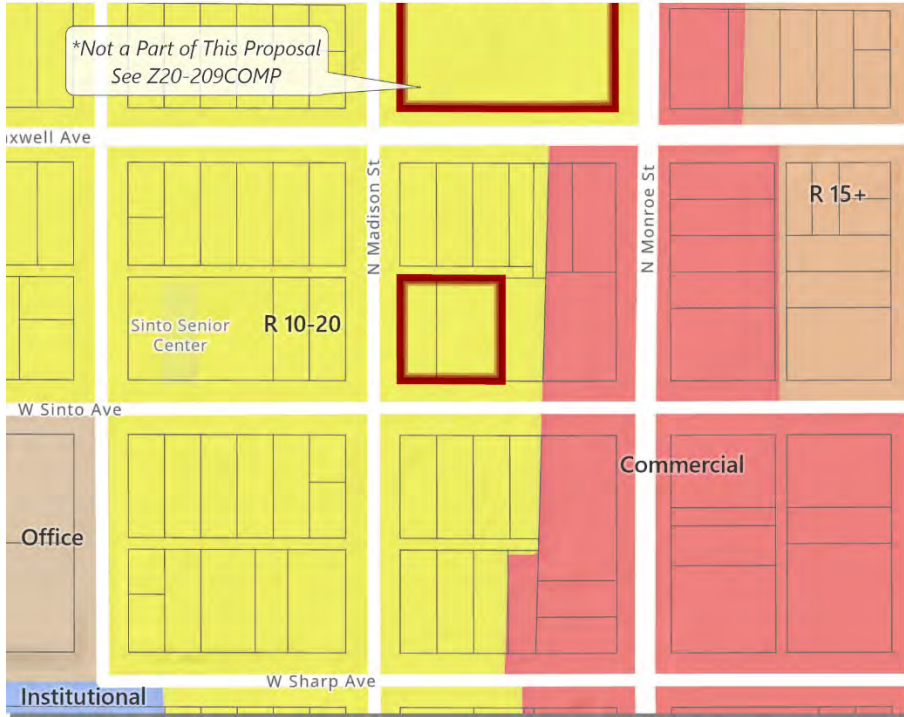


**Z20-208COMP (1022 & 1028 W Sinto)**  
 Concerning parcel(s) in the West Central Neighborhood of Spokane  
 2020/2021 Comprehensive Plan Amendment Proposals

Drawn: 1/29/2021

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**EXHIBIT A: Existing Land Use Plan Map**



**Legend**

- Subject Parcel
- Parcels
- City Boundary

**Current Land Use Designation**

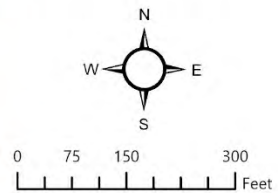
- General Commercial
- Institutional
- Office
- Res 10-20
- Res 15+

**EXHIBIT B: Proposed Land Use Plan Map**



**Parcel(s):** 35182.2405,  
35182.2406

**Approximate Area:** 0.46 acres



**PROJECT LOCATION**



Neighborhood and Planning Services  
 Drawn By: Kevin Freibott

Path: C:\Users\kfreibott\Documents\ArcGIS\Projects\2021 Comp Plan Amendments\2021 Comp Plan Amendments.aprx



**Z20-208COMP (1022 & 1028 W Sinto)**  
 Concerning parcel(s) in the West Central Neighborhood of Spokane  
 2020/2021 Comprehensive Plan Amendment Proposals

Drawn: 1/29/2021  
 THIS IS NOT A LEGAL DOCUMENT  
 The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.

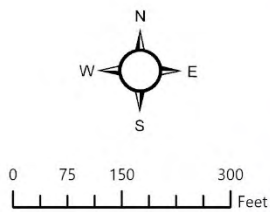
**EXHIBIT C: Existing Zoning**

- Subject Parcel
- Parcels
- City Boundary
- Current Zoning**
- Center and Corridor Type 2
- Community Business
- Light Industrial
- Office Retail
- Residential High Density
- Residential Two-Family



**EXHIBIT D: Proposed Zoning**

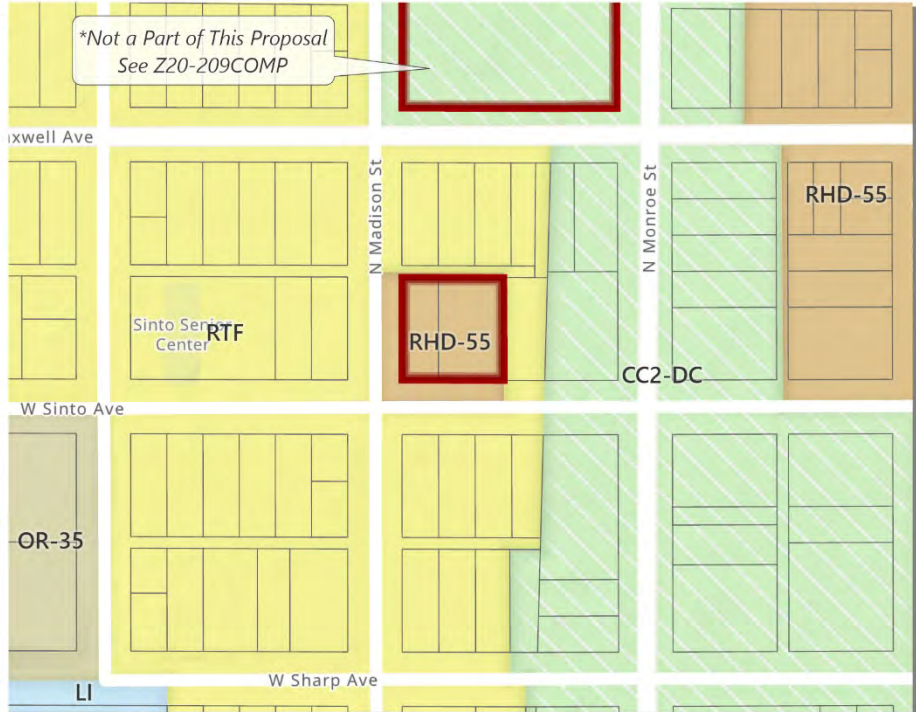
**Parcel(s):** 35182.2405, 35182.2406  
**Approximate Area:** 0.46 acres



**PROJECT LOCATION**



Neighborhood and Planning Services  
 Drawn By: Kevin Freibott



Path: C:\Users\kfreibott\Documents\ArcGIS\Projects\2021 Comp Plan Amendments\2021 Comp Plan Amendments.aprx

## Application: Z20-209COMP

- Action:** Map amendment to the Land Use Plan Map in Chapter 3
- Applicant/Agent:** Ms. Kandis Larsen of Integrus Architecture
- Site Address(es):** 1025 W. Spofford Avenue
- Neighborhood:** West Central (near Emerson/Garfield)
- Current Land Use:** Residential 10-20
- Proposed Land Use:** CC Core (Centers & Corridors Core)
- Current Zoning:** Residential Two Family
- Proposed Zoning:** CC2 (Centers & Corridors, Type 2)
- Notes:** This proposal has been made to accommodate the School District's planned rebuild and update of The Community School, currently located on the site. The applicant seeks to develop in a more Corridor-consistent manner as the site is located within the designated, but unplanned, Monroe Street Corridor.

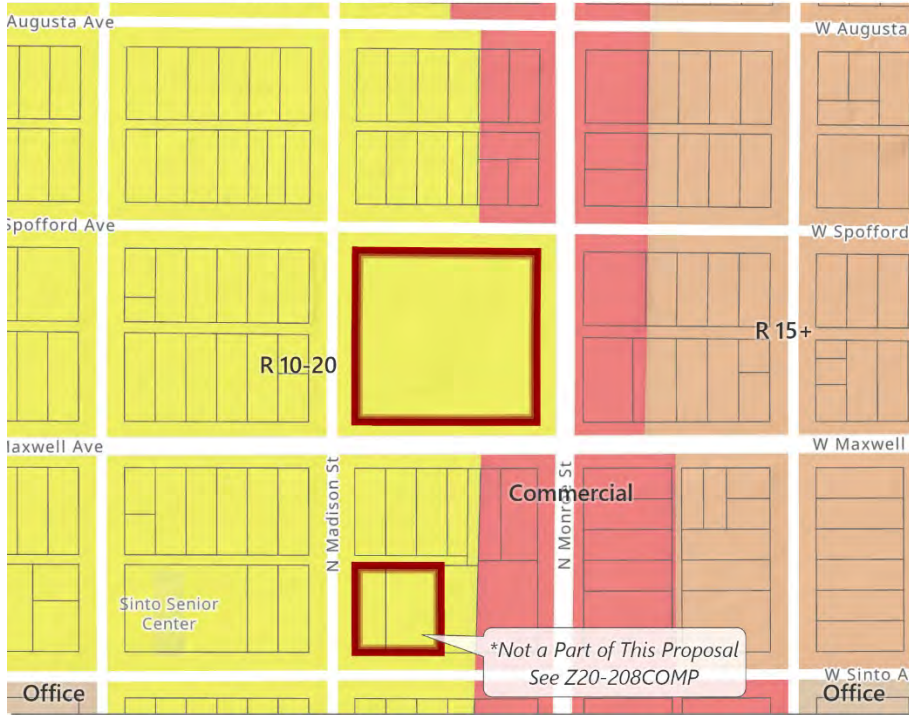




**Z20-209COMP (1025 W Spofford)**  
 Concerning parcel(s) in the West Central Neighborhood of Spokane  
 2020/2021 Comprehensive Plan Amendment Proposals

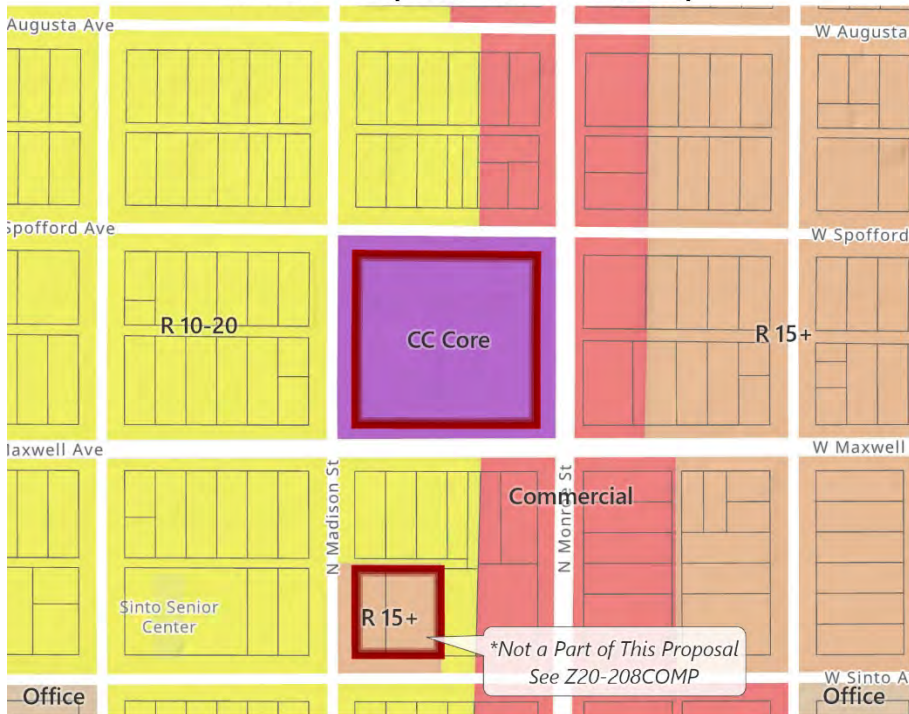
Drawn: 1/29/2021  
 THIS IS NOT A LEGAL DOCUMENT  
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**EXHIBIT A: Existing Land Use Plan Map**



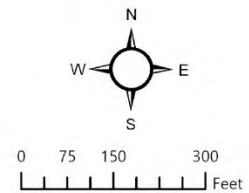
- Subject Parcel
- Parcels
- City Boundary
- Current Land Use Designation**
- General Commercial
- Office
- Res 10-20
- Res 15+

**EXHIBIT B: Proposed Land Use Plan Map**



**Parcel(s):** 35076.3915

**Approximate Area:** 1.9 acres



**PROJECT LOCATION**



Neighborhood and Planning Services  
 Drawn By: Kevin Freibott

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**Z20-209COMP (1025 W Spofford)**  
 Concerning parcel(s) in the West Central Neighborhood of Spokane  
 2020/2021 Comprehensive Plan Amendment Proposals

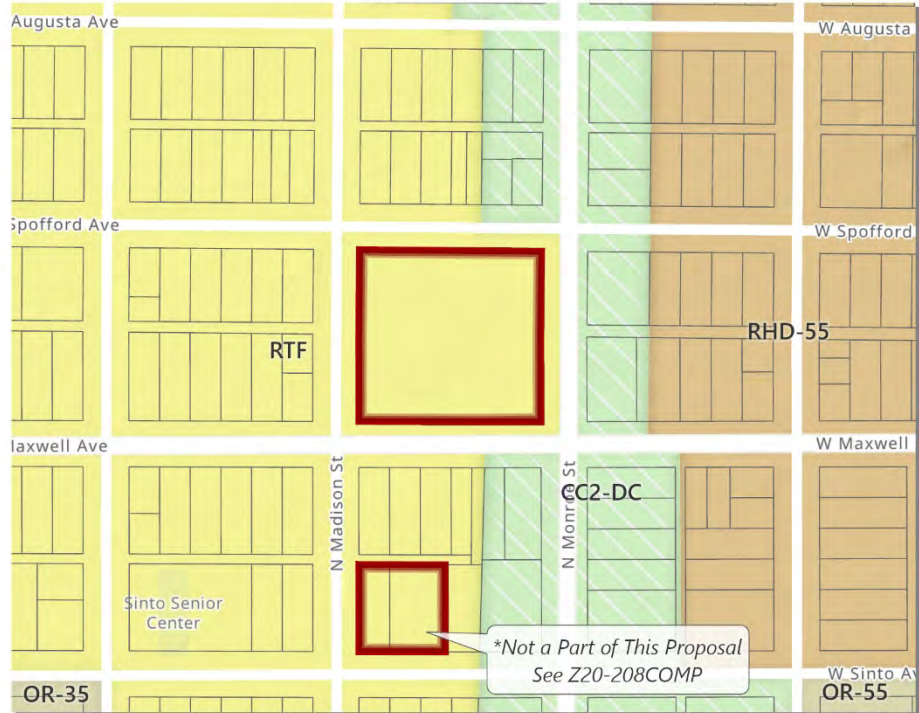
Drawn: 1/29/2021  
 THIS IS NOT A LEGAL DOCUMENT  
 The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.

**EXHIBIT C: Existing Zoning**

- Subject Parcel
- Parcels
- City Boundary

**Current Zoning**

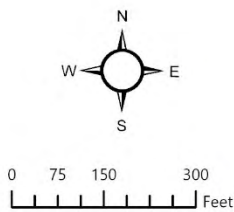
- Center and Corridor Type 2
- Office Retail
- Residential High Density
- Residential Two-Family



**EXHIBIT D: Proposed Zoning**

Parcel(s): 35076.3915

Approximate Area: 1.90 acres



**PROJECT LOCATION**



Neighborhood and Planning Services  
 Drawn By: Kevin Freibott



Path: C:\Users\kfreibott\Documents\ArcGIS\Projects\2021 Comp Plan Amendments\2021 Comp Plan Amendments.aprx

## Application: TBD

**Action:** Map amendment to the Proposed Bike Network Map TR-4 in Chapter 4

**Applicant/Agent:** CITY-SPONSORED—Planning Services and Integrated Capital Management

**Site Address(es):** n/a

**Neighborhood:** Various

**Notes:** Following a successful program last year with various amendments made to the map, increased public interest and awareness of this effort as well as close consultation with the Bicycle Advisory Board and other entities has resulted in a few additional amendments requested this year.

The following changes to the Bike Network Map are draft in nature and may change during the next months, as the proposal is refined and finalized.

Ref #	Street	From	To	Description
1	High Drive	21st	29th	Remove shared-use path designation
2	26th Ave	Havana	Ray	Add as a bike-friendly route
3	Havana	Dearborn	19th	Shift from soft-surface to shared-use
4	Havana	29th	37th	Shift from soft-surface to shared-use
3	Cannon St	Wellesley	Rowan	Add as bike-friendly route
4	Everett Ave	Division	Assembly	Extend neighborhood greenway
5	37th Ave	Perry	Regal	Change to bike lanes
6	Cedar	3rd	Riverside	Add as bike lanes
7	42nd Ave	Crestline	Cook	Extend neighborhood greenway
8	Pacific Ave	Howard	Sherman	Update to Greenway designation
9	3rd Ave	Sherman	Arthur	Update to shared-use path
10	Rhoades-Weile	Post	Standard	Neighborhood Greenway
11	Longfellow Ave	NW Blvd.	Market	Neighborhood Greenway
13	9 Mile Rd.	Francis	Rifle Club	Add shared-use path designation
14	Altamont Circle greenway adjustments	Fiske	9th Ave.	Extend to Benn Burr Trail off 9th Ave, link to Fiske on 12th
15	Jackson-Montgomery-Knox Greenway	Pittsburg	Belt	Upgrade designation to neighborhood greenway on Montgomery and Knox from bike-friendly route, add Jackson from Pittsburg to Astor
16	Thorpe Rd.	Westwood Ln.	Trainer Rd.	Update from bike lane to pathway