

**Agenda Sheet for City Council Meeting of:**

11/22/2021

Date Rec'd	11/8/2021
Clerk's File #	ORD C36139
Renews #	
Cross Ref #	
Project #	Z20-194COMP
Bid #	
Requisition #	

Submitting Dept	PLANNING & ECONOMIC DEVELOPMENT
Contact Name/Phone	KEVIN FREIBOTT 6184
Contact E-Mail	KFREIBOTT@SPOKANECITY.ORG
Agenda Item Type	First Reading Ordinance
Agenda Item Name	0650-COMPREHENSIVE PLAN AMENDMENT - MAGNOLIA STREET

Agenda Wording

Ordinance relating to app. Z20-194COMP, by McKinley School LLC, amending the Comp. Plan Land Use Plan Map from Light Industrial to Centers & Corridors Core for 2.5 acres and a change to the Zoning Map to Centers & Corridors Type 1, Employment Center.

Summary (Background)

The proposal concerns 120 N Magnolia Street, parcel 35163.3001. This Application is being considered concurrently through the annual Comprehensive Plan Amendment cycle as required by the Growth Management Act. The application has fulfilled public participation and notification requirements. The Plan Commission held a Public Hearing on October 27 to consider this amendment and has recommended approval of the amendment.

Lease? NO Grant related? NO Public Works? NO

Fiscal Impact

Neutral	\$
Select	\$
Select	\$
Select	\$

Budget Account

#
#
#
#

Approvals

Dept Head	BLACK, TIRRELL
Division Director	BLACK, TIRRELL
Finance	ORLOB, KIMBERLY
Legal	RICHMAN, JAMES
For the Mayor	ORMSBY, MICHAEL

Council Notifications

Study Session\Other	Study Session - 10/28
Council Sponsor	Lori Kinnear

Additional Approvals

Purchasing	jrichman@spokanecity.org
	dhume@spokane-landuse.com
	steve.l.dewalt@gmail.com
	lmeuler@spokanecity.org
	jchurchill@spokanecity.org

FIRST READING OF THE ABOVE
ORDINANCE HELD ON

11/22/2021

AND FURTHER ACTION WAS DEFERRED

Kevin H. Gots
CITY CLERK

PAUSED BY
SPOKANE CITY COUNCIL:

11/29/2021
Kevin H. Gots
CITY CLERK

Ordinance No. C36139

AN ORDINANCE RELATING TO APPLICATION FILE Z20-194COMP AND AMENDING MAP LU 1, LAND USE PLAN MAP, OF THE CITY'S COMPREHENSIVE PLAN FROM "LIGHT INDUSTRIAL" TO "CENTERS AND CORRIDORS CORE" FOR APPROXIMATELY 2.5 ACRES LOCATED AT 120 N. MAGNOLIA STREET (PARCEL 35163.3001) AND AMENDING THE ZONING MAP FROM "LIGHT INDUSTRIAL (LI)" TO "CENTERS AND CORRIDORS TYPE 1, EMPLOYMENT CENTER (CC1-EC)".

WHEREAS, pursuant to Resolution 2021-0023, the City Council included land use amendment application Z20-194COMP (the "Application") in the City's 2021 Annual Comprehensive Plan Work Program; and

WHEREAS, the Application seeks to amend the Land Use Plan Map of the City's Comprehensive Plan for 2.5 acres from "Light Industrial" to "Centers & Corridors Core" with a corresponding amendment to the City's zoning map from Light Industrial (LI) to "Centers & Corridors Type 1, Employment Center (CC1-EC)"; and

WHEREAS, following extensive public notice and participation, on October 13, 2021, the Spokane Plan Commission held a public hearing on the Application; and

WHEREAS, at the close of the hearing, after considering the public testimony, public comments, and the staff report, the Spokane Plan Commission concluded that the Application is consistent with and implements the Comprehensive Plan, and that it is consistent with the review criteria for Comprehensive Plan Amendments set forth in Spokane Municipal Code 17G.020.030; and

WHEREAS, the Spokane Plan Commission voted 8 to 0 to recommend approval of the Application; and

WHEREAS, by virtue of the public process outlined in the Plan Commission Findings of Fact, Conclusions, and Recommendation (Exhibit F), the public has had extensive opportunities to participate throughout the 2021 Annual Comprehensive Plan Work Program and all persons desiring to comment on the Application were given a full and complete opportunity to be heard; and

WHEREAS, the City Council adopts the recitals set forth herein as its findings and conclusions in support of its adoption of this ordinance and further adopts the findings, conclusions, and recommendations from the Planning Services Staff Report and the City of Spokane Plan Commission for the same purposes; --

NOW, THEREFORE, THE CITY OF SPOKANE DOES ORDAIN:

1. Approval of the Application. Application Z20-194COMP is approved.

2. Amendment of the Land Use Map. The Spokane Comprehensive Plan Map LU 1, Land Use Plan Map, is amended from "Light Industrial" to "Centers and Corridors Core" for 2.5 acres, as shown in Exhibits A and B.
3. Amendment of the Zoning Map. The City of Spokane Zoning Map is amended from "Light Industrial" to "Centers and Corridors Type 1, Employment Center (CC1-EC)," as shown in Exhibits C and D.

PASSED BY THE CITY COUNCIL ON November 29, 2021.

[Signature]
Council President

Attest:

Approved as to form:

[Signature]
City Clerk

[Signature]
Assistant City Attorney

[Signature]
Mayor

12/9/2021
Date



January 8, 2022
Effective Date



220-194COMP (120 N Magnolia St)
 Concerning parcel(s) in the East Central Neighborhood of Spokane
 2020/2021 Comprehensive Plan Amendment Proposals

Drawn: 5/28/2021
 THIS IS NOT A LEGAL DOCUMENT
 The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.

EXHIBIT A: Existing Land Use Plan Map

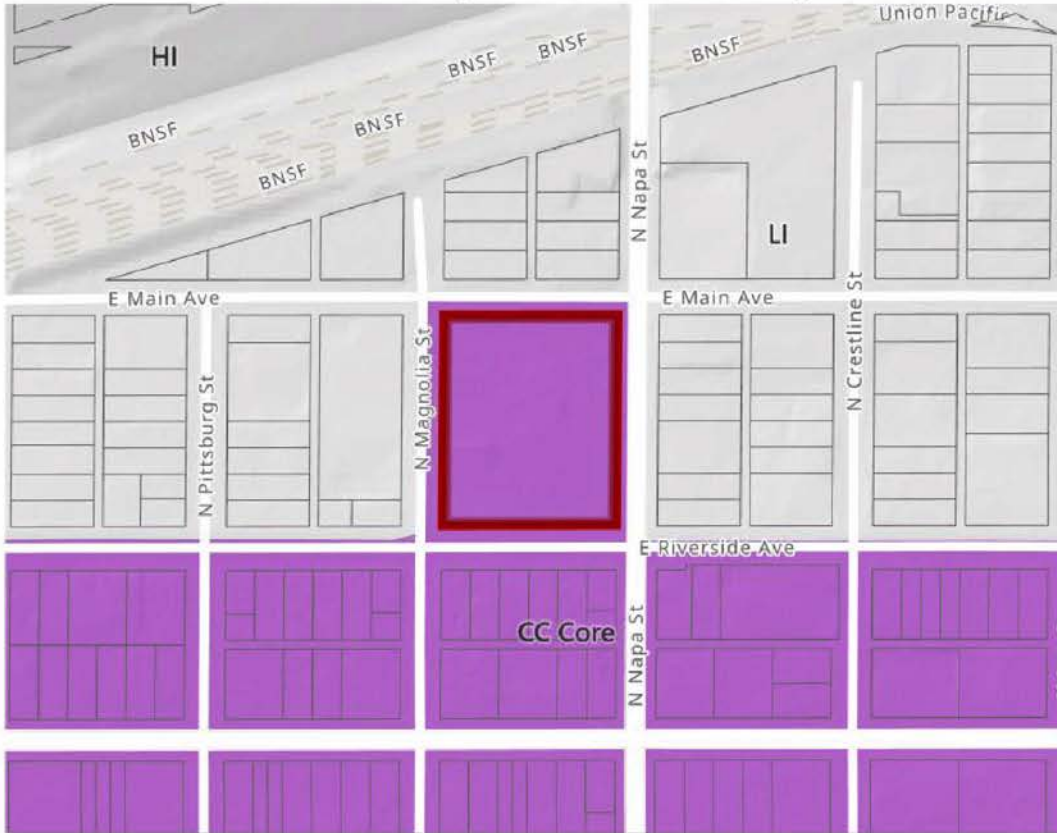


- Subject Parcel
- Parcels
- City Boundary

Land Use Designation

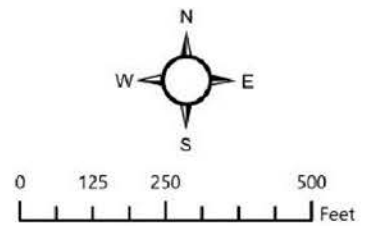
- CC Core
- Heavy Industrial
- Light Industrial

EXHIBIT B: Proposed Land Use Plan Map

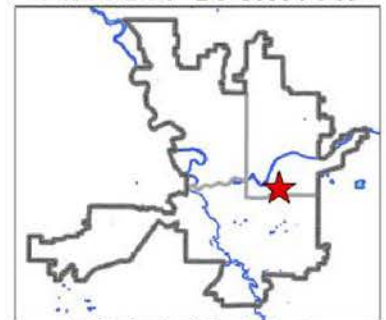


Parcel(s): 35163.3001

Approximate Area: 2.5 acres



PROJECT LOCATION



Neighborhood and Planning Services
 Drawn By: Kevin Freibott

Exhibit E: Legal Description

School Block 69, 16-25-43 SW in the City of Spokane, Spokane County, Washington State.



STAFF REPORT FOR FILE Z20-194COMP (120 N MAGNOLIA)

Department of Neighborhood and Planning Services

The following staff report concerns a proposed amendment to the City's current Comprehensive Plan. The proposal is to amend the land use plan map designation and zoning of one or more parcels in the City of Spokane. Amendments to the Comprehensive Plan are enabled by Spokane Municipal Code (SMC) 17G.020 and Revised Code of Washington (RCW) 36.70A.130.

I. PROPERTY SUMMARY

Parcel(s):	35163.3001
Address(es):	120 N Magnolia Street
Property Size:	2.5 Acres
Legal Description:	School B 69, 16-25-43 SW
General Location:	Block bounded by E Main Ave, N Magnolia St, E Riverside Ave, and N Napa St
Current Use:	Vacant School Structure, Combined Sewer Overflow Facility (Subterranean)

II. APPLICANT SUMMARY

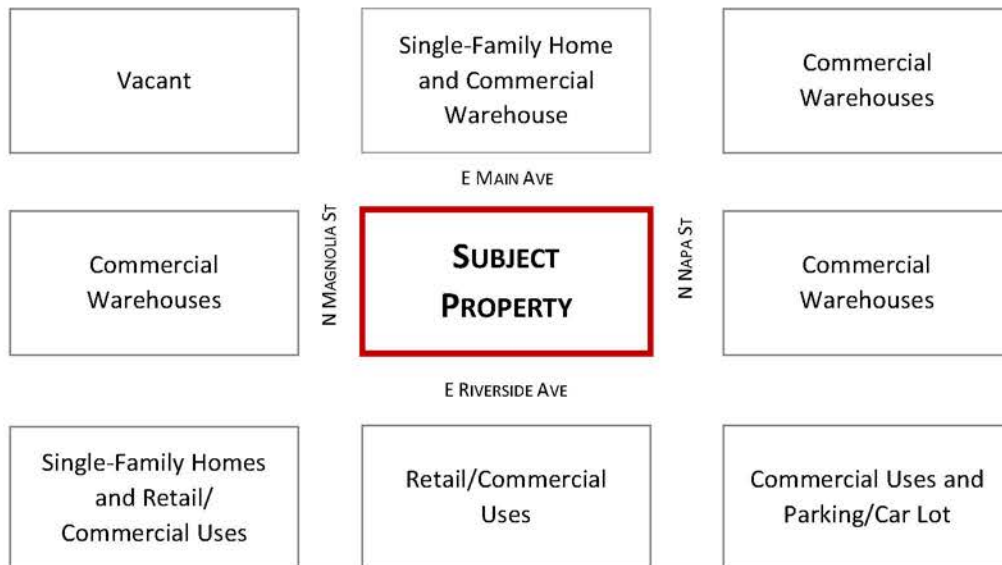
Agent:	Dwight Hume, Land Use Solutions and Entitlement
Applicant:	Steve Dewalt, McKinley School LLC
Property Owner:	McKinley School LLC

III. PROPOSAL SUMMARY

Current Land Use Designation:	Light Industrial (LI)
Proposed Land Use Designation:	Centers and Corridors Core (CC Core)
Current Zoning:	Light Industrial (LI)
Proposed Zoning:	Centers and Corridors Type 1, Employment Center (CC1-EC)
SEPA Status:	A SEPA threshold Determination of Non-Significance (DNS) was made on September 28, 2021. The appeal deadline is 5:00 PM on October 12, 2021.
Plan Commission Hearing Date:	October 13, 2021
Staff Contact:	Kevin Freibott, Assistant Planner II, kfreibott@spokanecity.org
Staff Recommendation:	Approve

IV. BACKGROUND INFORMATION

- 1. General Proposal Description:** Pursuant to the procedures established by SMC 17G.060, enabled by RCW 36.70A.130, the applicant asks the City of Spokane to amend the land use plan map designation (Map LU-1 of the Comprehensive Plan) from “Light Industrial” to “CC Core” and zoning designation (Official Zoning Map of the City of Spokane) from “Light Industrial (LI)” to “Centers and Corridors, Type 1, Employment Center (CC1-EC)” for one property located in the East Central Neighborhood. The stated intent of the applicant is to potentially develop mixed uses on the block while retaining the historic structure.
- 2. Site Description and Physical Conditions:** The proposal concerns the entire block bordered by E Riverside Ave, N Magnolia St, E Main Ave, and N Napa St. The parcel currently contains the historic McKinley School as well as some storage buildings. Also located on-site is a City of Spokane small combined sewer overflow facility under the southeast corner of the site.
- 3. Property Ownership:** The entire site is owned by the McKinley School LLC, a registered WA State Limited Liability Company based in Spokane, WA.
- 4. Adjacent Property Improvements and Uses:** The proposal is surrounded by existing development of the following nature:



- 5. Street Class Designations:** N Napa St is classified as a Minor Arterial. All other adjacent streets are Local Streets. Note that E Sprague Ave, located one block south of the site, is a Major Arterial.
- 6. Current Land Use Designation and History:** As shown in **Exhibit A**, the current land use plan map designation of the property is “Light Industrial (LI).” The subject property has been designated as such since the City’s adoption of the Growth Management Act (GMA) compliant Comprehensive Plan in 2001.
- 7. Proposed Land Use Designation:** As shown in **Exhibit B**, the proposal is to amend the land use plan map designation to “Centers and Corridors Core (CC Core).” This new land use plan map designation would match the properties immediately south of the subject parcel.

8. **Current Zoning and History:** As shown in **Exhibit C**, the current zoning of the subject property is “Light Industrial (LI).” This zoning has been the same since the current zoning map was adopted in 2006.

Historically, the parcel was zoned “Class II: Residential District” in 1958. By 1975 the property was zoned “M1: Light Industrial” and has been zoned that way ever since.

9. **Proposed Zoning:** As shown in **Exhibit D**, the proposal seeks to amend the zoning to “Centers and Corridors Type 1, Employment Center (CC1-EC)” to match the properties to the south along E Sprague Avenue.

V. APPLICATION PROCESS AND PUBLIC COMMENT

1. **Key Steps:** The application is being processed according to SMC 17G.060, including the following steps:

Application Submitted	October 26, 2020
Threshold Application Certified Complete	January 12, 2021
Council Threshold Subcommittee Established ¹	January 11, 2021
Council Threshold Subcommittee Met	February 17, 2021
Annual Work Program Set ²	April 26, 2021
Agency/Department Comment Period Ended	June 2, 2021
Notice of Application Posted	June 21, 2021
Plan Commission Workshop	June 23, 2021
60-Day Public Comment Period Ended	August 20, 2021
SEPA Determination Issued	September 29, 2021
Notice of Public Hearing Posted	September 29, 2021
Plan Commission Hearing Date (Scheduled)	October 13, 2021

2. **Comments Received:** During the docketing process, prior to the setting of the annual work program, a single public comment was received from Colleen Gardner, Co-Chair for the Chief Garry Park Neighborhood, in support of the proposal.

A request for comments was issued to City departments, local agencies, and departments, along with pertinent application details on May 19, 2021. By the close of agency comment on June 2, 2021, a single comment was received from Mr. Johnson of the City Engineering Department. Mr. Johnson noted that site-specific comments would be issued regarding the property at the building permit review stage. Ms. Gardner’s and Mr. Johnson’s comments are attached to this report as **Exhibit L**.

Following the agency/department comment period, a Notice of Application was issued on June 21, 2021 by mail to all properties and owners within a 400-foot radius of the subject property, including

¹ Spokane City Council Resolution 2021-0003

² Spokane City Council Resolution 2021-0023

within 400-feet of any adjacent properties with the same ownership. Notice was also posted on the subject property, in the closest library branch, and in the Spokesman Review. City staff emailed notice to the neighborhood council as well and to any nearby neighborhood councils. No public comment was received on this proposal.

3. **Public Workshop:** A public workshop with the Spokane Plan Commission was held on June 23, 2021, during which the particulars of the proposal were presented to the Plan Commission for their consideration and discussion. The applicant was provided an opportunity to speak during the workshop, but no public comment was taken.

VI. APPLICATION REVIEW AND ANALYSIS

1. **Guiding Principles:** SMC 17G.020.010 provides the following guiding principles for the annual comprehensive plan amendment process:
 - A. Keep the comprehensive plan alive and responsive to the community.
 - B. Provide for simultaneous review of proposals to allow for cumulative impact analysis of all applications on a City-wide basis and in conjunction with budget decisions.
 - C. Make map adjustments based on a foundation in policy language, consistently applying those concepts citywide.
 - D. Honor the community's long-term investment in the comprehensive plan, through public participation and neighborhood planning processes, by not making changes lightly.
 - E. Encourage development that will enable our whole community to prosper and reinforce our sense of place and feeling of community, in an ecologically, economically and socially sustainable manner.
 - F. Amendments to the comprehensive plan must result in a net benefit to the general public.
2. **Review Criteria:** SMC 17G.020.030 provides a list of considerations that are to be used, as appropriate, by the applicant in developing an amendment proposal, by planning staff in analyzing a proposal, by the plan commission making a recommendation on a proposal, and by the city council in making a decision on the proposal. Following each of the considerations is staff's analysis relative to the proposed amendment.
 - A. **Regulatory Changes:** *Amendments to the comprehensive plan must be consistent with any recent state or federal legislative actions, or changes to state or federal regulations, such as changes to the Growth Management Act, or new environmental regulations.*

Staff Analysis: Staff reviewed and processed the proposed amendment under the most current regulations contained in the Growth Management Act, the Washington State Environmental Policy Act (SEPA), and the Spokane Municipal Code. Staff is unaware of any recent federal, state, or legislative actions with which the proposal would be in conflict, and no comments were received to this effect from any applicable agencies receiving notice of the proposal.

The proposal satisfies this criterion.

- B. GMA:** *The change must be consistent with the goals and purposes of the State Growth Management Act.*

Staff Analysis: The Growth Management Act (GMA) details 13 goals to guide the development and adoption of the comprehensive plans and development regulations (RCW 36.70A.020, "Planning Goals"), and these goals guided the City's development of its comprehensive plan and development regulations. No comments received or other evidence in the record indicates inconsistency between the proposed plan map amendment and the goals and purposes of the GMA.

The proposal satisfies this criterion.

- C. Financing:** *In keeping with the GMA's requirement for plans to be supported by financing commitments, infrastructure implications of approved comprehensive plan amendments must be reflected in the relevant six-year capital improvement plan(s) approved in the same budget cycle.*

Staff Analysis: The City did not require, nor did any Agency or City Department comment request or require a traffic impact analysis for the proposal. The subject property is already served by water, sewer, nearby transit service, and adjacent existing City streets. Furthermore, under State and local laws, any subsequent development of the site will be subject to a concurrency determination pursuant to SMC 17D.010.020.

The proposal satisfies this criterion.

- D. Funding Shortfall:** *If funding shortfalls suggest the need to scale back on land use objectives and/or service level standards, those decisions must be made with public input as part of this process for amending the comprehensive plan and capital facilities program.*

Staff Analysis: No evidence of a potential funding shortfall as a result of this proposal exists.

The proposal satisfies this criterion.

- E. Internal Consistency:**

- The requirement for internal consistency pertains to the comprehensive plan as it relates to all of its supporting documents, such as the development regulations, capital facilities program, shoreline master program, downtown plan, critical area regulations, and any neighborhood planning documents adopted after 2001. In addition, amendments should strive to be consistent with the parks plan, and vice versa. For example, changes to the development regulations must be reflected in consistent adjustments to the goals or policies in the comprehensive plan. As appropriate, changes to the map or text of the comprehensive plan must also result in corresponding adjustments to the zoning map and implementation regulations in the Spokane Municipal Code.*

Staff Analysis: The proposal is internally consistent with applicable supporting documents of the Comprehensive Plan as follows:

Development Regulations. As a non-project proposal, there are no specific plans for development of this site. Additionally, any future development on this site will be required to be consistent with the current development regulations at the time an

application is submitted. The proposal does not result in any non-conforming uses or development and staff finds no reason to indicate that the proposed Comprehensive Plan Land Use Plan Map and zone change would result in a property that cannot be reasonably developed in compliance with applicable regulations.

Capital Facilities Program. As described in the staff analysis of Criterion C above, no additional infrastructure or capital expenditures by the City are anticipated for this non-project action, and it is not anticipated that the City's integrated Capital Facilities Program would be affected by the proposal.

Neighborhood Planning Documents Adopted after 2001. The East Central initiated a Neighborhood Planning process in 2006 known colloquially as the "East Central Neighborhood Plan," though no such plan was ever adopted. Rather the neighborhood focused their efforts on a subarea plan for the "Keystone International District Employment Center," the center adjacent to the subject parcel. That subarea plan and its attendant Comprehensive Plan and zoning changes were adopted by the City Council³ on November 27, 2006. Because the proposal seeks to add this property to the Center, see discussion under criterion K.2 below for an analysis of the proposal's effect on/from the subarea plan.

Miscellaneous Comprehensive Plan Goals and Policies. Staff have compiled a list of Comprehensive Plan Goals and Policies which bear on the proposal in Exhibit H of this report. Further discussion of these policies is provided under section K.2 below.

The proposal satisfies this criterion.

2. *If a proposed amendment is significantly inconsistent with current policy within the comprehensive plan, an amendment proposal must also include wording that would realign the relevant parts of the comprehensive plan and its other supporting documents with the full range of changes implied by the proposal.*

Staff Analysis: The proposal is generally consistent with current Comprehensive Plan policies, as described in further detail in the staff analysis of Criterion K.2 below and other criteria in this report. Therefore, no amendment to policy wording is necessary and this criterion does not apply to the subject proposal.

The proposal satisfies this criterion.

- F. **Regional Consistency:** *All changes to the comprehensive plan must be consistent with the countywide planning policies (CWPP), the comprehensive plans of neighboring jurisdictions, applicable capital facilities or special district plans, the regional transportation improvement plan, and official population growth forecasts.*

Staff Analysis: The proposed change in land use designations affects a relatively small area within an existing urbanized area, with no foreseeable implications to regional or inter-jurisdictional

³ Spokane City Ordinance C33945.

policy issues. No comments have been received from any agency, City department, or neighboring jurisdiction which would indicate that this proposal is not regionally consistent.

The proposal meets this criterion.

G. Cumulative Effect: *All amendments must be considered concurrently in order to evaluate their cumulative effect on the comprehensive plan text and map, development regulations, capital facilities program, neighborhood planning documents, adopted environmental policies and other relevant implementation measures.*

1. **Land Use Impacts:** *In addition, applications should be reviewed for their cumulative land use impacts. Where adverse environmental impacts are identified, mitigation requirements may be imposed as a part of the approval action.*
2. **Grouping:** *Proposals for area-wide rezones and/or site-specific land use plan map amendments may be evaluated by geographic sector and/or land use type in order to facilitate the assessment of their cumulative impacts.*

Staff Analysis: The City is concurrently reviewing this application and five other applications for Comprehensive Plan amendments as part of an annual plan amendment cycle. All six applications are for map amendments, five for changes to the land use plan map (LU-1) and one for changes to the Bicycle Facilities Map (TR-5). When considered together, these various applications do not interact, nor do they augment or detract from each other. Thus, the cumulative effects of these various applications are minor.

This proposal satisfies this criterion.

H. SEPA: *SEPA⁴ Review must be completed on all amendment proposals and is described in Chapter 17E.050.*

1. **Grouping:** *When possible, the SEPA review process should be combined for related land use types or affected geographic sectors in order to better evaluate the proposals' cumulative impacts. This combined review process results in a single threshold determination for those related proposals.*
2. **DS:** *If a determination of significance (DS) is made regarding any proposal, that application will be deferred for further consideration until the next applicable review cycle in order to allow adequate time for generating and processing the required environmental impact statement (EIS).*

Staff Analysis: The application is under review in accordance with the State Environmental Policy Act (SEPA), which requires that the potential for adverse environmental impacts resulting from a proposal be evaluated during the decision-making process. On the basis of the information contained in the environmental checklist, written comments from local and State departments and agencies concerned with land development within the City, and a review of other information available to the

⁴ State Environmental Protection Act

Director of Planning Services, a Determination of Non-Significance was issued on September 29, 2021.

The proposal satisfies this criterion.

- I. **Adequate Public Facilities:** *The amendment must not adversely affect the City's ability to provide the full range of urban public facilities and services (as described in CFU 2.1 and CFU 2.2) citywide at the planned level of service, or consume public resources otherwise needed to support comprehensive plan implementation strategies.*

Staff Analysis: The proposal would change the land-use designation of a previously developed area served by public facilities and services described in CFU 2.1. The proposed change in land-use designations affects a relatively small area and does not measurably alter demand for public facilities and services in the vicinity of the site or on a citywide basis. Any subsequent development of the site will be subject to a concurrency determination pursuant to SMC 17D.010.020, thereby implementing the policy set forth in CFU 2.2.

The proposal satisfies this criterion.

- J. **UGA:** *Amendments to the urban growth area boundary may only be proposed by the city council or the mayor of Spokane and shall follow the procedures of the countywide planning policies for Spokane County.*

Staff Analysis: The proposal does not include an expansion to the UGA; thus, this criterion does not apply.

This criterion does not apply.

- K. **Demonstration of Need:**

1. **Policy Adjustments:** *Proposed policy adjustments that are intended to be consistent with the comprehensive plan should be designed to provide correction or additional guidance so the community's original visions and values can better be achieved. The need for this type of adjustment might be supported by findings from feedback instruments related to monitoring and evaluating the implementation of the comprehensive plan.*

Staff Analysis: The proposal does not include a policy adjustment; thus, this criterion does not apply.

2. **Map Changes:** *Changes to the land use plan map (and by extension, the zoning map) may only be approved if the proponent has demonstrated that all of the following are true:*

- a. *The designation is in conformance with the appropriate location criteria identified in the comprehensive plan (e.g. compatibility with neighboring land uses, proximity to arterials, etc.);*

Staff Analysis: Because the proposal seeks to designate the property for a "Centers and Corridors Core" land use plan map designation, conformance with Goal LU 3, Efficient Land Use, and its attendant policies are the primary policies affecting this proposal. Under Policy LU 3.4, Centers and Corridors should be

planned using a “City-approved subarea planning process” to determine the location of the center and the land use plan map designations within it.

The Center which the proposal seeks to join is known as the “Keystone International District Employment Center” and was planned via a city-approved subarea planning process in 2006⁵. While this process did not include the subject parcel within the boundaries of CC Core land use plan map designations, the entire vicinity northward to the railroad tracks was included in the evaluation of that Center. Furthermore, the final report for that subarea planning process stated that the concept of the plan was for, among other things, “promotion of mixed-use development for the entire area north of the Freeway.”⁶

Pursuant to policy LU 3.5, Mix of Uses in Centers, increased residential, commercial, and office uses within the near vicinity of a Center are essential to support the denser mixed-uses of the center itself. Furthermore, policy LU 3.2, Centers and Corridors, calls for a mix of uses in the center which provides for greater residential density, pedestrian access, and mixed uses that complement the existing neighborhood.

While this proposal would modify the boundaries of the Employment Center, the original planning for this Center included a subarea plan. Furthermore, increased use and development density in the vicinity of the Center is warranted per Comprehensive Plan policies (see **Exhibit H**). In consideration of these factors, the proposal appears to comply with the intent of Comprehensive Plan policies.

b. *The map amendment or site is suitable for the proposed designation.*

Staff Analysis: The site is adequately served by all utilities and by a major arterial street, bus service is nearby on E Sprague Avenue, and the site is generally level and devoid of critical areas. There exist no physical features of the site or its surroundings that would preclude mixed-use development on the site, save for the Combined Sewer Overflow facility on-site. The property owner and City are fully aware of this feature. Future development of the site, regardless of whether the comprehensive plan amendment is approved, would have to avoid this area as a matter of course.

c. *The map amendment implements applicable comprehensive plan policies and subarea plans better than the current map designation.*

Staff Analysis: See discussion under topic ‘a’ above. As greater density of mixed-use development is supportive of the intent and implementation of a Center, the proposal would further the implementation of the Comprehensive Plan development strategy.

The proposal satisfies this criterion.

⁵ See Spokane City Ordinance C33945.

⁶ “East Central Neighborhood Land Use and Zoning Proposal,” p. 2.

- 3. Rezones, Land Use Plan Amendment:** *Corresponding rezones will be adopted concurrently with land use plan map amendments as a legislative action of the city council. If policy language changes have map implications, changes to the land use plan map and zoning map will be made accordingly for all affected sites upon adoption of the new policy language. This is done to ensure that the comprehensive plan remains internally consistent and to preserve consistency between the comprehensive plan and supporting development regulations.*

Staff Analysis: If the Land Use Plan Map amendment is approved as proposed, the zoning designation of the subject property will change from LI (Light Industrial) to CC1-EC (Centers and Corridors Type 1, Employment Center). The CCI zone implements the CC Core land use plan map designation proposed by the applicant. No policy language changes have been identified as necessary to support the proposed Land Use Plan Map amendment.

The proposal satisfies this criterion.

VII. CONCLUSION

The proposal has been processed and considered according to the requirements of the Spokane Municipal Code. According to the information provided above and the whole of the administrative record, and provided Plan Commission or City Council make the recommended change to the project, the proposal appears to meet the criteria for a comprehensive plan amendment as provided in SMC 17G.020.030.

Following the close of public testimony and deliberations regarding conclusions with respect to the review criteria and decision criteria detailed in SMC Chapter 17G.020, Plan Commission will need to make a recommendation to City Council for approval or denial of the requested amendment to the Land Use Plan map of the City's Comprehensive Plan.

VIII. STAFF RECOMMENDATION

Staff recommends the Plan Commission and City Council **approve** the proposal.

IX. LIST OF EXHIBITS

- | | |
|----------------------------------|---|
| A. Existing Land Use Plan Map | G. Wide-Area Aerial |
| B. Proposed Land Use Plan Map | H. List of Relevant Comp Plan Policies |
| C. Existing Zoning Map | I. Application Materials |
| D. Proposed Zoning Map | J. SEPA Checklist |
| E. Application Notification Area | K. SEPA Determination of Non-Significance |
| F. Detail Aerial | L. Public Comment |



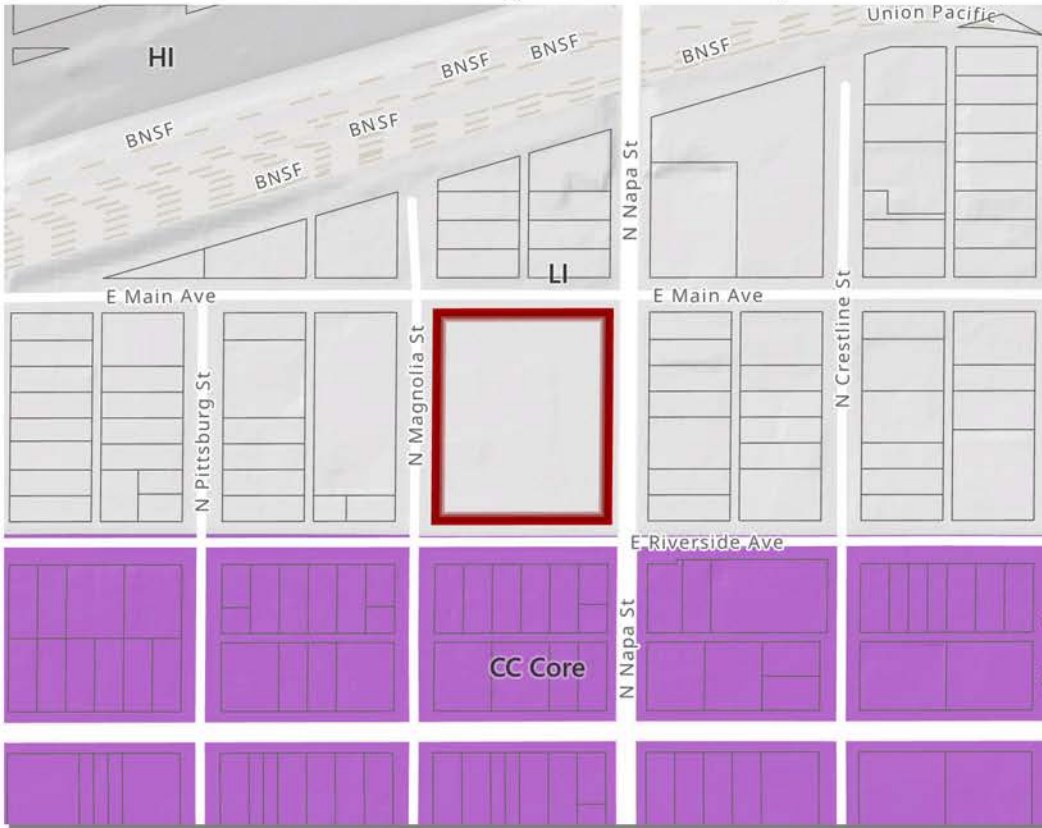
Z20-194COMP (120 N Magnolia St)

Concerning parcel(s) in the East Central Neighborhood of Spokane

2020/2021 Comprehensive Plan Amendment Proposals

Drawn: 5/28/2021
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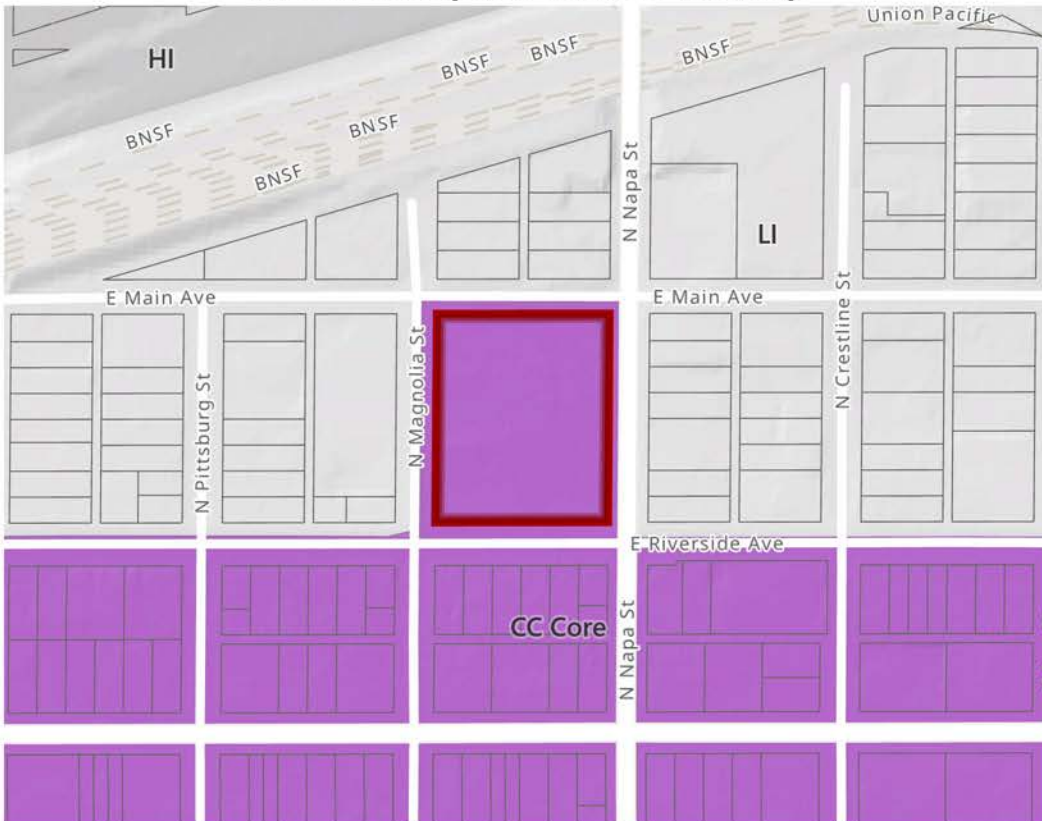


- Subject Parcel
- Parcels
- City Boundary

Land Use Designation

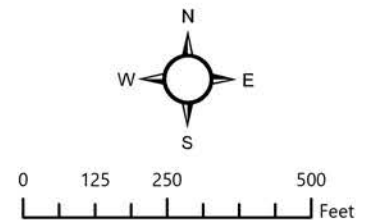
- CC Core
- Heavy Industrial
- Light Industrial

EXHIBIT B: Proposed Land Use Plan Map

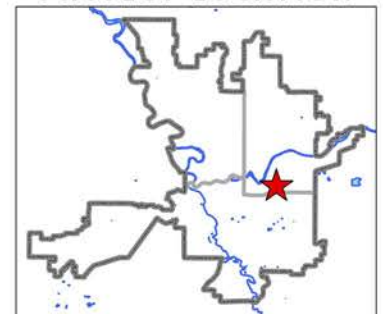


Parcel(s): 35163.3001

Approximate Area: 2.5 acres



PROJECT LOCATION



Neighborhood and Planning Services
 Drawn By: Kevin Freibott



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

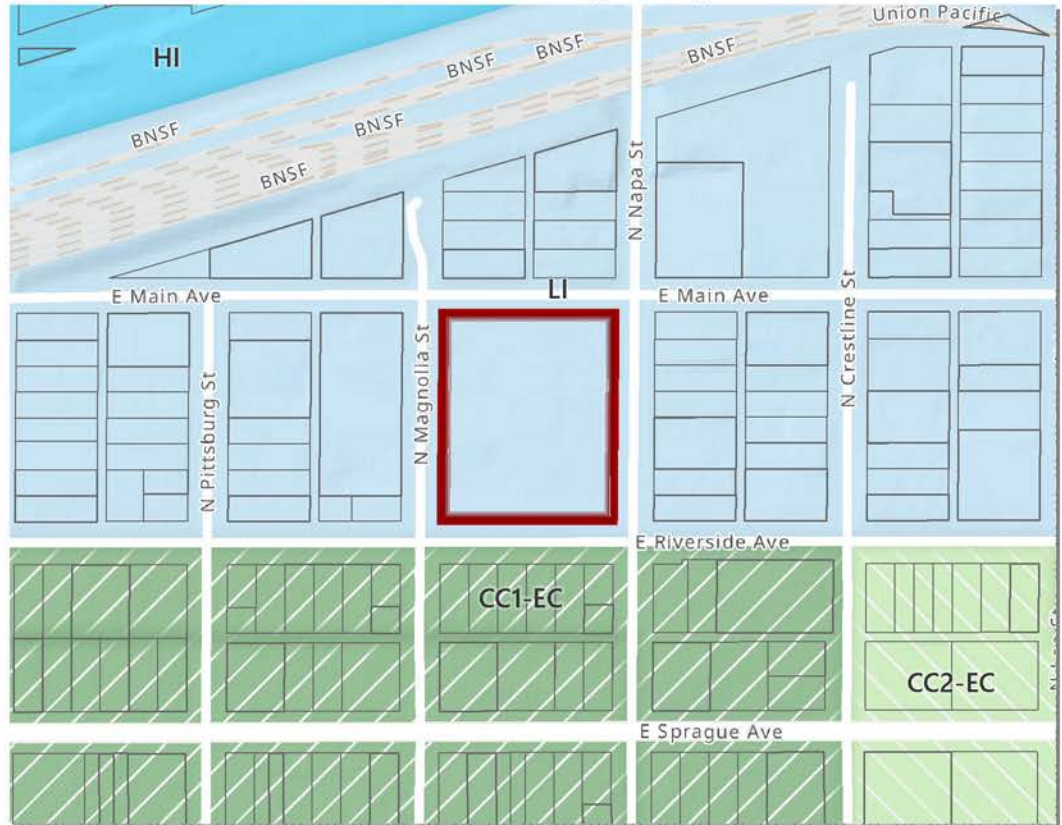
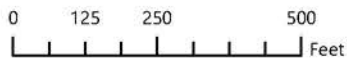
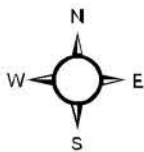


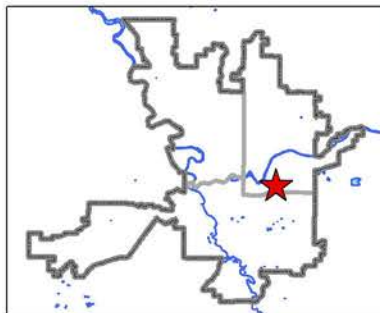
EXHIBIT D: Proposed Zoning

Parcel(s): 35163.3001

Approximate Area: 2.50 acres



PROJECT LOCATION



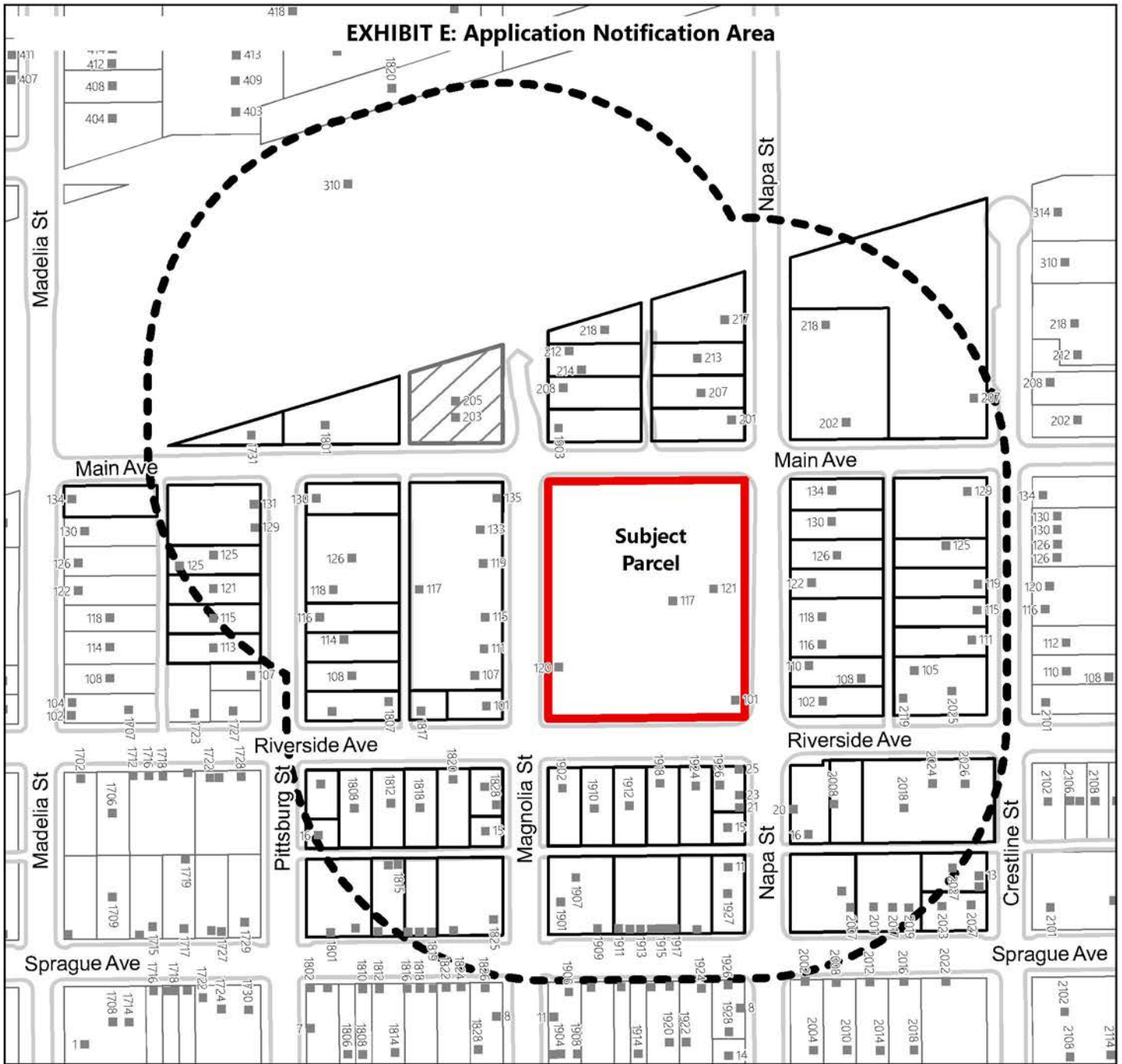
Neighborhood and Planning Services
Drawn By: Kevin Freibott





Z20-194COMP (120 N Magnolia St - East Central Neighborhood) 2020/2021 Comprehensive Plan Amendment Proposals

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



Legend

- Parcel
- Curb Line
- Address Point

Area Type

- Same Ownership
- Subject Parcels
- Notification_Boundary
- Notification_Parcels

Application Proposes To:
Change Land Use Designation from "Light Industrial" to "Centers and Corridors Core"

Project Size: 2.5 Acres (Approximate)
Drawing Date: 7/27/2021 Drawing Scale: 1:2,714

0 75 150 300
Feet

PROJECT LOCATION

Neighborhood and Planning Services
Drawn By: Kevin Freibott



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

Drawn: 9/15/2021
 THIS IS NOT A LEGAL DOCUMENT
 The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.

EXHIBIT F: Detail Aerial





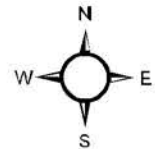
-  Subject Parcels
-  Adjacent Ownership

EXHIBIT G: Wide Area Aerial

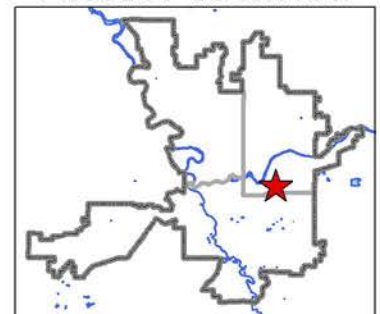


Parcel(s): 35163.3001

Approximate Area: 2.5acres



PROJECT LOCATION



Neighborhood and Planning Services
 Drawn By: Kevin Freibott



The following policies of the Comprehensive Plan relate to application Z20-194COMP. The full text of the Comprehensive Plan can be found at www.shapingspokane.org.

Chapter 3—Land Use

LU 1.2 Districts

Identify districts as the framework for providing secondary schools, larger park and recreation facilities, and more varied shopping facilities.

Discussion: Districts generally are composed of logical and contiguous groupings of several neighborhoods having a population of 30,000 to 60,000 people. Within a district, the size and scale of schools, parks, and shopping facilities are larger because they serve a larger portion of the city. For example, within a district, there is usually a centrally located high school, one or two well located middle schools, and one or more well located community parks.

The core area of the district, known as the District Center, is usually located at the intersection of arterial streets. District Centers offer a wide range of retail and service activities including general merchandising, small specialty shops, personal and professional services, offices, food, and entertainment. They should also include plazas, green space, and a civic green or park to provide a focal point for the Center. Urban design guidelines of the Comprehensive Plan or a neighborhood plan are used

LU 1.10 Industry

Provide a variety of industrial locations and site sizes for a variety of light and heavy industrial development and safeguard them from competing land uses.

Discussion: Planned industrial locations should be free from critical areas, not subject to conflicting adjacent land uses, readily accessible to adequate transportation, utility, and service systems, and convenient to the labor force.

Commercial and office uses have historically been permitted in most areas that are designated for industrial use. Continuation of this practice may lead to the displacement of the vital industrial lands needed for the economic vitality of the city. The industrial lands inventory in the city and the urban growth area should be evaluated to determine which industrial lands should be preserved for exclusive industrial use and which areas should continue to allow commercial use.

In most cases, residential use is not appropriate in the Industrial designation because of off-site impacts generated by industrial uses and the lack of residential amenities in these areas. However, river-oriented residential use is allowed in areas along the Spokane River where residents can take advantage of the river amenity. Residential uses should be carefully designed to be compatible with industrial uses. This compatibility may be maintained by using slope to other means or separate uses, and through buffers, landscaping, setbacks, fencing or other appropriate measures. The intent is to avoid conflicts between residential and industrial uses permitted in these areas.

LU 3.1 Coordinated and Efficient Land Use

Encourage coordinated and efficient growth and development through infrastructure financing and construction programs, tax and regulatory incentives, and by focusing growth in areas where adequate services and facilities exist or can be economically extended.

Discussion: Future growth should be directed to locations where adequate services and facilities are available. Otherwise, services and facilities should be extended or upgraded only when it is economically feasible to do so.

The Centers and Corridors designated on the Land Use Plan Map are the areas of the city where incentives and other tools should be used to encourage infill development, redevelopment and new development. Examples of incentives the city could use include assuring public participation, using public facilities and lower development fees to attract investment, assisting with project financing, zoning for mixed-use and higher density development, encouraging rehabilitation, providing in-kind assistance, streamlining the permit process, providing public services, and addressing toxic contamination, among other things.

LU 3.2 Centers and Corridors

Designate Centers and Corridors (neighborhood scale, community or district scale, and regional scale) on the Land Use Plan Map that encourage a mix of uses and activities around which growth is focused.

Discussion: ... Employment Centers have the same mix of uses and general character features as Neighborhood and District centers but also have a strong employment component. The employment component is expected to be largely non-service related jobs incorporated into the Center or on land immediately adjacent to the Center. Employment Centers vary in size from 30 to 50 square blocks plus associated employment areas. The residential density in the core area of the Employment Center may be up to 44 dwelling units per acre. Surrounding the Center are medium density transition areas of up to 22 dwelling units per acre. The following locations are designated as Employment Centers on the Land Use Plan Map:

- East Sprague – Sprague and Napa;
- North Foothills Employment Center;
- Maxwell and Elm;
- Holy Family;
- North Nevada, between Westview and Magnesium; and
- Trent and Hamilton.

...

LU 3.3 Designating Centers and Corridors

Designate new Centers or Corridors in appropriate locations on the Land Use Plan Map through a city-approved planning process.

Discussion: The Comprehensive Plan recognizes that Centers and Corridors are the most appropriate location for commercial and higher density residential uses. In some areas of the city, there may be a need to designate a new Center or Corridor. The exact location, boundaries, size,

and mix of land uses in a Center or Corridor should be determined through a city-approved sub-area planning process that is inclusive of all interested stakeholders, including business and property owners, and the affected neighborhood(s). This process may be initiated by the city, or at the request of a neighborhood or private interest.

LU 3.4 Planning for Centers and Corridors

Conduct a city-approved subarea planning process to determine the location, size, mix of land uses, and underlying zoning within designated Centers and Corridors. Prohibit any change to land use or zoning within suggested Centers or Corridors until a subarea planning process is completed.

Discussion: Suggested Centers and Corridors are those that have been newly designated and do not have any underlying Center and Corridor land use or zoning. Land use and zoning, as well as the size, location and intensity of the land use for all Centers and Corridors should be determined through a sub-area planning process that is inclusive of all stakeholders. Any such process shall include consultation and coordination with property owners and the neighborhood in which the Center or Corridor is located. This process may be initiated by the city, or at the request of a neighborhood or private interest. Center and Corridor planning should consider the following factors:

- existing and planned commercial and residential densities and development conditions;
- amount of commercial land needed to serve the neighborhood;
- public facilities, available utilities and infrastructure, and service capacity for residential and commercial development;
- capital facility investments and access to public transit; and
- other characteristics of a Center as provided in this plan, or as further refined.

The subarea planning process should result in a determination of the boundaries of the designated Center or Corridor, the land use mix and intensities of use, and the identification of any changes to the Land Use Map within the designated Center or Corridor.

LU 3.5 Mix of Uses in Centers

Achieve a proportion of uses in Centers that will stimulate pedestrian activity and create mutually reinforcing land uses.

Discussion: Neighborhood, District, and Employment Centers are designated on the Land Use Plan Map in areas that are substantially developed. New uses in Centers should complement existing on-site and surrounding uses, yet seek to achieve a proportion of uses that will stimulate pedestrian activity and create mutually reinforcing land use patterns. Uses that will accomplish this include public, core commercial/office and residential uses.

All Centers are mixed-use areas. Some existing uses in designated Centers may fit with the Center concept; others may not. Planning for Centers should first identify the uses that do not fit and identify sites for new uses that are missing from the existing land use pattern. Ultimately, the mix of uses in a Center should seek to achieve the following minimum requirements:

Table LU 1 – Mix of Uses in Centers		
Land Use	Neighborhood Center	District and Employment Center
Public	10 percent	10 percent
Commercial/Office	20 percent	30 percent
Higher-Density Housing	40 percent	20 percent

Note: All percentage ranges are based on site area, rather than square footage of building area.

This recommended proportion of uses is based on site area and does not preclude additional upper floors with different uses. The ultimate mix of land uses and appropriate densities should be clarified in a site-specific planning process in order to address site-related issues such as community context, topography, infrastructure capacities, transit service frequency, and arterial street accessibility. Special care should be taken to respect the context of the site and the character of surrounding existing neighborhoods. The 10 percent public use component is considered a goal and should include land devoted to parks, plazas, open space, and public facilities.

LU 4.2 Land Uses That Support Travel Options and Active Transportation

Provide a compatible mix of housing and commercial uses in Neighborhood Centers, District Centers, Employment Centers, and Corridors.

Discussion: This provides opportunities for people to use active forms of transportation to get to work and shopping, enables less reliance on automobiles, reduces commuting times and distances, makes mass transit more viable, and provides greater convenience for area residents while supporting physical activity.

LU 5.3 Off-Site Impacts

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

Discussion: Off-street parking, access, and loading facilities are usually associated with the development of higher density residential, office, and commercial uses. These features often have major impacts on single-family residential areas. The impacts are most significant when these facilities are next to or intrude between homes. When these facilities are accessory to a higher density residential or nonresidential use, they should be developed according to the same policies and zoning regulations as govern the primary use. New parking lots should also have the same zoning classification as the primary use. In addition, these facilities should be developed to minimize adverse impacts to adjacent properties. All parking lots should be paved. Parking lots and loading areas should have appropriate buffers to fully screen them from adjacent, less intensive uses. Access to business and higher density residential sites should be controlled to avoid impacts on adjacent uses, pedestrian movement, and street functions.

LU 5.5 Compatible Development

Ensure that infill and redevelopment projects are well-designed and compatible with surrounding uses and building types.

Chapter 6 – Housing

H 1.11 Access to Transportation

Encourage housing that provides easy access to public transit and other efficient modes of transportation.

Discussion: Transportation is the second largest expenditure after housing and can range from 10 to 25 percent of household expenditures. Examining where housing is located and the associated transportation costs may provide a more realistic evaluation of housing affordability in the future.

H 1.18 Distribution of Housing Options

Promote a wide range of housing types and housing diversity to meet the needs of the diverse population and ensure that this housing is available throughout the community for people of all income levels and special needs.

Discussion: A variety of housing types should be available in each neighborhood. Diversity includes styles, types, size, and cost of housing. Many different housing forms can exist in an area and still exhibit an aesthetic continuity. Development of a diversity of housing must take into account the context of the area and should result in an improvement to the existing surrounding neighborhood.

H 2.4 Linking Housing with Other Uses

Ensure that plans provide increased physical connection between housing, employment, transportation, recreation, daily-needs services, and educational uses.

Discussion: The location of housing in relation to other land uses is a part of what determines the quality of housing. The desirability and viability of housing changes for different segments of the community, based on an area's mix of land uses. As complementary land uses become spread further apart, transportation options decrease while transportation costs increase. These added transportation costs reduce the amount of household income available for housing and other household needs. This affects lower-income households first. In urban areas, basic services, such as grocery stores, public transportation, and public parks, should be available within a mile walk of all housing

Chapter 7 – Economic Development

ED 2.2 Revitalization Opportunities

Provide incentives to encourage the revitalization and utilization of historic and older commercial and industrial districts for redevelopment.

Discussion: Redevelopment of abandoned or underutilized sites where infrastructure and services are available and adequately sized may provide a wider range of opportunities for business location. Traditional commercial areas, Centers and Corridors, and adjacent industrial areas provide the opportunity to target revitalization investments as well as nearby job training and employment, adding tax revenues to the city, and catalyzing revitalization efforts.

ED 2.4 Mixed Use

Support mixed-use development that brings employment, shopping, and residential activities into shared locations that stimulate opportunities for economic activity.

Chapter 8 – Urban Design and Historic Preservation

DP 1.1 Landmark Structures, Buildings, Sites

Recognize and preserve unique or outstanding landmark structures, buildings, and sites.

Discussion: Landmarks are structures or sites that provide focal points of historic or cultural interest. Preservation of them, even when not located within historic districts, celebrates the uniqueness of the particular area. Development that is compatible with and respects these landmarks enhances the richness and diversity of the built and natural environments while reinforcing the landmark structures and sites.

DP 1.2 New Development in Established Neighborhoods

Encourage new development that is of a type, scale, orientation, and design that maintains or improves the character, aesthetic quality, and livability of the neighborhood.

Discussion: New development should be compatible with the context of the area and result in an improvement to the surrounding neighborhood.

DP 2.12 Infill Development

Encourage infill construction and area redevelopment that complement and reinforce positive commercial and residential character.

Discussion: Infill construction can benefit the community when done in a manner that improves and does not detract from the livability of the neighborhood and the desirable design character of the area.

DP 3.7 Protection of Archeological and Historic Sites

Ensure that archaeological and historic sites are identified and protected.

Discussion: Significant archaeological and historic sites must first be identified and designated historic if established criteria are met, and then protected through the city and state permit processes. Identification and designation distinguishes the properties that meet criteria for historic significance from all other older properties. When new sites are discovered, the city will attempt to ensure they are appropriately preserved, as required by state law.

DP 3.11 Rehabilitation of Historic Properties

Assist and cooperate with owners of historic properties to identify, recognize, and plan for the use of their property to ensure compatibility with preservation objectives.

Discussion: Assisting owners to identify and designate historic properties and publicly recognizing the owners of historic properties are steps that serve to stimulate and reinforce historic preservation. Public agencies can cooperate with owners to provide for the preservation and maintenance of historic and cultural resources.

Chapter 11—Neighborhoods

N 2.1 Neighborhood Quality of Life

Ensure that neighborhoods continue to offer residents transportation and living options, safe streets, quality schools, public services, and cultural, social, and recreational opportunities in order to sustain and enhance the vitality, diversity, and quality of life within neighborhoods.

Discussion: Spokane enjoys a rich variety of living opportunities within its individual neighborhoods, each with its unique character. Maintaining and enhancing our neighborhood assets is key to providing stability within neighborhoods and Spokane citizens with a prolonged sense of pride.

N 8.4 Consistency of Plans

Maintain consistency between neighborhood planning documents and the comprehensive plan.

Discussion: Neighborhood planning shall be conducted within the framework of the comprehensive plan, and further, the Growth Management Act requires that these plans be consistent with the comprehensive plan.



DESCRIPTION OF PROPOSAL:
Map amendment from Light Industrial to Centers and Corridors and a zone change from Light Industrial to CC-1
ADDRESS OF SITE OF PROPOSAL: (if not assigned yet, obtain address from Public Works before submitting application)
120 N Magnolia St

APPLICANT:
Name: McKinley School LLC
Address: 518 W Riverside Suite 200 Spokane WA 99201
Phone (home): Phone (work): 206-304-3964
Email address: steve.l.dewalt@gmail.com
-PROPERTY OWNER:
Name: Same as above
Address:
Phone (home): Phone (work):
Email address:
AGENT:
Name: Land Use Solutions and Entitlement c/o Dwight Hume
Address: 9101 N Mt. View Lane Spokane WA 99218
Phone (home): Phone (work): 435-3108
Email address: dhume@spokane-landuse.com

ASSESSOR'S PARCEL NUMBERS:
35163.3001
LEGAL DESCRIPTION OF SITE:
Amended Map of School Section 16 Block 69
SIZE OF PROPERTY:
2.5 acres (300' x 363' = 108900 sf)

LIST SPECIFIC PERMITS REQUESTED IN THIS APPLICATION:
Map Amendment and Zone Change

SUBMITTED BY: Steven DeWalt

Applicant Property Owner Property Purchaser Agent

In the case of discretionary permits (administrative, hearing examiner, landmarks commission or plan commission), if the applicant is not the property owner, the owner must provide the following acknowledgement:

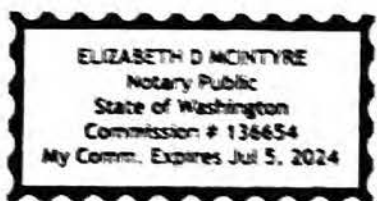
I, Steven DeWalt as Manager of North Park Development LLC, and North Park Development LLC as Manager of McKinley School LLC, owner of the above-described property do hereby authorize Dwight Hume to represent us and our interests in all matters regarding this application.

ACKNOWLEDGMENT:

STATE OF WASHINGTON)
) ss.
COUNTY OF SPOKANE)

On this 26 day of October, 2020, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared STEVEN DEWALT, to me known to be the individual that executed the foregoing instrument and acknowledged the said instrument to be free and his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year first above written.



[Signature]
Notary Public in and for the State of Washington,
residing at SPOKANE, WA



Comprehensive Plan or Land Use Code Amendment

Pre-Application

Rev.20180102

(McKinley School LLC Application)

DESCRIPTION OF THE PROPOSED AMENDMENT

(Please check the appropriate box(es))

- | | |
|---|---|
| <input type="checkbox"/> Comprehensive Plan Text Change | <input checked="" type="checkbox"/> Land Use Designation Change |
| <input type="checkbox"/> Regulatory Code Text Change | <input type="checkbox"/> Area-Wide Rezone |

Please respond to these questions on a separate piece of paper. Incomplete answers may jeopardize your application's chances of being reviewed during this amendment cycle.

(See Attached Pre-Application Supplement)

1. General Questions *(for all proposals):*

- a. Summarize the general nature of the proposed amendment.
- b. Why do you feel this change is needed?
- c. In what way(s) is your proposal similar to or different from the fundamental concepts contained in the comprehensive plan?
- d. For text amendments: What goals, policies, regulations or other documents might be changed by your proposal?
- e. For map amendments:
 1. What is the current Land Use designation and zoning for each affected parcel?
 2. What is the requested Land Use designation and zoning for each affected parcel?
 3. Describe the land uses surrounding the proposed amendment site(s); e.g. land use type, vacant/occupied, etc.
- f. Do you know of any existing studies, plans or other documents that specifically relate to or support your proposal?
- g. Why did you decide to pursue a comprehensive plan amendment rather than address your concern through some other aspect of the Development Services department's work program (e.g. neighborhood planning, public input on new regulations, etc.)?
- h. Has there been a previous attempt to address this concern through a comprehensive plan amendment?
 Yes No
- i. If yes, please answer the following questions:
 1. When was the amendment proposal submitted?
 2. Was it submitted as a consistent amendment or an inconsistent amendment?
 3. What were the Plan Commission recommendation and City Council decision at that time?
 4. Describe any ways that this amendment proposal varies from the previously considered version.

Pre-Application Supplement

McKinley School LLC

- a. Summarize the general nature of the proposed amendment.

This is a 2.50 ac. school site located at N 120 Magnolia Street, bounded by Magnolia on the West, Napa on the East, Riverside on the South and Main Avenue along the North boundary. The property is currently designated Light Industrial and zoned LI. This amendment request would change the map designation to CC Core and a CC-1 EC zone since it is within an existing Employment Center overlay.

- b. Why do you feel this change is needed?

The site adjoins the CC-Core designation along Riverside and would be a contiguous expansion of the CC-Core designation. While the school is on the Historic Register, the viability of an upgrade and use of the building requires an expanded option of utilizing the remainder of the site for other related uses, such as higher density residential.

- c. In what way(s) is your proposal similar to, or different from, the fundamental concepts contained in comprehensive plan?

As stated above, the site is located within the Sprague Napa Employment Center where a broad range of employment opportunities are possible within either the CC zones or within the nearby Light Industrial neighborhood. With a historic registration for the principal use of the property, it is best to allow additional residential use rather than industrial, so as to preserve and encourage the revitalization of the historic landmark.

- d. For text amendments: What goals, policies, regulations or other documents might be changed by your proposal? Not Applicable

- e. For map amendments:

a. What is the current Land Use designation and zoning for each affected parcel? Light Industrial designation and Light Industrial zone.

b. What is the requested Land Use designation and zoning for each affected parcel? CC Core designation and CC-1 EC zoning

c. Describe the land uses surrounding the proposed amendment site(s); e.g., land use type, vacant/occupied, etc. North: Vacant, Industrial, and Residential S/F; East: Industrial, office, residential; South: Retail, Office, Residential; West: Warehouse and Residential

- f. Do you know of any existing studies, plans or other documents that specifically relate to or support your proposal? The adopted Comprehensive Plan as it pertains to Centers and Corridors.

- g. Why did you decide to pursue a comprehensive plan amendment rather than address your concern through some other aspect of the Planning Services department's work program (e.g., neighborhood planning, public input on new regulations, etc.)? The subject property is already within the Employment Center designation and does not need further sub-area studies.

- h. Has there been a previous attempt to address this concern through a comprehensive plan amendment?

Yes No



Comprehensive Plan Amendments

Threshold Review

(McKinley School LLC)

Pre-application:

The first step in applying for an amendment to the City's Comprehensive Plan is to submit a threshold review application. Prior to submitting this application, a private applicant is required to schedule a no-fee pre-application conference with staff. In the case of a map amendment, the applicant is also required to make reasonable efforts to schedule a meeting with the appropriate neighborhood council(s) and document any support or concerns expressed by the neighborhood council(s). Applications are accepted through October 31 each year, during business hours. Applicants are strongly encouraged to make an appointment with Planning Department staff prior to submitting an application.

Description of the Proposed Amendment:

- In the case of a proposed text amendment, please describe the proposed amendment and provide suggested amendment language.
- In the case of a map amendment, please describe using parcel number(s), address, and a description including size, and maps. **See General Application**

In addition to describing the proposal, please describe how your applications satisfies the threshold review criteria in SMC 17G.020.026, which are restated below. You may need to use a separate piece of paper.
(See Attached Threshold Supplement)

1. Describe how the proposed amendment is appropriately addressed as a Comprehensive Plan Amendment.
2. The proposed amendment does not raise policy or land use issues that are more appropriately addressed by an ongoing work program approved by the City council or by a neighborhood or subarea planning process.
3. The proposed amendment can be reasonably reviewed within the resources and time frame of the Annual Comprehensive Plan Amendment Work Program.
4. In the case of a private application for a land use map change, nearby properties may also seem to be candidates for amendment. At the time of docketing or during plan commission review, expansion of the geographic scope of an amendment proposal may be considered, shared characteristics with nearby, similarly situated property may be identified and the expansion is the minimum necessary to include properties with those shared characteristics. Has the applicant had any outreach to surrounding property owners whose property may be so situated?
5. Describe how the proposed amendment is consistent with current general policies in the comprehensive plan for site-specific amendment proposals. The proposed amendment must be consistent with policy implementation in the Countywide Planning policies, the GMA, or other state or federal law, and the WAC.
6. The proposed amendment is not the same as or substantially similar to a proposal that was considered in the previous year's threshold review process, but was not included in the Annual Comprehensive Plan Amendment Work Program, unless additional supporting information has been generated.
7. If this change is directed by state law or a decision of a court or administrative agency, please describe.
8. Please provide copy of agenda or other documentation of outreach to neighborhood council made prior to application.

Planning & Development Services, 808 West Spokane Falls Boulevard, Spokane, WA 99201-3336
my.spokanecity.org | Phone: 509.625.6300

(Rev Sept 2017)

McKinley School Threshold Supplement

1. Describe how the proposed amendment is appropriately addressed as a Comprehensive Plan Amendment.

The request is for a map change to the adopted Comprehensive Plan Map, hence the Comprehensive Plan Amendment.

2. The proposed amendment does not raise policy or land use issues that are more appropriately addressed by an ongoing work program approved by the City council or by a neighborhood or subarea planning process.

The subject site is located well within a designated Employment Center and adjacent to a CC Core designation. No sub-area plan is needed to accomplish this amendment.

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

No special studies are expected to be generated by this request. Accordingly, this can be processed within the normal timeframe of an annual amendment.

4. In the case of a private application for a land use map change, nearby properties may also seem to be candidates for amendment. At the time of docketing or during plan commission review, expansion of the geographic scope of an amendment proposal may be considered, shared characteristics with nearby, similarly situated property may be identified and the expansion is the minimum necessary to include properties with those shared characteristics. Has the applicant had any outreach to surrounding property owners whose property may be so situated?

No other property owners were contacted by the applicant. This is an obligation of the Council and Docketing Committee to determine if more property should be included.

5. Describe how the proposed amendment is consistent with current general policies in the comprehensive plan for site-specific amendment proposals. The proposed amendment must be consistent with policy implementation in the Countywide Planning policies, the GMA, or other state or federal law, and the WAC.

a) This proposal is within an adopted designated Employment Center. Moreover, it is consistent with the CC-Core designation and CC-1 EC zone adjacent to this proposal. It is therefore consistent with County Planning policies, the GMA and the WAC.

b) Goal 3, Policy 3.2 Employment Centers: The distinction of an EC is that it includes a strong employment component of non-service-related jobs, typically adjacent to a Core zone. While the subject site is currently zoned Light Industrial and adjoins the CC-Core area, it is not conducive to generating non-service related jobs due to the historic registration of the former McKinley School on site. Hence, it is better suited for more CC-Core designation and the CC-1 EC zone to encourage retail services and residential use. It is worth noting that this 2.5 acre deletion from the LI

designation is non-significant in terms of diminishing the available LI zoned area due to its inability to be used for light industrial purposes.

- c) Goal 3, Policy 3.5 Mix of Uses in Centers; *“Achieve a proportion of uses in Centers that will stimulate pedestrian activity and create mutually reinforcing land uses.”*

As stated above, the historic registration of the McKinley School pre-empts the ability to use the site for non-service industrial related jobs. Hence, it has remained underdeveloped for want of appropriate zoning. This amendment to CC Core would be a contiguous expansion of this designation and therefore is consistent with Policy 3.5 since there is no impact upon proportions of “nearby non-service employment opportunities.

In summary, the amendment request is merely an adjustment to the internal map designations within the boundary of the East Sprague and Napa Employment Center designated within the adopted Comprehensive Plan. No additional sub-area studies are warranted since this minimal change has no impacts to areas outside the boundaries of the Employment Center.

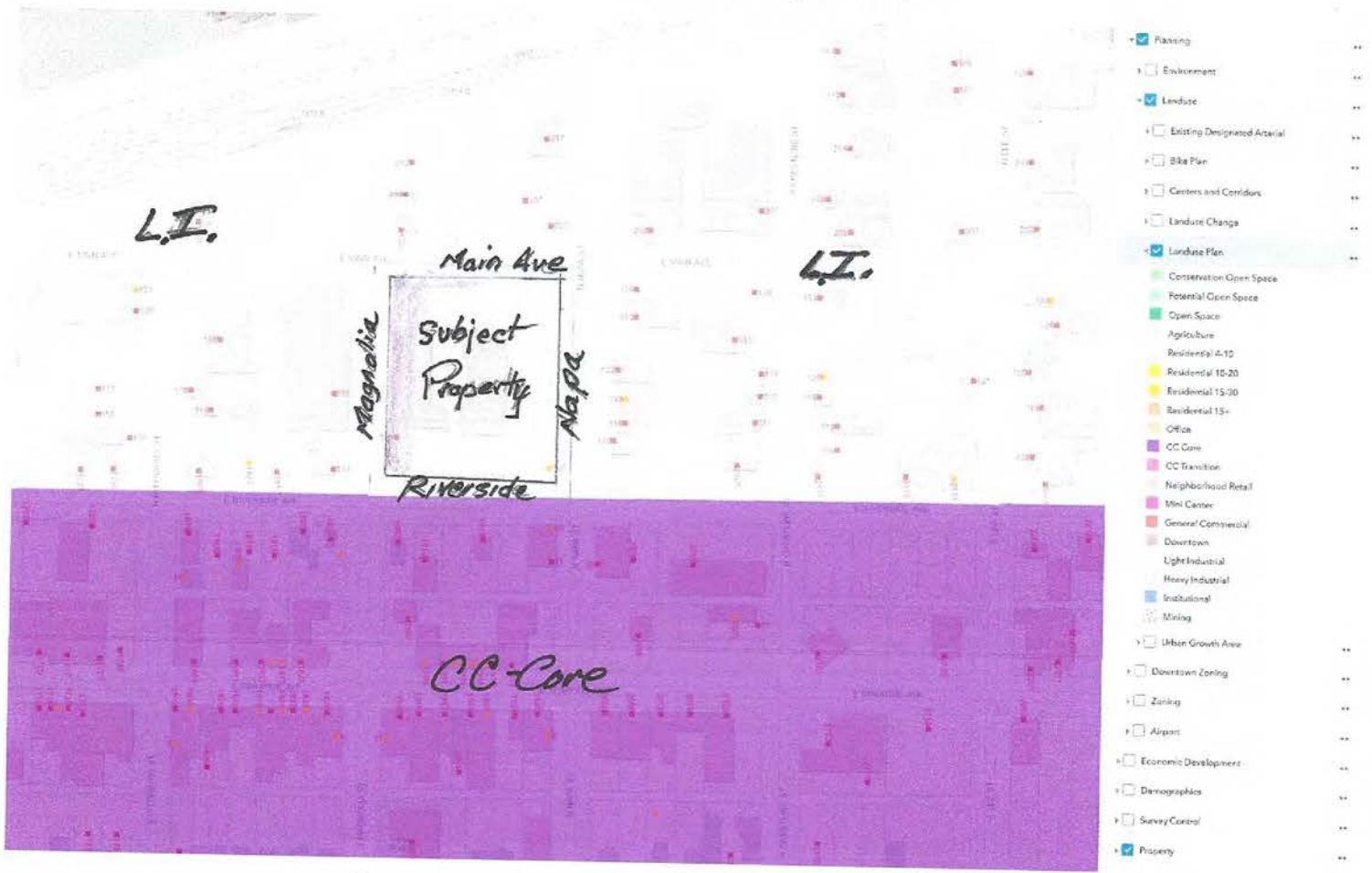
6. The proposed amendment is not the same as or substantially similar to a proposal that was considered in the previous year’s threshold review process, but was not included in the Annual Comprehensive Plan Amendment Work Program, unless additional supporting information has been generated.

No previous applications have been considered.

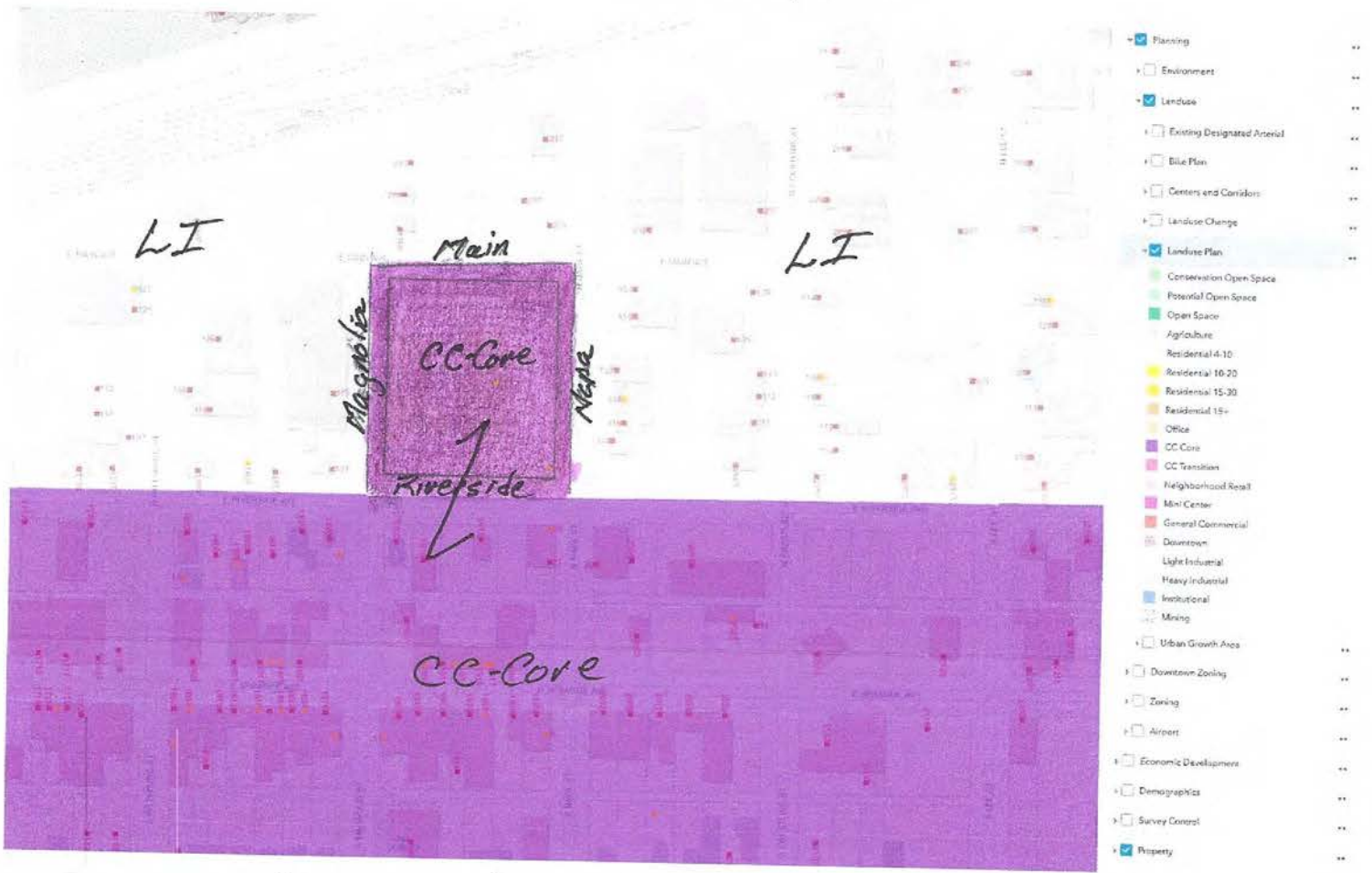
7. If this change is directed by state law or a decision of a court or administrative agency, please describe. N/A
8. Please provide copy of agenda or other documentation of outreach to neighborhood council made prior to application.

The Applicant met with Mr. McGlenn, Chair of the ECNC on October 22nd to share the vision McKinley School LLC has for the renovation of the school and the inclusion of more housing on site. He recommended that we attend the next neighborhood council meeting on December 15th, which we plan to attend.

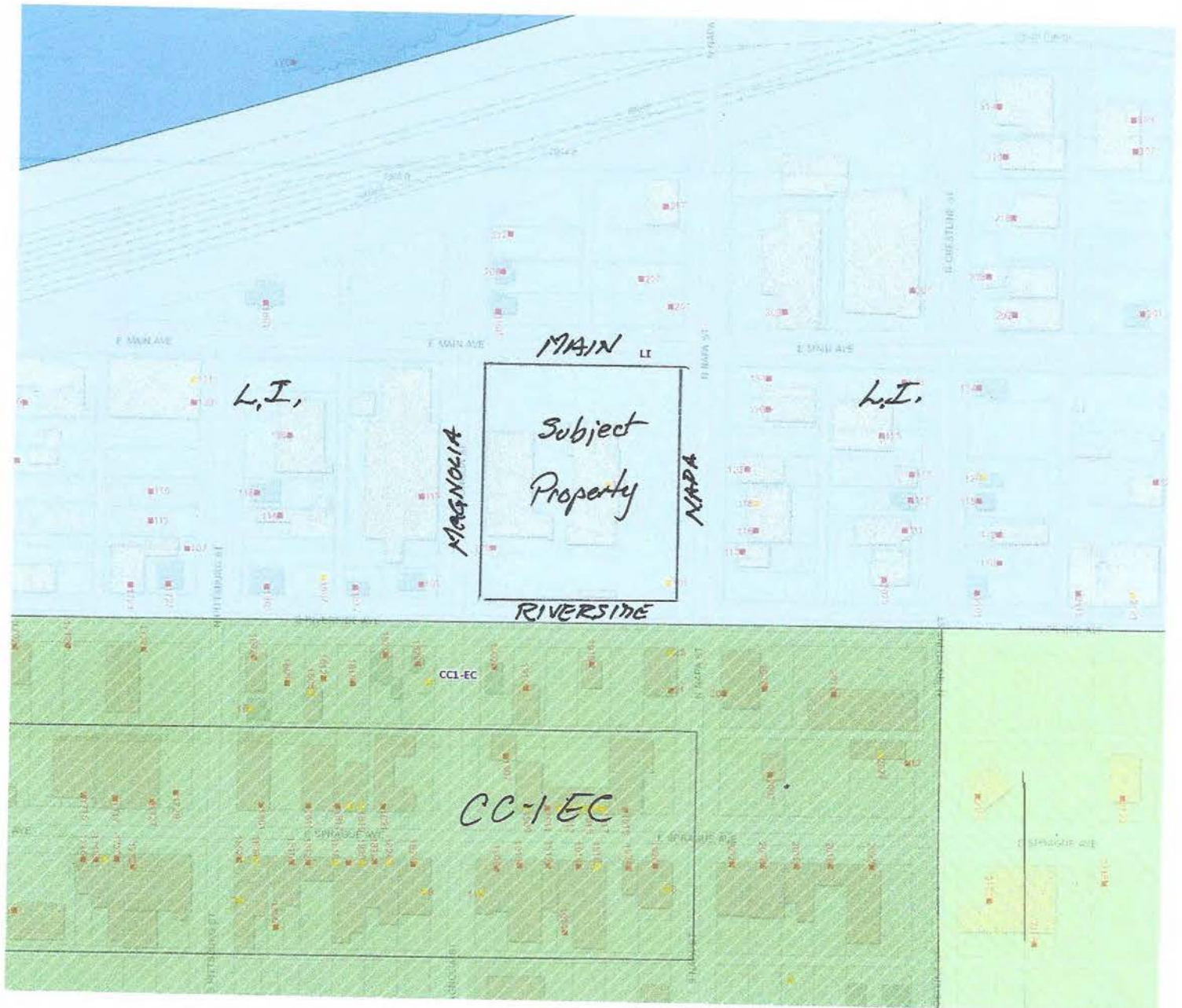
End of Threshold Supplement



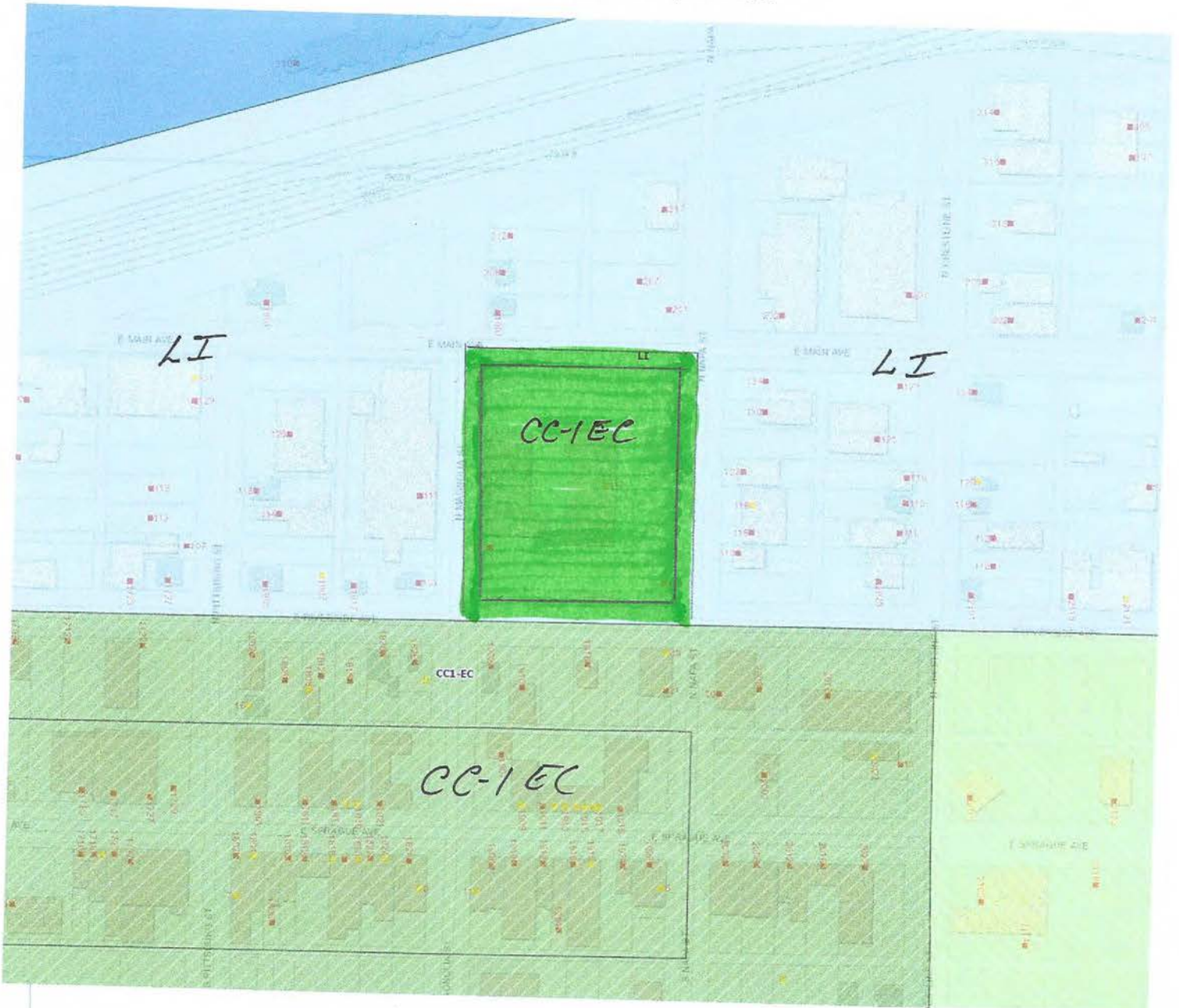
EXISTING LAND USE MAP



PROPOSED LAND USE MAP



EXISTING ZONES



PROPOSED ZONE

**State Environmental Policy Act (SEPA)
ENVIRONMENTAL CHECKLIST**

File No. **Z20-194COMP**

PLEASE READ CAREFULLY BEFORE COMPLETING THE CHECKLIST!

Purpose of Checklist:

The State Environmental Policy Act (SEPA) chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An Environmental Impact Statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "*does not apply.*"

IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (Part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project:

Applicant: McKinley School LLC C/O Steve DeWalt

Address: 518 W Riverside Suite 200

City/State/Zip: Spokane WA 99201

Phone: 206-304-3964

2. Agent or Primary Contact: Dwight Hume

Address: 9101 N Mt. View Lane

City/State/Zip: Spokane WA 99218

Phone: (509) 435-3108

3. Location of Project:

Address: 120 N Magnolia St

Section: 16

Quarter: SW

Township: 25N

Range: 43E

Tax Parcel Number(s): 35163.3001

4. Date checklist prepared: May 9, 2021

5. Agency requesting checklist: City of Spokane, Washington

6. Proposed timing or schedule (including phasing, if applicable):

Upon approval of Map and zone change amendments

7. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain:

Upon amendment approval, project plans will be submitted for review and approval.

b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain:

No

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal:

Unknown

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain:

No

10. List any government approvals or permits that will be needed for your proposal, if known:

Comp Plan and Zone change approval, project design review and building permits

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

This is a non-project action to approve a map amendment and zone change from Light Industrial to CC Core and CC-1 EC. It is approximately 2.5 acres and has the former McKinley School on site and is historically registered. It also contains a separate single floor warehouse, both of which are currently used for storage.

12. Location of the proposal: Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit application related to this checklist.

The site is a 2.5 acre block bounded by Main Ave on the North, Riverside Ave on the South, Napa St on the East and Magnolia on the West, from which the site is addressed as 120 N Magnolia.

13. Does the proposed action lie within the Aquifer Sensitive Area (ASA)? Yes No
- The General Sewer Service Area? Yes No
- The Priority Sewer Service Area? Yes No
- The City of Spokane? Yes No

14. The following questions supplement Part A.

a. Critical Aquifer Recharge Area (CARA) / Aquifer Sensitive Area (ASA)

- (1) Describe any systems, other than those designed for the disposal of sanitary waste installed for the purpose of discharging fluids below the ground surface (includes systems such as those for the disposal of stormwater or drainage from floor drains). Describe the type of system, the amount of material to be disposed of through the system and the types of material likely to be disposed of (including materials which may enter the system inadvertently through spills or as a result of firefighting activities).

This is a non-project action and if approved, will change the designation from Light Industrial to CC Core. As a former school site, no industrial uses have been implemented, nor will any industrial uses be built within the CC-1 EC zoned property.

- (2) Will any chemicals (especially organic solvents or petroleum fuels) be stored in aboveground or underground storage tanks? If so, what types and quantities of material will be stored?

To be determined at time of building permit review.

- (3) What protective measures will be taken to ensure that leaks or spills of any chemicals stored or used on site will not be allowed to percolate to groundwater. This includes measures to keep chemicals out of disposal systems.

To be determined at time of building permit review.

- (4) Will any chemicals be stored, handled or used on the site in a location where a spill or leak will drain to surface or groundwater or to a stormwater disposal system discharging to surface or groundwater?

See # 3 above.

b. Stormwater

- (1) What are the depths on the site to groundwater and to bedrock (if known)?

Unknown

- (2) Will stormwater be discharged into the ground? If so, describe any potential impacts.

Unknown

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (check one):

Flat Rolling Hilly Steep slopes Mountainous

Other: Answer

- b. What is the steepest slope on the site (approximate percent slope)?

N/A

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Unknown

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

To be determined at time of building permit review

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

No

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt, or buildings)?

To be determined at time of building permit review

- h. Proposed measures to reduce or control erosion or other impacts to the earth, if any:

To be determined at time of building permit review

2. Air

- a. What type of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

To be determined at time of building permit review

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Other industrial uses surround the subject site on the East and West and North. In addition, multiple rail tracks exist within 225' of the subject property to the north.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Compliance with applicable development regulations.

3. Water

a. SURFACE WATER:

- (1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No

- (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

N/A

- (3) Estimate the amount of fill and dredge material that would be placed in or removed from the surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A

- (4) Will the proposal require surface water withdrawals or diversions? If yes, give general description, purpose, and approximate quantities if known.

N/A

- (5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No

- (6) Does the proposal involve any discharge of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. GROUNDWATER:

- (1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No

- (2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

To be determined at time of building permit review

c. WATER RUNOFF (INCLUDING STORMWATER):

- (1) Describe the source of runoff (including stormwater) and method of collection and disposal if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

To be determined at time of building permit review

- (2) Could waste materials enter ground or surface waters? If so, generally describe.

See # 1 above

- (3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No

- d. PROPOSED MEASURES to reduce or control surface, ground, and runoff water, and drainage patten impacts, if any.

Compliance with applicable drainage controls

4. Plants

- a. Check the type(s) of vegetation found on the site:

Deciduous trees: alder maple aspen

Other: None

Evergreen trees: fir cedar pine

Other: None

shrubs grass pasture crop or grain

orchards, vineyards or other permanent crops

Wet soil plants: cattail buttercup bullrush skunk cabbage

Other: None

Water plants: water lily eelgrass milfoil

Other: None

Any other types of vegetation:

No

b. What kind and amount of vegetation will be removed or altered?

No vegetative cover

c. List threatened and endangered species known to be on or near the site:

Unknown

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

To be determined at time of building permit review

e. List all noxious weeds and invasive species known to be on or near the site

Unknown

5. Animals

a. Check and List any birds and other animals which have been observed on or near the site or are known to be on or near the site:

Birds: hawk heron eagle songbirds

Other:

Mammals: deer bear elk beaver

Other:

Fish: bass salmon trout herring shellfish

Other:

Any other animals (not listed in above categories): Answer

b. List any threatened or endangered animal species known to be on or near the site.

None

c. Is the site part of a migration route? If so, explain.

No

- d. Proposed measures to preserve or enhance wildlife, if any:

None

- e. List any invasive animal species known to be on or near the site.

Unknown

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

To be determined at time of building permit review

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe:

No

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Compliance with energy codes will be required at time of building permit

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.

No

- (1) Describe any known or possible contamination at the site from present or past uses.

The site has no history of contamination. It was formerly a public school and playground and a concrete floor warehouse building was subsequently added to the site along the west side of the school building. In addition, the City of Spokane has added a CSO facility for storm sewer collection located south of the school building.

- (2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

See #1 above.

- (3) Describe any toxic or hazardous chemicals/conditions that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

If approved, this will be addressed during the building permit review.

- (4) Describe special emergency services that might be required.

If approved, to be determined at time of building permit review.

- (5) Proposed measures to reduce or control environmental health hazards, if any:

Compliance with applicable regulations

b. NOISE:

- (1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Existing railroad traffic, Industrial shipping and receiving on nearby properties

- (2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)?

Indicate what hours noise would come from the site.

Short term: None. Long term: Construction

- (3) Proposed measure to reduce or control noise impacts, if any:

Compliance with applicable noise regulations

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

North: Rail traffic, residential and vacant; East: Industrial, office and residential; South: Retail office and residential; West: Residential and warehouse. Subject site: Warehouse and vacant buildings

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

The site has not been used for forest or agricultural use.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No

- c. Describe any structures on the site.

Vacant School building of 50,800 sf and a single story warehouse building of 9800 sf.

- d. Will any structures be demolished? If so, which?

To be determined at building permit stage. School structure will be preserved and reused.

- e. What is the current zoning classification of the site?

Light Industrial

- f. What is the current comprehensive plan designation of the site?

Light Industrial

- g. If applicable, what is the current shoreline master program designation of the site?

N/A

- h. Has any part of the site been classified as a critical area by the city or the county? If so, specify.

No, there are no site sensitive conditions of wetlands, steep slopes etc.

- i. Approximately how many people would reside or work in the completed project?

To be determined at time of building permit

- j. Approximately how many people would the completed project displace?

None

- k. Proposed measures to avoid or reduce displacement impacts, if any:

N/A

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Compliance with applicable design and development standards

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

N/A

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

To be determined at time of building permit review

- b. Approximately how many units, if any, would be eliminated? Indicate whether high-, middle- or low-income housing.

None

- c. Proposed measures to reduce or control housing impacts, if any:

N/A

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

To be determined at time of building permit review

- b. What views in the immediate vicinity would be altered or obstructed?

None

- c. Proposed measures to reduce or control aesthetic impacts, if any:

Development per design review requirements

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

To be determined at time of building permits

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

No, this is a light industrial area

- c. What existing off-site sources of light or glare may affect your proposal?

None

- d. Proposed measures to reduce or control light and glare impacts, if any:

Indirect exterior lighting

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

None

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the sited that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

Yes, the McKinley School is on the historic register and will remain as part of the future project and use.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

No

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archaeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

None

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

If approved, the use of the McKinley School will follow applicable development guidelines to ensure historic preservation.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Napa from Sprague and/or Trent; Riverside, Magnolia and Main surround the site.

- b. Is site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop.

East Sprague #90 is available one block south of subject site.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

To be determined at time of building permit

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

To be determined at time of building permit

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe.

The site is within 300' of rail traffic but not accessible for shipping etc.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates? (Note: to assist in review and if known, indicate vehicle trips during PM peak, AM Peak, and Weekday (24 hours).

To be determined at time of building permit review

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, general describe.

No

- h. Proposed measures to reduce or control transportation impacts, if any:

To be determined at time of building permit review

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

To be determined at time of building permit

- b. Proposed measures to reduce or control direct impacts on public services, if any:

To be determined at time of building permit review

16. Utilities

a. Check utilities currently available at the site:

- electricity natural gas water refuse service
 telephone sanitary sewer septic system

Other:

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed:

To be determined at time of building permit review

C. SIGNATURE

I, the undersigned, swear under penalty of perjury that the above responses are made truthfully and to the best of my knowledge. I also understand that, should there be any willful misrepresentation or willful lack of full disclosure on my part, the agency must withdraw any determination of Nonsignificance that it might issue in reliance upon this checklist.

Date: May 9, 2021

Signature: _____



Please Print or Type:

PROJECT PROPONENT: McKinley School LLC

Name: Steve DeWalt

Address: 518 W Riverside Suite 200

Phone: (206) 304-3964

Spokane WA 99201

CHECKLIST PERPARER (If different from proponent):

Name: Dwight Hume

Address: 9101 N Mt. View Lane

Phone: (509) 435-3108

Spokane WA 99218

FOR STAFF USE ONLY

Staff member(s) reviewing checklist: Kevin Freibott

Based on this staff review of the environmental checklist and other pertinent information, staff concludes that:

- A. There are no probable significant adverse impacts and recommends a Determination of Nonsignificance.
- B. Probable significant adverse environmental impacts do exist for the current proposal and recommends a Mitigated Determination of Nonsignificance with conditions.
- C. There are probable significant adverse environmental impacts and recommends a Determination of Significance.

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(Do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

If approved, the project will be reviewed for said impacts and conditioned accordingly.

Proposed measures to avoid or reduce such increases are:

To be determined at time of building permit review.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The site is located within an industrial neighborhood but restricted by historic preservation requirements for the schools use. Furthermore, based upon the historical use of the property, there are no natural elements to be concerned about preservation.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

See above answer

2. How would the proposal be likely to deplete energy or natural resources?

If approved, the buildings will be reviewed for energy compliance improvements.

Proposed measures to protect or conserve energy and natural resources are:

To be determined at time of building permit review.

3. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, flood plains or prime farmlands?

The subject site contains a building on the historic register. Accordingly, any future use of the building will address the preservation of said building.

Proposed measures to protect such resources or to avoid or reduce impacts are:

See answer above.

4. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The site is surrounded by a mix of industrial, office, retail and residential uses. If approved, it will become part of the CC-1 EC category of zones and allow a similar mix of office, retail and residential uses. All proposed uses will require compliance with applicable development regulations.

Proposed measures to avoid or reduce shoreline and land use impacts are:

See above answer

5. How would the proposal be likely to increase demands on transportation or public services and utilities?

If approved, the demand for services should be the same or less than the present industrial zone and allowed uses of that zone.

Proposed measures to reduce or respond to such demand(s) are:

To be determined at time of building permit review.

6. Identify, if possible, whether the proposal may conflict with local, state or federal laws or requirements for the protection of the environment.

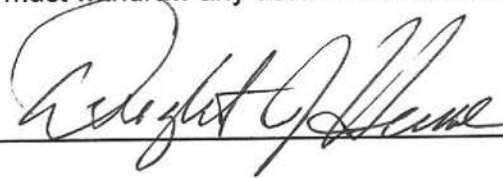
This is an approved Industrial designation and zone. If approved, the site becomes more restrictive as a CC-1 EC classification which is common and adjacent to the subject on its south boundary. It is inconceivable that this CC-1 EC designation that has existed adjacent since 2004 or earlier is in conflict with state or federal regulations.

C. SIGNATURE

I, the undersigned, swear under penalty of perjury that the above responses are made truthfully and to the best of my knowledge. I also understand that, should there be any willful misrepresentation or willful lack of full disclosure on my part, the agency must withdraw any determination of Non-significance that it might issue in reliance upon this checklist.

Date: May 11, 2021

Signature: _____



Please Print or Type:

PROJECT PROPONENT

Name: McKinley School LLC C/O Steve DeWalt

Address: 518 W Riverside Suite 200

Phone: (206)-304-3964

Spokane WA 99201

CHECKLIST PERPARER (If different from proponent):

Name: Dwight Hume

Address: 9101 N Mt. View Lane

Phone: (509) 435-3108

Spokane WA 99218

FOR STAFF USE ONLY

Staff member(s) reviewing checklist: Kevin Freibott

Based on this staff review of the environmental checklist and other pertinent information, staff concludes that:

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- C. There are probable significant adverse environmental impacts and recommends a Determination of Significance.

NONPROJECT DETERMINATION OF NONSIGNIFICANCE

FILE NO(S): Z20-194COMP

PROPONENT: McKinley School LLC (Agent: Dwight Hume, Land Use Solutions and Entitlement)

DESCRIPTION OF PROPOSAL: Amendment of the Land Use Plan Map designation for one parcel totaling 2.5 acres from "Light Industrial (LI)" to "Centers and Corridors Core (CC Core)" and a concurrent change of zoning from "Light Industrial (LI)" to "Centers and Corridors Type 1, Employment Center (CC1-EC)." No specific development proposal is being approved at this time.

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: The proposal concerns one parcel: 35163.3001, located at 120 N Magnolia Street; block bounded by E Main Ave, N Magnolia St, E Riverside Ave, and N Napa St; East Central neighborhood.

LEGAL DESCRIPTION: School B 69, 16-25-43 SW

LEAD AGENCY: City of Spokane

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

- There is no comment period for this DNS.
- This DNS is issued after using the optional DNS process in section 197-11-355 WAC. There is no further comment period on the DNS.
- This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for at least 14 days from the date of issuance (below). Comments regarding this DNS must be submitted no later than 5 p.m. on October 12, 2021 if they are intended to alter the DNS.

Responsible Official: Louis Meuler

Position/Title: Interim Director, Planning Services **Phone:** (509) 625-6300

Address: 808 W. Spokane Falls Blvd., Spokane, WA 99201

Date Issued: September 28, 2021 **Signature:** *Louis Meuler*
:Louis Meuler (Sep 16, 2021 14:20 PDT)

APPEAL OF THIS DETERMINATION, after it has become final, may be made to the City of Spokane Hearing Examiner, 808 West Spokane Falls Blvd., Spokane WA 99201. The appeal deadline is Noon on October 19, 2021 (21 days from the date of the signing of this DNS). This appeal must be on forms provided by the Responsible Official, make specific factual objections, and be accompanied by the appeal fee. Contact the Responsible Official for assistance with the specifics of a SEPA appeal.



PLAN COMMISSION FINDINGS OF FACT, CONCLUSIONS, AND RECOMMENDATIONS ON COMPREHENSIVE PLAN AMENDMENT FILE Z20-194COMP

A Recommendation of the Spokane Plan Commission to the City Council to APPROVE the Comprehensive Plan Amendment application seeking to amend the land use plan map designation from “Light Industrial” to “CC-Core” for a 2.5-acre area located at 120 N. Magnolia Street. The zoning designation requested is “Centers and Corridors Type 1, Employment Center (CC1-EC)”.

FINDINGS OF FACT:

- A. The City of Spokane adopted a Comprehensive Plan in May of 2001 that complies with the requirements of the Growth Management Act (GMA).
- B. Under GMA, comprehensive plans generally may be amended no more frequently than once a year, and all amendment proposals must be considered concurrently in order to evaluate for their cumulative effect.
- C. Amendment application Z20-194COMP (the “Application”) was submitted in a timely manner for review during the City’s 2020/2021 amendment cycle.
- D. The Application seeks to amend the land use plan map designation for a 2.5-acre area located at 120 N. Magnolia St. (the “Property”) from “Light Industrial” to “Centers and Corridors Core” with a corresponding change in zoning from “Light Industrial” to “Centers and Corridors Type 1, Employment Center (CC1-EC)”.
- E. The subject property comprises an entire block and contains a historic school building as well as outbuildings.
- F. Annual amendment applications were subject to a threshold review process to determine whether the applications will be included in the City’s Annual Comprehensive Plan Amendment Work Program.
- G. On February 17, 2021, an Ad Hoc City Council Committee reviewed the applications that had been timely submitted and forwarded its recommendation to City Council regarding the applications.
- H. On April 26, 2021, the City Council adopted Resolution RES 2021-0023 establishing the 2021 Comprehensive Plan Amendment Work Program and included the Application in the Work Program.
- I. Thereafter, on May 19, 2021, staff requested comments from agencies, departments, and neighborhood councils. Two comments were received, from the City Engineering Department and Chief Garry Park Neighborhood Council.

- J. On May 20, 2021, the Land Use Subcommittee of the Community Assembly received a presentation regarding the 2021 Comprehensive Plan Amendment Work Program, including the Application.
- K. A Notice of Application was published on June 21, 2021 in the Spokesman Review and was mailed to all properties and owners within a 400-foot radius of the subject Properties and any adjacent properties with the same ownership. Signs were also placed on the subject Properties in plain view of the public. The Notice of Application initiated a 60-day public comment period from June 21 to August 20, 2021, during which no comments were received.
- L. On June 23, 2021, the Spokane City Plan Commission held a workshop to study the Application.
- M. On August 5, 2021, the Community Assembly received a presentation regarding the 2021 Comprehensive Plan Amendment Work Program and the Application and was provided with information regarding the dates of Plan Commission workshops and hearings.
- N. On September 20, 2021, the Washington State Department of Commerce and appropriate state agencies were given the required 60-day notice of intent to adopt before adoption of any proposed changes to the Comprehensive Plan.
- O. On September 28, 2021, a State Environmental Policy Act (SEPA) Checklist and Determination of Non-Significance were issued for the Application. The deadline to appeal the SEPA determination was October 12, 2021. No comments on the SEPA determination were received.
 - 1. Notice of the SEPA Determination for the Application was published in the Official Gazette on September 29 and October 6, 2021.
- P. On September 28, 2021, staff published a report addressing SEPA and providing staff's analysis of the merits of the Application, copies of which were circulated as prescribed by SMC 17G.020.060B.8. Staff's analysis of the Application recommended approval of the Application.
- Q. On September 29 and October 6, 2021, notice was published in the Spokesman Review providing notice of a SEPA Determination of Non-Significance and notice of the Plan Commission Public Hearing.
- R. On September 29, 2021, Notice of Public Hearing and SEPA Determination was posted on the Properties and mailed to all property owners and taxpayers of record, as shown by the most recent Spokane County Assessor's record, and occupants of addresses of property located within a four-hundred-foot radius of any portion of the boundary of the subject Properties.
- S. On October 13, 2021, the Plan Commission held a public hearing on the Application, including the taking of verbal testimony, closed the verbal record, closed the written record as of Monday, October 25, and postponing deliberations until the following hearing date.
 - 1. A single written public comment was received the day prior, on October 12, 2021.
- T. On October 27, 2021, the Plan Commission conducted its deliberations on this application and voted to recommend the City Council approve this application.

- U. As a result of the City's efforts, pursuant to the requirements of SMC 17G.020.070, the public has had extensive opportunities to participate throughout the process and persons desiring to comment were given an opportunity to do so.
- V. Except as otherwise indicated herein, the Plan Commission adopts the findings and analysis set forth in the Staff Report prepared for the Application (the "Staff Report").
- W. The Plan Commission finds that the proposal meets the intent and requirements of the Comprehensive Plan, most specifically the policies under Goal LU 3, Centers and Corridors, concerning the establishment of Center-Type land uses in the City.
- X. The Plan Commission finds that the proposal meets the decision criteria established by SMC 17G.020.030, as described in the Staff Report.

CONCLUSIONS:

Based upon the application materials, staff analysis (which is hereby incorporated into these findings, conclusions, and recommendation), SEPA review, agency and public comments received, and public testimony presented regarding application File No. Z20-194COMP, the Plan Commission makes the following conclusions with respect to the review criteria outlined in SMC 17G.020.030:

1. The Application was submitted in a timely manner and added to the 2021 Annual Comprehensive Plan Amendment Work Program, and the final review application was submitted as provided in SMC 17G.020.050(D).
2. Interested agencies and the public have had extensive opportunities to participate throughout the process and persons desiring to comment have been given that opportunity to comment.
3. The Application is consistent with the goals and purposes of GMA.
4. Any potential infrastructure implications associated with the Application will either be mitigated through projects reflected in the City's relevant six-year capital improvement plans or through enforcement of the City's development regulations at time of development.
5. As outlined in above in the Findings of Fact, the Application is internally consistent as it pertains to the Comprehensive Plan, as described in SMC 17G.020.030.E.
6. The Application is consistent with the Countywide Planning Policies for Spokane County, the comprehensive plans of neighboring jurisdictions, applicable capital facilities plans, the regional transportation plan, and official population growth forecasts.
7. The Application has been considered simultaneously with the other proposals included in the 2021 Annual Comprehensive Plan Amendment Work Program in order to evaluate the cumulative effect of all the proposals.
8. SEPA review was completed for the Application.

9. The Application will not adversely affect the City's ability to provide the full range of urban public facilities and services citywide at the planned level of service, or consume public resources otherwise needed to support comprehensive plan implementation strategies.
10. The Application proposes a land use designation that is in conformance with the appropriate location criteria identified in the comprehensive plan (e.g., compatibility with neighboring land uses, proximity to arterials, etc.).
11. The proposed map amendment and site is suitable for the proposed designation.
12. The map amendment would implement applicable comprehensive plan policies better than the current map designation.

RECOMMENDATIONS:

In the matter of Z20-194COMP, a request by Dwight Hume of Land Use Solutions and Entitlement on behalf of McKinley School LLC to change the land use plan designation on 2.5 acres of land from "Light Industrial" to "CC Core" with a corresponding change of the implementing zoning to "Centers and Corridors Type 1, Employment Center (CC1-EC), based upon the above listed findings and conclusions, by a vote of **8 to 0**, the Spokane Plan Commission recommends City Council **APPROVE** the requested amendment to the Land Use Plan Map of the City's Comprehensive Plan with corresponding amendment to the City's Zoning Map, and authorizes the President to prepare and sign on the Commission's behalf a written decision setting forth the Commission's findings, conclusions, and recommendation on the application.



Todd Beyreuther, President
Spokane Plan Commission
November ⁰⁸, 2021






Findings and Conclusions - Z20-194COMP

Final Audit Report

2021-11-08

Created:	2021-11-05
By:	Jackie Churchill (jchurchill@spokanecity.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAANar7yFosXmTcscZb2FxFxJkmKMsA1qPW_G

"Findings and Conclusions - Z20-194COMP" History

-  Document created by Jackie Churchill (jchurchill@spokanecity.org)
2021-11-05 - 2:05:45 AM GMT- IP address: 73.83.158.109
-  Document emailed to Todd Beyreuther (tbeyreuther@spokanecity.org) for signature
2021-11-05 - 2:06:58 AM GMT
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-  Document e-signed by Todd Beyreuther (tbeyreuther@spokanecity.org)
Signature Date: 2021-11-08 - 8:17:25 PM GMT - Time Source: server- IP address: 73.11.187.178
-  Agreement completed.
2021-11-08 - 8:17:25 PM GMT

From: [Colleen Gardner](#)
To: [Freibott, Kevin](#)
Subject: Re: Docketing Committee Meeting - 2021 Comprehensive Plan Amendments
Date: Thursday, February 11, 2021 2:49:28 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Regarding the change requested at 120 N Magnolia, The developer needs to be able to make the best use of the site that enhances and adds to quality of life for current residents in that area.

A mixed use building will be a great asset to that area and surrounding community as well as Spokane as a whole.

As chair of the neighborhood that is directly adjacent, I feel this will help not only the surrounding area but also lend itself to potential development in the adjacent Neighborhoods.

There is nothing to be gained by leaving it as is ,leaving current zoning in place is more of a deterrent to future development and investments for the community. Given the time and expense the City and businesses have invested in the Sprague corridor this change only makes sense in the continued effort to improve this area.

These comments are being given as an individual not as an endorsement on behalf of the adjacent Neighborhood.

Colleen Gardner
Co-chair Chief Garry Park

Freibott, Kevin

From: Johnson, Erik D.
Sent: Wednesday, June 2, 2021 9:44 AM
To: Freibott, Kevin
Subject: FW: RFC for Comp Plan Map Amendment Proposal - 1015 W Montgomery Ave
Attachments: RFC - 1015 W Montgomery - Z20-207COMP.pdf; RFC - 155 E Cleveland - Z20-206COMP.pdf; RFC - 120 N Magnolia - Z20-194COMP.pdf

Kevin,

I took a look at these Comp Plan Land Use Map Amendments and have no Engineering concerns. Comments relating to access, the design of water, sewer, street improvements, and stormwater will be addressed as part of building permit review.

Thanks,



Erik Johnson | City of Spokane | Engineering Technician IV
Office 509.625.6445 | Cell 509.995.0870 | edjohnson@spokanecity.org



From: Bishop, Stephanie <sbishop@spokanecity.org>
Sent: Wednesday, May 19, 2021 5:13 PM
To: Churchill, Jackie <jchurchill@spokanecity.org>
Cc: Freibott, Kevin <kfreibott@spokanecity.org>; Black, Tirrell <tblack@spokanecity.org>
Subject: RFC for Comp Plan Map Amendment Proposal - 1015 W Montgomery Ave

Good Evening,

Please find attached a packet including the Request for Comments, Environmental Checklist, and Map for the following proposal:

Proposal Name: Comprehensive Plan Land Use Map Amendment Proposal
Permit #: Z20-207COMP
Site Address: 1015 W Montgomery Ave

Proposal Name: Comprehensive Plan Land Use Map Amendment Proposal
Permit #: Z20-206COMP
Site Address: 155 E Cleveland Ave

Proposal Name: Comprehensive Plan Land Use Map Amendment Proposal
Permit #: Z20-194COMP
Site Address: 120 N Magnolia St

Please direct any questions or comments to Assistant Planner II, Kevin Freibott, at kfreibott@spokanecity.org.

Thank you,



Stephanie N Bishop | Planning Services | Clerk III
509.625.6244 | fax 509.625.6013 | sbishop@spokanecity.org





Memo

Additional Comments Received: Comp Plan Amendments

Department of Planning Services

Date: November 8, 2021

From: Kevin Freibott, Assistant Planner II

To: Spokane City Council

Since the publication of the Staff Reports for the various proposed Comprehensive Plan Amendments, the City has received numerous additional written comments. These are not included in the Staff Reports and, thus, I have included them here for your review and consideration. The attached comments concern application **File Z20-194COMP**, Magnolia Street.

Freibott, Kevin

From: Rebecca Thompson <rebecca@cravenscoffee.com>
Sent: Tuesday, October 12, 2021 10:14 AM
To: Freibott, Kevin
Cc: Simon Thompson
Subject: Zoning | McKinnley School parcel 35163.3001

Follow Up Flag: Follow up
Flag Status: Flagged

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Dear Mr. Freibott,

Thank you for your time today to educate me on zoning and the opportunity to bring understanding to the pending zoning changes to our neighborhood.

As we discussed, my husband and I are founders/owners of Cravens Coffee Co, a Spokane business for nearly 30 years. We have been roasting coffee beans in our current facility at 115 N Magnolia St since 2006.

We are pleased to hear of the improvements proposed for the neighboring McKinnley School parcel suggested by Dwight Hume and his team. We understand there is consideration for rezoning the McKinnley School parcel from LI (light industrial) to CC Core (centers and corridors). We respectfully ask to be on record to confirm that any neighborhood zoning changes do not change our LI zoning such that we can continue to operate as a coffee roasting business.

We thank you for this opportunity to be on record.

Kind Regards,
Rebecca Thompson
Simon Thompson

Rebecca Templin Thompson
Cravens Coffee Co
cravenscoffee.com

Staff Note: Application Z20-194COMP, as proposed and recommended by the Plan Commission, would not amend the land use plan map designation or zoning of Ms. Thompson's property.