



Additional Written Comments

Received after the Staff Report publish date

Regarding File Z21-282COMP (31st Ave) Comprehensive Plan Amendment Proposal

From: [Carol Tomsic](#)
To: [Freibott, Kevin](#); [Downey, KayCee](#); [Plan Commission](#); [Mary Winkes](#); [Hall, John E.](#); [Beggs, Breean](#); [Kinnear, Lori](#); [Wilkerson, Betsy](#); [Cathcart, Michael](#); [Bingle, Jonathan](#); [Zappone, Zack](#); [Stratton, Karen](#)
Cc: [Marilyn](#); [Sally](#); [Deasy, Annie](#)
Subject: Comment on Z21-282COMP E 31st Ave for Plan Commission Hearing 9/14/22
Date: Sunday, September 11, 2022 10:20:42 PM

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Comment on Z21-282COMP E 31st Ave

In reference to the wetland:

I appreciate the notation to protect the wetland. The preservation of the wetland is very important. In the Lincoln Heights Specific Plan of 1990 the wetland on the land was much bigger. Any development on the parcel may deteriorate the existing wetland, alter a natural flood storage, and cause a significant loss of urban open space.

In reference to the STA Park & Ride:

I also appreciate the assurance that the STA Park & Ride will not be vacated by the change of zoning. I request the retention of the South Hill Park & Ride be included in the Plan Commission's final recommendation. The proposed zoning on both of the parcels will necessitate transit supported development. A less reliance on automobiles, reduced parking needs and support of transit ridership will ensure that our neighborhood remains safe for bicyclist and pedestrians.

In reference to significant improvements in traffic:

I request the retention of the historically used bicycle and pedestrian trails on the right-of-way on 33rd between S Altamont and SE Blvd be in the Plan Commission's final recommendation. The Lincoln Heights Neighborhood Council does not want the street to be vacated without a guarantee the historically used bicycle and pedestrian trails will be preserved and maintained by the owner/city. A right-of-way on 33rd between S Altamont and SE Blvd is mentioned on page 6 in the staff report.

I request pedestrian oriented streets be included in the proposed zoning changes. I want a pedestrian friendly environment.

Comprehensive Plan Chapter 11, Neighborhoods, N 4.3 relates to the applications, but was omitted in the staff report. It says, "Alter traffic patterns and redesign neighborhood streets in order to reduce non-neighborhood traffic, discourage speeding, and improve neighborhood safety." An increase in density will not limit trips on SE Blvd. The traffic flow will be affected by the increased density. The staff report did not adequately address the potential of cut-through traffic through our residential areas, especially the Garden District PUD. As stated in N 4.3, the city needs to help deter the inappropriate use of neighborhood streets by non-neighborhood traffic.

The private applicant and STA have stated intentions to develop the parcels. The staff report stated that the proposed land use would not result in a property that cannot be developed. The zoning changes are essentially not "non-project proposals". The proposed density on the parcels is not typical for our neighborhood. Traffic calming must be concurrent with the zoning changes.

Safe walkways and bicycles paths that link our district center and residential neighborhood are a goal in LU 4. I request safe and convenient pedestrian and bicycle linkages to our transit park & ride and district center, including a lighted crosswalk at 31st/SE Blvd.

The 29th Avenue Corridor study was funded to study the multi modal safety and operations on

29th from Grand to Ray St. The study was omitted from the staff report. 29th/SE Blvd has a 1.06 collision rate per MEV. The highest rate of the studied intersections. An intersection crash rate at 1 MEV is an indication that a problem may exist and further study is warranted.

In reference to a residential 15-30 multifamily or Center and Corridor Transition:

A thriving District Center will keep our neighborhood viable. We have vacant businesses on 29th from Ray St to SE Blvd. It is noted in the staff report that our District Center Plan calls for new residential development that introduces more housing directly into the district center, supporting an increasing wide range of prosperous, interesting retail shops, employment, and professional offices to serve our neighborhood. A zoning of Center and Corridor Transitional provides a transition of mixed uses and/or residential multifamily. The city is in a housing emergency. A zoning that provides multifamily is preferred. We need residents to shop our district center and already have vacant buildings and empty lots on 29th for neighborhood-oriented mixed uses.

The protection of the single-family homes on the south side of the parcel is important to the residents. The goal of LU 3.3 says that while growth occurs in center and corridors established single family residences will remain unchanged. It says that higher density housing should be compatible with existing neighborhood character. LU 1.4 says that creative mechanisms, including design standards, must be implemented to address impacts so potential conflicts are avoided. TR 4.1 says it is important that land use and transportation policies and decisions are developed in a mutually supportive fashion. The staff report stated that "expanding the Center zoning may impel additional spreading of the Center in the future by adjacent properties, which could cause indirect growth inducement and should be a consideration of the Plan Commission". The zoning selected should be compatible with the single family homes and not adversely affect the residential neighborhood south of the parcel. The zoning should also retain the traffic calming measures in the Garden District (also designed to protect the residences in the single family homes).

Thank you!

Carol Tomsic
resident

Freibott, Kevin

From: Duane Swinton <duane_swinton@yahoo.com>
Sent: Tuesday, September 27, 2022 1:05 PM
To: Freibott, Kevin
Subject: Re: Plan Commission Hearing Agenda - September 28, 2022
Attachments: plan-agenda-2022-09-28.pdf

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Dear Mr. Freibott:

This is a follow-up to my earlier submitted written and oral comments concerning the proposed Comprehensive Plan Amendments and, in particular, proposal Z21-282Comp E. 31st Ave. The following expands on my oral three-minute presentation to the Planning Commission on Sept. 14.

The representative for the developer suggested in his presentation that neighborhood opposition to the proposed rezone, reflected in the 75-signature petition filed with the Commission, was the typical human “resistance to change.” That is a short-sighted and erroneous depiction of the reason persons in the neighborhood (the area bordered by E. 32nd on the north, E. 37th on the south, Pittsburgh on the west and Smith on the east) are opposed to the rezone from multi-family that would result in the construction of some 60 apartment units on 3.8 acres of land, currently designated for single family residences, which is what the neighborhood currently exclusively consists of.

The common sentiment expressed in the neighborhood concerning the proposed rezone is “enough is enough.”

Two years ago the 15-acre parcel of land adjoining the neighborhood, now known as the Garden District, was rezoned from single family to multi-family with some commercial development permitted along 29th Avenue. What was supposed to be a 35-house, large-lot development has been changed into a 45-home (on small lots), 160-apartment unit project that is to include undefined commercial development along 29th. The land constituting the Garden District was basically clear cut, removing from the landscape several towering pine trees. This is in sharp contrast to the heavily-treed adjoining neighborhood. Construction activity, and the noise and dust it carries with it, has been ongoing for two years with approximately a dozen houses out of the ground on lots markedly smaller than the adjoining neighborhood. It would appear that the construction noise and attendant dust and construction-equipment activity concerning the Garden District will continue for at least another three years. Leading into the Garden District from the south is Crestline Street, formerly a lightly-traveled residential street from 37th to 32nd Avenue. After heavy construction traffic to the Garden District is terminated, it will be replaced by traffic on Crestline leading to over 200 housing units in the Garden District. Already, two blocks west of Crestline, Pittsburgh has been turned into a veritable, nearly impassable, parking lot from 29th to 33rd Avenue with cars of workers at the Touchmark facility, which does not contain onsite parking for employees, lining both sides of Pittsburgh.

Approximately 10 years ago, property in the neighborhood southeast of the proposed rezone area was rezoned to allow construction of 24 housing units crammed onto was intended to be three residential lots. As a result, the neighborhood is also dissected by traffic on Smith St, traveling from 37th Avenue to this 24-unit project. In addition, 35th Avenue leading into the neighborhood from the east, presents two blocks of one-lane traffic resulting from the hundreds of apartment units located at Regal and 35th. This includes two-dozen new apartment units recently constructed two blocks west of Regal on 35th Avenue.

Despite the congestion leading into the neighborhood on 35th Avenue, Smith Street, Crestline Street and Pittsburgh Street, there is now a threat that the quiet, exclusively residential, stretch of Altamont Street from 37th Avenue to the proposed multi-family project will become a thoroughfare into a 60-unit apartment complex. The result is that all but one of the streets leading into the neighborhood will be congested from multi-family projects at 35th and Regal and Touchmark employee parking from 29th to 33rd Avenue. In addition, three of the four residential streets—Smith,

Crestline and potentially Altamont—leading into the neighborhood from 37th Avenue, will be conduits running through this residential neighborhood into large multi-family projects on land formerly dedicated to construction of single-family homes that would have fit into the single-family residential nature of the neighborhood.

It cannot be disputed the the neighborhood has been impacted, and not positively, by the Garden District and the 24-unit project at the north end of S. Smith Street. Nor can it be disputed that traffic congestion from Touchmark employees and visitors and from the apartment-house complexes at 35th and Regal has negatively impacted the neighborhood. The clear-cutting at the Garden District and the anticipated forest destruction resulting from the proposed rezone stand in sharp contrast to the heavily treed adjoining neighborhood.

Retention of the character of neighborhoods is a stated, significant goal of the Comprehensive Plan. Seeking to implement that goal, rather than lightly brushing it aside, does not mean that our concerted neighborhood opposition to the proposed amendment and resulting rezone is a reflection of mere “resistance to change.” Rather, clearly the Comprehensive Plan does not contemplate destruction of a neighborhood in the name of change or transformation of a neighborhood into something contrary to its lengthy history.

Our neighborhood has, since the 1960’s, been a quiet, heavily treed, single-family residential area. That neighborhood character has already been compromised by the traffic impacts from Touchmark and the many apartments complexes near 35th and Regal. The neighborhood character has been negatively impacted by the clear cutting at the Garden District and similar tree removal on the property proposed to be rezoned.

Traffic passing through the neighborhood to access the Garden District and the multi-family project at the north end of S. Smith Street does not fit within the character of the neighborhood as a quiet residential district. If Altamont becomes a conduit into a 60-unit apartment house complex, rather than the neighborhood being a place where residents come home to, it will be an area where non-residents and their cars pass through enroute to multi-family projects never contemplated as part of the character of a quiet, single-family area.

The neighborhood opposition reflects not a mere “resistance to change” but rather a uniform statement that “enough is enough; please give us time to breathe.” This neighborhood has certainly done its bit in accommodating the City’s desire for infill, but infill should not come at the expense of radically undercutting the very nature of a neighborhood that has existed for some 75 years.

My final comment is directed at the suggestion the property in question might be suitable as a “transition” zone. Such a proposal seemingly does not align with keeping Southeast Boulevard as a throughway to relieve traffic congestion at 29th and Regal. Creating traffic congestion resulting from commercial activity along Southeast Boulevard seems in direct contrast to Southeast Boulevard’s use and designation as a throughway to alleviate, rather than increase, congestion. In addition, it should be noted that a large commercial building, which sits adjacent to the property proposed to be rezoned, at Southeast Boulevard and 31st is 50% vacant and has been so for approximately two years. Further commercial activity on the property proposed to be rezoned appears unwarranted, given nearby vacancies.

Duane Swinton

2319 E. 34th Ave.

Sent from my iPad

On Sep 21, 2022, at 4:33 PM, Freibott, Kevin <kfreibott@spokanecity.org> wrote:

Good afternoon. You are receiving this email because you either commented on one of our proposed Comprehensive Plan Amendments, you have asked to be notified, or you represent a neighborhood council in the City.

The Plan Commission will continue their hearing on this year’s [Comprehensive Plan Amendment proposals](#) at 4:00 PM on September 28. We anticipate that this next hearing will include deliberation

and possible votes from the Plan Commission. This is a hybrid meeting—you are encouraged to attend in person at City Hall but a virtual connection is also provided (see the attached agenda).

At the previous hearing the Plan Commission closed verbal testimony, so this next meeting will not include an opportunity for members of the public to speak. However, the written record remains open and Plan Commission will accept written comments up until 5:00 PM on September 27. Comments received after that time will be held and given to the City Council prior to their final hearings on these proposals in late October or early November.

If you would like to submit written comments, please do so by email to my address or by mail to:

Kevin Freibott
Department of Planning & Economic Development
City of Spokane
808 W Spokane Falls Blvd
Spokane, WA 99201

If you have submitted written comments in the past please note that you do not have to submit them again. All received comments will remain a part of the record throughout the process. However, feel free to add additional comments.

As always, I'm happy to answer any questions you may have. Thanks and have a great day!

Kevin



Kevin Freibott, MA ORGL | Associate Planner | City of Spokane - Planning and Economic Development
509.625-6184 | <mailto:kfreibott@spokanecity.org> | spokanecity.org | spokaneplanning.org



Freibott, Kevin

From: Carol Tomsic <carol_tomsic@yahoo.com>
Sent: Sunday, September 25, 2022 10:34 PM
To: Freibott, Kevin; Beggs, Breean; Kinnear, Lori; Wilkerson, Betsy; Bingle, Jonathan; Cathcart, Michael; Stratton, Karen; Zappone, Zack
Cc: Marilyn; Sally; Deasy, Annie
Subject: Comment on Comprehensive Plan Amendment Z21-282COMP for Plan Commission Continued Hearing 9/28/22 at 4 pm

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Please consider the character of our neighborhood when recommending a proposed zoning change to the City Council.

We are a walkable, pedestrian and bicyclist safe neighborhood. We have worked hard on traffic calming to keep our neighborhood safe. It is very important that our streets remain pedestrian safe. A zoning that supports a pedestrian friendly environment is preferred.

A 55-foot height maximum in the CC4 zoning is not compatible with the single-family housing on the south side of the parcel or any of the multi-family in the vicinity. The parcel is already elevated. Even with the the building heights transition requirements, the building height in CC4 will change the existing neighborhood character.

We are in a housing emergency. We need residents to shop our district center and already have vacant building and empty lots on 29th for neighborhood-oriented mixed uses. The Garden District PUD already has 38,000 square feet of office, retail and commercial use.

And, please include the retention of the STA Park & Ride, the retention of the historically used bicycle and pedestrian trails in the right of way on 33rd between S Altamont and SE Blvd, concurrent traffic calming, and pedestrian oriented streets in the recommendation to the City Council.

Thank you!

Carol Tomsic
resident

Freibott, Kevin

From: Carol Tomsic <carol_tomsic@yahoo.com>
Sent: Wednesday, October 5, 2022 6:57 PM
To: Beggs, Breean; Kinnear, Lori; Wilkerson, Betsy; Cathcart, Michael; Zappone, Zack; Stratton, Karen; Bingle, Jonathan
Cc: Marilyn; Sally; Deasy, Annie; Freibott, Kevin
Subject: City Council Study Session 10/6/22 Comment on Z21-282COMP E 31st

Follow Up Flag: Follow up
Flag Status: Flagged

[CAUTION - EXTERNAL EMAIL - Verify Sender]

The Plan Commission completely disregarded our neighborhood concerns when they voted to recommend approval of their suggested zoning at 31st/SE Blvd. We already have vacant buildings and empty lots on 29th for neighborhood-oriented mixed uses, including coffee shops. The Garden District PUD already has 38,000 square feet of office, retail and commercial uses. We need affordable housing so residents can raise their families in our neighborhood and shop in our district center.

Their recommended land use plan map designation of Centers and Corridors Transition and CC4 zoning will change the character of the neighborhood. A 55-foot height maximum in the CC4 zoning, on an already elevated parcel, is not compatible with existing housing on the south side of the parcel or any of the multi-family in the vicinity.

If the proposed land use map designation of Centers and Corridors Transition and CC4 zoning is approved it must be with conditions.

First, the retention of the STA Park & Ride. It is noted in the staff report that STA has plans to retain the park & ride, but the proposed zoning change aligns with STA's more active role in land use and development. The future growth of our neighborhood and district center necessitates the retention of the Park & Ride. It must be a condition with any zoning change on the STA parcel.

Second, pedestrian-oriented streets. We are a walkable, pedestrian and bicycle safe neighborhood. It is very important that our streets remain pedestrian safe. Pedestrian-oriented streets needs to be cited in the zoning change and indisputable with any future development on the parcels. In the Design Review Guidelines for Public Projects, "the pedestrian should be unimpeded and relatively comfortable in all seasons and hours of the day, in all areas of Spokane." Page 35.

Third, concurrent traffic calming. SE Blvd between 29th and Regal and 29th will require concurrent traffic calming with the proposed increase of density on the two parcels. SE Blvd was built to be a throughway from 29th to Regal. The opening of 31st/SE Blvd will result in traffic congestion and detour cut-through traffic into our established residential neighborhoods. The City Council funded a 2019 traffic study of the 29th Ave Corridor because of safety concerns. The zoning changes necessitates concurrent traffic calming. The protection of our hard-sought traffic calming endeavors in the Garden District PUD is important to our residents.

Fourth, a height limit of 35 feet on the elevated private application. A height limit of 35 feet on the private application property will preserve the existing residential character of the neighborhood.

Thank you!

Carol Tomsic
resident

From: [Downey, KayCee](#)
To: ["RICHARD and DIANE VAN ORDEN Owner"](#)
Cc: [Freibott, Kevin](#); [Kinnear, Lori](#); [Duane Swinton](#)
Subject: RE: Proposed amendment Z21-282Comp
Date: Tuesday, August 30, 2022 8:52:00 AM

Good morning Richard and Diane,

My apologies that your comments did not make it in the staff report. We do have your comments and you were added to the interested parties list, but it appears the saved document got missed when combining everything. Please know that your comments will be sent to the Plan Commission before their hearing on September 14.

Again, my apologies for the clerical error. We do a final run through of all of the comments we've received before the hearing to make sure everything is seen by the Plan Commission, but I do appreciate you pointing out the missed file.

Thank you and please let me know if you have any questions,
KayCee



KayCee Downey (she/her) | City of Spokane | Assistant Planner II | Planning & Economic Development
509.625.6194 | [dept. 509.625.6500](tel:509.625.6500) | kdowney@spokanecity.org | spokanecity.org

This email is subject to Washington State Public Records Act, Chapter 42.56 RCW, and may therefore be subject to public disclosure.

From: RICHARD and DIANE VAN ORDEN Owner <rd.vanorden@centurylink.net>
Sent: Monday, August 29, 2022 8:32 PM
To: Downey, KayCee <kdowney@spokanecity.org>
Cc: Freibott, Kevin <kfreibott@spokanecity.org>; Kinnear, Lori <lkinnear@spokanecity.org>; Duane Swinton <duane_swinton@yahoo.com>
Subject: Fwd: Proposed amendment Z21-282Comp

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Hi KayCee,
I just did a quick review of the city staff recommendations on the rezoning and was disappointed that the comments provided below during the public comment period were not included in Exhibit M (Public Comments). I certainly hope the comments we provided were not lost during the process and were considered as part of the review.
Richard and Diane Van Orden

From: "RICHARD and DIANE VAN ORDEN Owner" <rd.vanorden@centurylink.net>
To: "compplan" <compplan@spokanecity.org>
Cc: "lkinnear" <lkinnear@spokanecity.org>, "carol-tomsic" <carol-tomsic@yahoo.com>
Sent: Sunday, July 24, 2022 9:21:13 PM
Subject: Proposed amendment Z21-282Comp

To: Spokane Planning Commission

We live at 2211 E. 34th Ave. and are writing in opposition to the proposed amendment Z21-282Comp for the property at 2402 E. 31st Ave. The proposed change to the land use and zoning for this parcel is contrary to the objectives of the Comprehensive Plan. Section 11.2 states that existing neighborhoods, "...will be preserved or enhanced..." with the Comprehensive Plan. The current zoning designation of residential single family for the parcel at 2402 E. 34th is consistent with the character of the adjacent neighborhood. Clearly, the initial land use and zoning designations were well considered and thought out and should be retained. Implementing the proposed amendment would be a step in the wrong direction. The higher density of residential multifamily would turn this parcel into more of a heat island because of increased building mass and the parking requirements. Given the global warming trend, the Comprehensive Plan is wise in seeking to "protect the natural environment."

We do support the proposed amendment change for the parcel on the east side of Southwest Blvd. The neighborhood is distinctly different from the neighborhood on the west side of Southwest Blvd. The east side has a more intense retail and commercial business presence that is lacking on the west side. There are two large apartment complexes adjacent to the east side parcel. Changing the land use and zoning designations on the east side parcel are consistent with the neighborhood and would seem to be a good fit. But, given the differences in the parcels in this amendment, we suggest the two parcels be addressed separately in recognition of their differences.

The Comprehensive Plan is such a useful tool for moving the city forward while at the same time maintaining the quality of living that we value in Spokane. Thank you for conducting this important work.

Richard and Diane Van Orden
2211 E. 34th Ave.

From: billzumwalt@hotmail.com
To: [Downey, KayCee](#); [Mary Zumwalt](#)
Subject: Rezoning Z21-282COMP
Date: Monday, August 29, 2022 6:37:37 PM

[CAUTION - EXTERNAL EMAIL - Verify Sender]

As you are intent on rezoning , I would like go on the record pointing out that you are violating the stated purposes that you refer to. Specifically D., E. And F.

“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. “

Sincerely,
Bill Zumwalt
3405 S Altamont st
Spokane, wa 99223

HEARING ITEM INDIVIDUAL SIGN-IN

Date: 9-14-22

Project Name: Comp Plan Amendment 31st/SE Blvd

Are you in favor of or in opposition to this agenda item? Favor _____ Oppose _____

Middle

Comments: _____

(Please PRINT legibly)

NAME: _____

STREET ADDRESS: _____

CITY: _____

STATE: _____

ZIP: _____

Phone Number: _____

E-mail Address: _____



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Eastern Region Office

4601 North Monroe St., Spokane, WA 99205-1295 • 509-329-3400

September 12, 2022

Spencer Gardner
Director
City of Spokane Planning Services
808 W. Spokane Falls Blvd
Spokane, WA 99201

Re: E 31st Ave Rezone
File: Z21-282COMP

Dear Spencer Gardner:

Thank you for the opportunity to comment on the Determination of Nonsignificance regarding E 31st Ave Rezone project (Proponent: Storhaug Engineering). After reviewing the documents, the Department of Ecology (Ecology) submits the following comments:

Water Quality Program-Shannon Adams (509) 329-3610

The City of Spokane's stormwater system in the nearby street consists of drywells. The drywells must be protected from sediment and turbid stormwater from construction activities. If all construction related stormwater and sediment can be retained on site during construction and there is no discharge off site, a Construction Stormwater General Permit may not be required. Discharging without a permit is prohibited. If the City of Spokane required the Construction Stormwater General Permit, one must be obtained.

For more information in obtaining a Construction Stormwater General Permit, or for other technical assistance, please contact Shannon Adams at (509) 329-3610 or via email at Shannon.Adams@ecy.wa.gov.

State Environmental Policy Act (SEPA)-Cindy Anderson (509) 655-1541

Ecology bases comments upon information submitted for review. As such, comments made do not constitute an exhaustive list of the various authorizations you may need to obtain, nor legal requirements you may need to fulfill in order to carry out the proposed action. Applicants should remain in touch with their Local Responsible Officials or Planners for additional guidance.

Spencer Gardner
September 12, 2022
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For information on the SEPA Process, please contact Cindy Anderson at (509) 655-1541 or via email at Cindy.Anderson@ecy.wa.gov.

For more guidance on, or to respond to the comments made by Ecology, please contact the appropriate staff listed above at the phone number or email provided.

Department of Ecology
Eastern Regional Office
(Ecology File: 202204468)